



135 Major St
Toronto Ontario M5S 2K9

Toronto C01 University Toronto

Taxes: \$6,816.70/2024

Sold Date: 03/26/2025

SPIS: N

Last Status: SLD

For: Sale

% Dif: 94

DOM: 29

Semi-Detached

Link:

2-Storey

Fronting On: E

Acreage:

15 x 94.25 Feet

Irreg:

Dir/Cross St: Harbord & Spadina

Rms: 5

Bedrooms: 2

Washrooms: 2

1x2xMain, 1x4x2nd

MLS#: C11987896

PIN#: 212340199

Kitchens: 1
Fam Rm: N
Basement: Crawl Space / Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Board/Batten
Drive: Lane
Gar/Gar Spcs: Detached / 1.5
Drive Park Spcs: 0
Tot Prk Spcs: 1.5
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Hospital,
 Park, Public Transit, Rec Centre, School

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	10.83	x 22.97	Hardwood Floor	Window	Pot Lights
2	Dining	Main	9.51	x 10.83	Hardwood Floor	W/O To Yard	Separate Rm
3	Kitchen	Main	9.51	x 16.08	Ceramic Floor	Modern Kitchen	Pot Lights
4	Br	2nd	10.83	x 12.8	Hardwood Floor	Closet	Window
5	2nd Br	2nd	9.51	x 15.75	Hardwood Floor	Closet	Window

Client Remks: A Special Heritage Cottage Nestled In The Heart Of Harbord Village! This Feel-Good Home Offers A Blend Of Warmth And Character With Modern Conveniences. Open Concept Main Floor With Forma Living And Dining Rooms. Kitchen Equipped With Full-Size Contemporary Appliances Including A Gas Stove, And Ample Storage. Upstairs, You'll Find Two Well-Sized Bedrooms, Each Offering Windows And Closet Space. An Exterior Spiral Staircase Leads You To A Rooftop Patio, Boasting Panoramic City Views That Stretch As Far As The Eye Can See. Low Maintenance Fully Fenced Backyard, Perfect For BBQ's And Relaxing. A Double Car Garage Offers Secure Parking, Additional Storage, Or Great Studio Space. A Comfortable Retreat, Tucked Away On A Quiet Tree-Lined Street, But In The Heart Of It All! An Opportunity Not To Be Missed!

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-488-2875



170 Major St
Toronto Ontario M5S 2L3
Toronto C01 University Toronto
Taxes: \$6,444.75/2024
Sold Date: 03/31/2025
SPIS: N
Last Status: SLD
DOM: 4

Sold: \$1,360,000
List: \$1,089,000
For: Sale
% Dif: 125

Semi-Detached
Link:
3-Storey
Fronting On: W
Acreage:
15 x 120 Feet
Irreg:
Dir/Cross St: Spadina and Harbord
Rms: 8
Bedrooms: 5 + 1
Washrooms: 3
1x3xMain, 1x4x2nd, 1x3x3rd

MLS#: C12044591

PIN#: 212310089

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Drive: None	Cable TV:
Basement: None	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	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: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:	Family Room, Fenced Yard,	Farm/Agr:
Assessment: 2024 POTL:	Fireplace/Stove, Park, Public Transit,	Oth Struct:
POTL Mo Fee:	School	Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 14.24	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	12.99	x 8.23	Hardwood Floor	Open Concept	
3	Kitchen	Main	12.99	x 6	Stainless Steel Appl	Pot Lights	Window
4	Br	Main	10.5	x 10.5	W/O To Yard		
5	Prim Bdrm	2nd	14.83	x 10.6	Fireplace	Juliette Balcony	
6	2nd Br	2nd	10.5	x 10.01	Closet	Window	
7	3rd Br	2nd	10.43	x 8.99	Closet	Window	
8	4th Br	3rd	14.01	x 10.33			
9	Family	3rd	8.6	x 8.01			

Client Remks: Majorly Crushing on Major! Welcome to 170 Major Street, a beautifully updated five-bedroom, three-bathroom semi-detached home in the highly sought-after Harbord Village community. This stunning property seamlessly blends modern updates with historic charm, offering the perfect space for comfortable city living. Step inside to a bright and inviting open-concept living, dining, and kitchen area, ideal for both everyday living and entertaining. Freshly painted throughout, the home features brand-new kitchen upgrades, including a stylish backsplash and countertops, along with new light fixtures and vanities that add a modern touch. Outside, the deep backyard provides a private retreat, perfect for morning coffee, summer barbecues, or quiet relaxation. The roof was completed in 2019, ensuring peace of mind for years to come. Nestled in the vibrant Harbord Village, this home is steps from the University of Toronto and within walking distance of Kensington Market, beautiful parks, top-rated restaurants, and the downtown core. With a Walk Score of 96 and a perfect Transit Score of 100, everything you need is right at your doorstep. This is your chance to own a move-in-ready home to add your own personal touches too in one of Torontos most desirable and dynamic neighbourhoods.

Extras:

Listing Contracted With: REAL BROKER ONTARIO LTD,888-311-1172



180 Lippincott St
Toronto Ontario M5S 2P1
 Toronto C01 University Toronto
Taxes: \$5,901.13/2024
Sold Date: 05/28/2025
SPIS: N
Last Status: SLD
DOM: 43

Sold: \$1,415,000
List: \$1,499,000

For: Sale

% Dif: 94

Semi-Detached

Fronting On: W

Rms: 10 + 1

Link:

Acreage:

Bedrooms: 4 + 1

2 1/2 Storey

13.37 x 85.25 Feet

Washrooms: 3

Irreg:

1x4x2nd, 1x3x3rd, 1x3xLower

Dir/Cross St: Bathurst and Harbord

MLS#: C12084531

PIN#: 212330270

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age:
Apex Sqft: 1100-1500
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:
 Park, Public Transit, Rec Centre, 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	Living	Main	26.25	x 10.01	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Main	26.25	x 10.01	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	15.62	x 9.51	Hardwood Floor	Backsplash	W/O To Yard
4	Prim Bdrm	2nd	12.53	x 11.52	Hardwood Floor	Window	
5	2nd Br	2nd	12.99	x 7.51	Hardwood Floor	Window	
6	3rd Br	2nd	9.02	x 7.51	Window		
7	4th Br	3rd	19.03	x 7.02	3 Pc Ensuite	Vaulted Ceiling	
8	Rec	Lower	7.02	x 6	Pot Lights	Window	
9	Br	Lower	12.01	x 8.01			

Client Remks: Calling all investors! This charming 2.5 storey, 4 + 1 bed Victorian in Harbord Village is the perfect student or short term rental - high rentability due to its prime location and ability to sleep 11 people comfortably (1950 total sq ft per floor plans). Also perfectly suitable for single family living. Boasting loads of character - stained glass windows, original hardwoods, and high ceilings with tons of natural light. Newly updated eat-in kitchen with walk out to spacious fenced in yard and open concept living and dining spaces make for great entertaining! Basement could easily be converted to a separate suite for added income potential. All located steps to the best downtown living has to offer - close to schools, U of T, Kensington Market, vibrant College Street restaurants, Little Italy, Chinatown and TTC.

Extras:

Listing Contracted With: REAL BROKER ONTARIO LTD_888-311-1172



198 Major St
Toronto Ontario M5S 2L3
 Toronto C01 University Toronto
Taxes: \$8,433.26/2024
Sold Date: 03/03/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,475,000
List: \$1,399,000

For: Sale

% Dif: 105

Semi-Detached

Fronting On: W

Rms: 6 + 1

Link:

Acreage:

Bedrooms: 3

2-Storey

20 x 120 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x1xBsmt

Dir/Cross St: Spadina Ave & Harbord St

MLS#: C11985512

PIN#: 212310077

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fenced Yard, Hospital, Library, Public		Farm/Agr:	
Assessment:	POTL:	Transit, Rec Centre, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.09	x 10.43	Hardwood Floor	Large Window	
2	Dining	Ground	11.09	x 10.43	Hardwood Floor	Window	
3	Kitchen	Ground	10.66	x 10.01	Stainless Steel Appl	O/Looks Garden	Ceramic Floor
4	Prim Bdrm	2nd	12.83	x 10.6	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	10.6	x 9.74	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.76	x 9.91	Laminate	Closet	Window
7	Bathroom	2nd	7.51	x 5.41	4 Pc Bath	Ceramic Floor	Window
8	Laundry	Bsmt	16.27	x 10.37	Irregular Rm	Double Sink	Sump Pump
9	Powder Rm	Bsmt	5.91	x 4.59	Unfinished	Window	Window
10	Other	Bsmt	17.65	x 9.78	Automatic Doors	Concrete Floor	B/I Shelves

Client Remks: This 1930s house is everything you've been looking for but didn't think you could find in Harbord Village: solid masonry construction, a private driveway leading to a basement garage and a large west-facing gardener's back yard. Original character abounds including oak flooring throughout most rooms. Generously proportioned living and dining rooms lead to a an updated kitchen overlooking the garden. The second floor incl three good-sized and bright bedrooms. The hallway has 2 linen closets as well as a south-facing window. The family bathroom has been tastefully renovated to suit the character of the house. The basement is unfinished with a large daylit laundry and storage area and an additional one-piece bathroom. The garden features an Empire apple tree, Corten steel planters and is wired for a hot tub (inclusion of the hot tub is negotiable). The garden shed is insulated, heated and HUGE. It could easily be reimagined as an office or studio. Currently there is an active building permit in place for a rear addition including a basement apartment that would bring the total living area of the property to over 2500 square feet (incl the bsmt). Notable features incl: a 20'x120' lot with no space lost to parking; a garage large enough for current owner's RAV4, 4 spare tires, and their 3 bikes behind; a new combi-boiler installed in 2022 providing radiant heat and tankless hot water; a large garden shed/workshop custom-fabricated by Summerwood with storage (approx 10'x10') and a workshop (approx 5'x10'). Powered by a 30A subpanel and pre-wired with Cat-7 cable; an Arctic Spas Timberwolf hot tub upgraded to Custom spec with SpaBoy saline water care system and wifi monitoring and control (negotiable). Upgrades include: roof repairs & extra vents (2018); gas combi boiler (2022); partial basement waterproofing & sump pump (2022); replacement of portions of drain in rear of basement & under garage (2023); Summerwood shed with electricity, insulation & panel heater (2022)

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-205-0355



59 Major St
Toronto Ontario M5S 2K9
 Toronto C01 University Toronto
Taxes: \$6,909.69/2024
Sold Date: 01/18/2025
SPIS: Y

Sold: \$1,500,000
List: \$1,550,000

For: Sale **% Dif:** 97

Last Status: SLD **DOM:** 67

Att/Row/Twnhouse **Fronting On:** E
Link: **Acreage:**
 3-Storey 16.17 x 90 Feet
Irreg:

Rms: 9
Bedrooms: 4
Washrooms: 2
 1x3x2nd, 1x3xBsmt

Dir/Cross St: College Street & Spadina Ave

MLS#: C10421127

PIN#: 212340235

Kitchens: 2
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apex Age:
Apex Sqft: 2000-2500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Other / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Arts Centre, Fenced Yard, Hospital,
 Library, Park, Public Transit

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	Kitchen	Ground	15.91	x 11.52	Quartz Counter	Eat-In Kitchen	Pot Lights
2	Dining	Ground	14.07	x 12.37	Vinyl Floor	Wood Trim	Pot Lights
3	Living	Ground	19.65	x 10.7	Vinyl Floor	O/Looks Frontyard	Pot Lights
4	Kitchen	2nd	13.09	x 11.52	Quartz Counter	Eat-In Kitchen	Pot Lights
5	Prim Bdrm	2nd	13.12	x 15.85	Vinyl Floor	Large Window	Closet
6	2nd Br	2nd	11.84	x 10.3	Vinyl Floor	Large Window	Closet
7	3rd Br	3rd	12.3	x 10.14	Vinyl Floor	Large Window	Closet
8	4th Br	3rd	15.78	x 10.99	Vinyl Floor	Large Window	Closet
9	Media/Ent	Bsmt	31.33	x 15.03	Vinyl Floor	Galley Kitchen	Pot Lights
10	Bathroom	Bsmt	12.53	x 10.47	3 Pc Bath	Porcelain Floor	Pot Lights

Client Remks: Presenting our elegant four bedroom townhouse, spanning over 2,100 square feet, with the added bonus of a finished basement featuring its own separate walk-up entrance. While the home has been beautifully updated with a modern kitchen and contemporary lighting, the original baseboards and millwork have been carefully preserved to retain its timeless charm. And as an added bonus, this property offers private gated parking, accessible via the rear laneway. Live your best life surrounded by expressive architecture, charming vintage shops, and a mouthwatering selection of globally-inspired street food. Nestled right next to the University of Toronto's St. George campus this location is perfect for students and families alike. You'll find T&T Supermarket just a few steps away, along with Chinatown and the AGO. Its an ideal home for families looking to enjoy everything the neighbourhood has to offer, and a fantastic opportunity for investors seeking a prime rental for students.

Extras: Recently remodeled in 2021 including kitchens, bathrooms, all windows and a complete electrical overhaul including 100A panel/service upgrade. ESA certificate available upon request. Kimbel gate, fence, and new porch completed in 2022.

Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 905-883-1988



129 Brunswick Ave
Toronto Ontario M5S 2M3
 Toronto C01 University Toronto
Taxes: \$8,197/2025
Sold Date: 03/24/2025
SPIS: N

Sold: \$1,550,000
List: \$1,299,000

For: Sale

% Dif: 119

Last Status: SLD **DOM:** 7

Semi-Detached

Fronting On: E

Rms: 9 + 1

Link:

Acreage:

Bedrooms: 4 + 1

3-Storey

19.67 x 134.83 Feet

Washrooms: 3

Irreg:

1x3xGround, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Harbord/Brunswick

MLS#: C12022403

PIN#: 212340116

Assignment: N

Fractional Ownership: N

Kitchens: 2
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age: 100+
Apx Sqft: 2000-2500
Assessment: **POTL:** N
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: Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	16.67	x 11.55	Hardwood Floor Fireplace
2	Br	Ground	12.14	x 11.68	Hardwood Floor Closet
3	Kitchen	Ground	15.85	x 12.53	Eat-In Kitchen W/O To Yard
4	Br	Lower	26.48	x 14.3	Laminate
5	Br	2nd	11.98	x 11.94	Hardwood Floor Closet
6	Dining	2nd	11.98	x 6.14	
7	Kitchen	2nd	12.47	x 10.1	Eat-In Kitchen Stainless Steel Appl
8	Living	2nd	15.26	x 14.01	Hardwood Floor W/O To Deck
9	Br	3rd	15.09	x 13.48	Hardwood Floor Closet
10	Br	3rd	14.99	x 13.09	Hardwood Floor

Client Remks: Welcome to 129 Brunswick Ave- A Rare Opportunity in Harbord Village. Nestled in the heart of one of Toronto's most sought-after neighbourhoods, 129 Brunswick Ave offers a unique opportunity for homeowners and investors alike. Currently a duplex, this charming Victorian can easily be reimagined as a spacious single-family home or continue as an income-generating property. Featuring two bi-level units, this home is brimming with potential-whether you're looking to live in one unit and rent the other, create a multi-generational living space, or maximize rental income in a prime downtown location. Location is everything, and this one is unbeatable. Steps from the best of Harbord Village, you'll find renowned restaurants, cozy cafes, artisanal bakeries, boutique shopping, and convenient TTC access. The University of Toronto, Kensington Market, and Bloor Street amenities are just moments away. This is your chance to own a home in a vibrant, community-focused neighbourhood. Don't miss out on this incredible opportunity-book your showing today!

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



165 Brunswick Ave.
Toronto Ontario M5S 2M3
 Toronto C02 Annex Toronto

Sold: \$1,768,888
List: \$1,788,000

Taxes: \$12,329.59/2024

For: Sale

% Dif: 99

Sold Date: 06/17/2025

SPIS: N

Last Status: SLD

DOM: 4

Semi-Detached

Fronting On: E

Rms: 7 + 2

Link:

Acreage:

Bedrooms: 4 + 2

2-Storey

19 x 90.54 Feet

Washrooms: 3

Irreg:

1x4xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Brunswick/Harbord St.

MLS#: C12225256

PIN#: 212340098

Kitchens: 2 + 1
Fam Rm: N
Basement: Part Fin / Sep Entrance
Fireplace/Stv: N
Heat: Radiant / Other
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: < 700
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:
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	Other	Main	0	0	

Client Remks: An Incredible Mixed Uses. Work/Live Opportunity, Corner Lot of Brunswick & Harbord. Walking distance to U of T. Great Location Surrounded By Many Other Store. Preliminary Design Available For A 4 Unit Plus A Commercial. House Requires Extensive work And In As Is Condition.

Extras:

Listing Contracted With: PUBLIC TRUST REALTY INC. 905-215-2159



252 Lippincott St
Toronto Ontario M5S 2P5
 Toronto C01 University Toronto
Taxes: \$6,845/2024
Sold Date: 04/10/2025
SPIS: N

Sold: \$1,785,000
List: \$1,899,000

For: Sale

% Dif: 94

Last Status: SLD **DOM:** 8

Att/Row/Twnhouse

Fronting On: W

Rms: 8

Link:

Acreage:

Bedrooms: 4

2-Storey

13.04 x 130 Feet

Washrooms: 5

Irreg:

1x2xMain, 1x3x2nd, 1x4x2nd,
1x2xFlat, 1x4x2nd

Dir/Cross St: Harbord/Bathurst

MLS#: C12055980

PIN#: 212330186


Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	Other / 0	Gas:	Hydro:
Fireplace/Stv:	N	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:	Public Transit	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 7.87	Hardwood Floor	Combined W/Dining	Open Concept
2	Dining	Main	7.87	x 6.56	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	14.11	x 9.19	Hardwood Floor	Modern Kitchen	Open Concept
4	Family	Main	14.76	x 9.19	Hardwood Floor	Open Concept	W/O To Deck
5	Prim Bdrm	2nd	20.34	x 12.47	3 Pc Ensuite	Vaulted Ceiling	W/I Closet
6	2nd Br	2nd	10.83	x 9.19	Hardwood Floor	Closet	Pot Lights
7	Laundry	Bsmt	9.02	x 6.17			
8	Office	Ground	11.48	x 8.5	2 Pc Ensuite	W/O To Garden	Heated Floor
9	Living	2nd	12.11	x 12.99	Combined W/Kitchen	Juliette Balcony	Eat-In Kitchen
10	Br	2nd	8.99	x 12.11	Ceiling Fan	O/Looks Backyard	

Client Remks: + Laneway house!!! Modern renovated 2+1 bedroom home + brand new detached laneway home! Two homes for one in highly sought after Harbord Village. Extremely versatile home, perfect for live/rent or multi-family/multi-generational setup. 252 Lippincott is a character 1890 red brick Victorian with a fully modern interior; main floor with great open concept flow, 10ft ceilings, maple hardwood floors, and three distinct living zones. Floating maple staircase leads to the primary bedroom featuring spectacular 13ft vaulted ceilings, walk through closet(+additional closet), and ensuite. The utility basement provides storage and laundry with waterproofing and sump pump. The backyard garden oasis features a deck, hot tub, and treed canopy. Beyond the tranquil backyard is the laneway home at 51 James Hales Lane, a fully detached brand-new laneway house with private access to a 2nd floor one-bedroom apartment with high ceilings, skylights, and stylish design from top builder Lanescape (all permits closed). Perfect for long or short-term rentals or extended families. The ground level has heated floors, a garage storage/space, a guest bedroom/office space, and a 2-piece bath. The laneway house is on a safe well-lit lane, steps from Harbord Street. These two beautiful homes offer both refined urban living and practical versatility, all within steps of Little Italy, Kensington, UofT, and the great restaurants and shops of Harbord Street. With a 98 walk score, 99 transit score, and 100 cycling score, everything you love about Toronto is right here. Recent house improvements include: roof ('19), backwater valve ('22), sump pump ('23), weeping tile waterproofing ('23), backyard landscaping & fence ('23), water pipes replaced from house to City line ('23), front deck ('23), new sliding glass back door ('24), AC ('20), Beachcomber LEEP hot tub ('20),

Extras:

Listing Contracted With: WRIGHT REAL ESTATE LTD. 416-961-1698

				171 Robert St				Sold: \$1,825,000	
				Toronto Ontario M5S 2K6				List: \$1,925,000	
				Toronto C01 University Toronto					
				Taxes: \$10,951/2024				For: Sale	
				% Dif: 95					
Sold Date: 03/28/2025									
SPIS: N				Last Status: SLD		DOM: 52			
Semi-Detached				Fronting On: E		Rms: 8 + 3			
Link:				Acreage: < .50		Bedrooms: 4 + 1			
3-Storey				19.38 x 115 Feet		Washrooms: 5			
				Irreg:		1x2xGround, 1x4x2nd, 1x3x3rd,			
				Speak to LA re "L" shape of lot		2x3xBsmt			
Dir/Cross St: Bloor and Spadina									
MLS#: C11954973									
PIN#: 212310310									
Kitchens: 1 + 1				Exterior: Stucco/Plaster		Zoning: Residential			
Fam Rm: Y				Drive: None		Cable TV: Y Hydro: Y			
Basement: Fin W/O / Sep Entrance				Gar/Gar Spcs: None / 0		Gas: Y Phone: Y			
Fireplace/Stv: Y				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: N				Pool: None		Waterfront:			
Apx Age:				Prop Feat:		Retirement: N			
Apx Sqft: 2500-3000				Arts Centre, Family Room, Fireplace/Stove,					
Assessment: POTL:				Library, Place Of Worship, Public Transit,					
POTL Mo Fee:				Rec Centre, School					
Laundry lev: Upper									
#	Room	Level	Length (ft)	Width (ft)	Description				
1	Living	Main	11.78	x 21.78	Open Concept	Hardwood Floor	Pot Lights		
2	Dining	Main	14.83	x 13.78	Open Concept	Gas Fireplace	Hardwood Floor		
3	Kitchen	Main	10.76	x 16.96	Stainless Steel Appl	Granite Counter	W/O To Yard		
4	Br	2nd	11.12	x 11.71	Hardwood Floor	Double Closet	Pot Lights		
5	2nd Br	2nd	11.52	x 10.27	Hardwood Floor	Closet	Pot Lights		
6	Br	2nd	15.62	x 16.31	Hardwood Floor	Large Closet	Bay Window		
7	4th Br	3rd	15.06	x 29.2	Vaulted Ceiling	W/I Closet	3 Pc Ensuite		
8	Family	3rd	11.55	x 15.81	Gas Fireplace	Skylight	Hardwood Floor		
9	Br	Bsmt	14.14	x 13.62	Window	Wood Floor	3 Pc Ensuite		
10	Rec	Bsmt	14.07	x 16.63	Combined W/Laundry	W/I Closet	Pot Lights		
11	Kitchen	Bsmt	10.24	x 9.02	Ceramic Floor	W/O To Yard	Pot Lights		
Client Remks: This beautiful, move-in-ready four-bedroom, five-bathroom Victorian semi is ideally located a five-minute walk from the Spadina subway. It offers a great family layout, with a perfect blend of elegance, modern convenience, premium designer finishes, and unmatched attention to detail. An exceptional renovation has stood the test of time. The main floor features 10-foot ceilings, crown mouldings, hardwood flooring, and a gourmet cook's kitchen with French doors to a walk-out deck. A gas fireplace and powder room complete the space. The second floor has three spacious bedrooms and a large family bathroom with convenient laundry. The third-floor primary suite oasis boasts cathedral ceilings, ensuite bathroom, and a stunning family room with skylights, wrap-around windows, and a second gas fireplace. The spacious lower level includes a recreation room with ensuite bath, and a self-contained guest suite with laundry, bathroom and private rear entrance. The backyard allows for both green space and a garden shed for storage. A rare opportunity in a coveted location steps to the Bloor subway, a short walk to some of Toronto's top schools including UTS and the University of Toronto, and close to a wealth of dining and shopping options along Bloor Street and Harbord Street. Street parking available with City permit. Solid home inspection report from Carson Dunlop. Move in and enjoy!									
Extras:									
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-322-8000									



6 Croft St
Toronto Ontario M5S 2N8
 Toronto C01 University Toronto
Taxes: \$11,637/2024
Sold Date: 02/04/2025
SPIS: N

Sold: \$1,830,000
List: \$1,899,000

For: Sale **% Dif:** 96

Last Status: SLD **DOM:** 18

Semi-Detached

Fronting On: W

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 3 + 1

3-Storey

26.12 x 45.66 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x5x2nd, 1x3x3rd

Dir/Cross St: College and Bathurst

MLS#: C11928863

PIN#: 212330567


Kitchens:	1	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Y
Basement:	None	Gar/Gar Spcs:	Carport / 1	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:	Central Vacuum, Fireplace/Stove, Public Transit	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	12.01	x 7.58	Ceramic Floor	Double Closet
2	Living	Main	13.22	x 13.02	Hardwood Floor	Fireplace W/O To Patio
3	Dining	Main	13.09	x 10.63	Hardwood Floor	B/I Bookcase Open Concept
4	Kitchen	Main	13.22	x 11.42	Hardwood Floor	Modern Kitchen Centre Island
5	Prim Bdrm	2nd	14.76	x 11.45	Hardwood Floor	5 Pc Ensuite Juliette Balcony
6	Den	2nd	11.42	x 8.5	Hardwood Floor	W/O To Sundeck B/I Bookcase
7	2nd Br	3rd	15.29	x 11.35	Hardwood Floor	3 Pc Ensuite Closet
8	3rd Br	3rd	14.3	x 11.45	Hardwood Floor	Juliette Balcony Closet

Client Remks: Stunning, 3 storey semi-detached home offered at an incredible price located at College & Bathurst. This 3+1 bed, 3 bath, 3 storey home features loads of character where modern sophistication meets city living convenience. Spacious, open concept main floor features a large living & dining area with built-in entertainment unit, bookcase, 11 ft ceilings & a gas fireplace that walks out to your urban oasis courtyard. The industrial style kitchen contains a large center island w/ gas cooktop, range hood & S/S appliances. The 2nd floor contains a massive primary suite with 5pc ensuite, double closet, built-in wardrobe & juliette balcony. The den walks out to the private sundeck over looking the city. Up the stunning stairwell to the 3rd floor where 2 additional generous sized bedrooms and a 3pc bathroom also reside. Covered carport parking for 1.c

Extras: One of a kind home at an incredible price in the heart of a vibrant neighbourhood steps to U of T, Kensington Market, Little Italy, Great Restaurants and Transit.

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



96 Major St
Toronto Ontario M5S 2L2
Toronto C01 University Toronto
Taxes: \$7,946.86/2024
Sold Date: 02/02/2025
SPIS: N
Last Status: SLD
DOM: 10

Sold: \$1,908,000
List: \$1,949,000
For: Sale
% Dif: 98

Att/Row/Twnhouse
Link:
2-Storey

Fronting On: E
Acreage:
14.35 x 80 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x2xMain, 1x3x2nd, 1x4x2nd,
1x3xLower

Dir/Cross St: Spadina and Harbord

MLS#: C11937340

PIN#: 212340136

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Other Central Vac: N Apx Age: Apx Sqft: 1100-1500 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: Family Room, Fenced Yard, Park, Place Of Worship, School, School Bus Route	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:	Hydro: Phone: Municipal Sewers Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.16	x 10.01	Hardwood Floor	Stained Glass	Large Window
2	Dining	Main	19.16	x 10.01	Hardwood Floor	Pot Lights	
3	Kitchen	Main	14.5	x 11.15	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Breakfast	Main	14.01	x 10.01	Hardwood Floor	Window	
5	Prim Bdrm	2nd	16.01	x 14.01	Hardwood Floor	Large Window	3 Pc Ensuite
6	2nd Br	2nd	10.5	x 10.01	Hardwood Floor	Window	
7	3rd Br	2nd	10.99	x 8.43	Hardwood Floor	Window	Closet
8	Rec	Lower	17.72	x 13.32	Broadloom	Pot Lights	
9	Br	Lower	13.68	x 8.99	Pot Lights	Window	

Client Remks: Wow, do we have a Major crush on 96 Major St! This meticulously restored Victorian home in Harbord Village, featuring 3+1 bedrooms and 4 bathrooms, was taken back to the studs and fully renovated by LionFish Developments in 2015. This property combines classic Victorian charm with modern luxury, showcasing soaring ceilings, white oak hardwood floors, potlights, restored stained glass, and designer finishes throughout.The main floor includes a custom Aya kitchen equipped with a Wolf gas range, Bosch dishwasher, Fisher & Paykel fridge, and Quartzite countertops. A spacious family room, powder room, and stylish mudroom with great storage space with a separate entrance leading out to an urban garden complete with a gas BBQ hookup perfect for entertaining.On the second floor, discover two generously sized bedrooms and an expansive primary suite featuring dual custom closets and a luxurious ensuite with heated floors, a towel warmer, a walk-in shower, and elegant marble herringbone tiles. Additionally, every bathroom in the home offers the comfort of heated floors.The versatile lower level offers a large recreation room, laundry, storage room, a 3pc bathroom, a guest bedroom, and potential for a secondary kitchen with its own private exit to the backyard.A highly energy-efficient home, including spray foam insulation throughout. Steps away from U of T, Central Tech, Little Italy, Kensington Market, and some of the citys best cafes, restaurants and local shops, this Victorian masterpiece combines timeless elegance with urban convenience, offering the best of Torontos vibrant lifestyle. Open House Sat & Sun 2-4pm.
Extras: All New (2015) Electrical, Plumbing, Roof, Waterproofing, Sump Pump, Windows & Restored Original Stain Glass. Roof Insulated & Fire Separated, Sound Proofing.

Listing Contracted With: REAL BROKER ONTARIO LTD,888-311-1172

	201 Major St Toronto Ontario M5S 2L4 Toronto C01 University Toronto Taxes: \$7,224.42/2024 Sold Date: 03/31/2025 SPIS: N Last Status: SLD DOM: 0			Sold: \$2,000,000 List: \$1,689,000 For: Sale % Dif: 118	
	Semi-Detached Link: 2-Storey Dir/Cross St: Harbord & Spadina		Fronting On: E Acreage: 16.75 x 94 Feet Irreg:		Rms: 8 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
	MLS#: C12050323 PIN#: 212310251				
	Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
# Room Level Length (ft) Width (ft) Description					
Client Remks: Major Crush! Step into history then step right into the future! This 1890-built Victorian charmer is a true time traveler - where vintage elegance meets modern-day magic! Fully updated where it matters, it sings in perfect harmony, blending original character with all the must-haves for todays family. Soaring ceilings? Check. Original stained glass? Check. A brand-new kitchen that will make your inner chef swoon? Oh, absolutely. Upstairs, large sun-drenched bedrooms offer plenty of space to stretch out, while the main bath boasts a vintage clawfoot tub because some classics never go out of style. Out front, your new porch is the perfect perch for people-watching with your morning coffee, where friendly neighbours always stop to chat because in Harbord Village, community isn't just a word, its a way of life. And speaking of local gems, you're just steps from the legendary, buttery croissants at Emmer and the unforgettable burger at Rasa. Out back, your new deck is practically begging for its inaugural summer BBQ, and with TWO coveted laneway parking spaces (a downtown miracle!), you've got room for visitors too. Equipped with a separate basement entrance for a future teen or in-law suite, this home has it all now and for years to come. Nestled in a charming, tree-lined enclave with vibrant shops, top-tier schools, and some of the city's best eats, this is Victorian elegance meets modern comfort in a location that truly can't be beat. Ready to make history? Come see it for yourself!					
Extras:					
Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000					



66 Robert St
Toronto Ontario M5S 2K3
 Toronto C01 University Toronto
Taxes: \$9,327.37/2025
Sold Date: 06/12/2025
SPIS: N **Last Status:** SLD **DOM:** 15

Sold: \$2,135,000
List: \$2,228,000

For: Sale

% Dif: 96

Att/Row/Twnhouse

Fronting On: W

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 4 + 1

3-Storey

17.25 x 90 Feet

Washrooms: 4

Irreg:

1x2xGround, 1x4x3rd, 1x4x2nd,
1x3xBsmt

Dir/Cross St: College and Spadina

MLS#: C12180423

PIN#: 212340303

Assignment: N

Fractional Ownership: N

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+
Apx Sqft: 1500-2000
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Main

Exterior: Brick / Vinyl Siding
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Arts Centre, Fenced Yard, Fireplace/Stove, Library, Place Of Worship, Public Transit, School

Zoning: R(d1*848)
Cable TV: A
Gas: Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront: None
Retirement: N
Farm/Agr:
Oth Struct: Shed
Spec Desig: Unknown

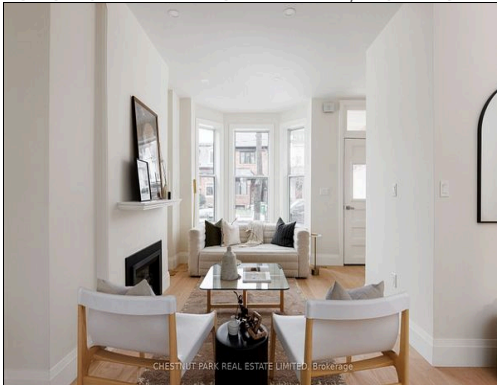
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.18	x 9.68	O/Looks Frontyard	Stained Glass	Fireplace
2	Dining	Ground	13.12	x 9.68	Combined W/Living	Hardwood Floor	
3	Kitchen	Ground	17.16	x 11.25	O/Looks Backyard	Breakfast Area	
4	Breakfast	Ground	6.59	x 10.27	O/Looks Backyard	Combined W/Laundry	Sliding Doors
5	4th Br	2nd	9.78	x 11.25	O/Looks Backyard	Large Window	Hardwood Floor
6	3rd Br	2nd	13.45	x 9.68	Closet	Window	
7	2nd Br	2nd	13.29	x 15.19	Bay Window	Closet	O/Looks Frontyard
8	Prim Bdrm	3rd	31.63	x 15.19	W/O To Deck	4 Pc Ensuite	Closet
9	Kitchen	Bsmt	14.4	x 22.47	Combined W/Family	Walk-Out	3 Pc Bath
10	Rec	Bsmt	11.32	x 15.78	Pot Lights	Vinyl Floor	Closet

Client Remks: This impressive Victorian sits on one of the most coveted streets in Harbord Village. The location is unbeatable - just around the corner from Kensington Market, Little Italy, and Chinatown, offering a perfect blend of Torontos best dining, culture, and character. U of T is a short stroll away, as are top-rated schools - ideal for academics, families, or savvy investors. At 66 Robert St, a welcoming foyer sets the tone, revealing a meticulous renovation that honours the homes original charm with soaring ceilings, intricate mouldings, and an incredible sense of space. The wood-burning fireplace anchors a warm and welcoming living room that flows into a formal dining area and then onto the main floor powder room. At the back, the large eat-in kitchen opens onto a serene, private backyard - a true city oasis. Spread over four generous levels, this large home blends historic character with modern comfort. The third-floor primary retreat is a show-stopper, featuring a spa-like ensuite, private den, and a sun-drenched deck with CN Tower views - your personal escape in the heart of the city. Three spacious bedrooms occupy the second floor along with a lovely spacious washroom, offering flexible space for growing families, home office, or guests. The finished basement boasts unusually high ceilings, a full kitchen combined with living area, and an additional flex room. The separate entrances make this space ideal for rental income, or extended family. Laneway parking potential + street permit parking available. Surrounded by top schools, charming cafes, restaurants, parks, and culture, this home offers the best of downtown living in one of Torontos most beloved historic neighbourhoods. Dont miss this rare opportunity to own a piece of Harbord Village magic.

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-465-7850



145 Borden St
Toronto Ontario M5S 2N2
 Toronto C01 University Toronto

Sold: \$2,265,000
List: \$2,499,000

Taxes: \$8,511.94/2024

For: Sale

% Dif: 91

Sold Date: 04/30/2025

SPIS: N

Last Status: SLD

DOM: 19

Semi-Detached

Fronting On: E

Rms: 8 + 2

Link:

Acreage:

Bedrooms: 4 + 1

2 1/2 Storey

18.56 x 113.68 Feet

Washrooms: 5

Irreg:

1x4x3rd, 2x3x2nd, 1x2xMain,

113.43 Rear 16.83

1x4xBsmt

Irregular

Dir/Cross St: Harbord & Brunswick

MLS#: C12076705

PIN#: 212330466

Assignment: N

Fractional Ownership: N

Kitchens:

1

Fam Rm:

Y

Basement:

Fin W/O / Full

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

A/C:

Central Air

Central Vac:

N

Apx Age:

100+

Apx Sqft:

1500-2000

Assessment:

2024 **POTL:**

N

POTL Mo Fee:

Laundry lev:

Main

Exterior:

Stucco/Plaster / Vinyl Siding

Drive:

Lane

Gar/Gar Spcs:

None / 0

Drive Park Spcs:

2

Tot Prk Spcs:

2

UFFI:

Pool:

None

Prop Feat:

Family Room, Fenced Yard,
 Fireplace/Stove, Park, Public Transit, Rec
 Centre, School

Zoning:

R (d1*848) -Residential

Cable TV:

Hydro:

Gas:

Phone:

Water:

Municipal

Water Supply:

Sewer:

Sewers

Waterfront:

Retirement:

N

Farm/Agr:

Oth Struct:

Spec Desig:

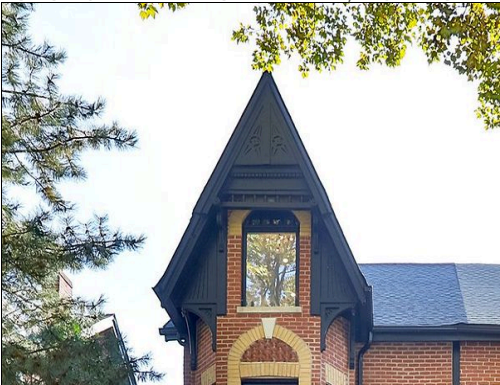
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 10.33	Gas Fireplace	Hardwood Floor	Large Closet
2	Dining	Main	12.24	x 11.68	Open Concept	Hardwood Floor	2 Pc Bath
3	Kitchen	Main	21.19	x 10.4	Stainless Steel Appl	Modern Kitchen	Combined W/Laundry
4	Den	Main	10.76	x 9.84	W/O To Deck	Hardwood Floor	Pot Lights
5	Prim Bdrm	2nd	14.76	x 12.73	Gas Fireplace	3 Pc Ensuite	Closet
6	2nd Br	2nd	9.38	x 8.79	Hardwood Floor	Picture Window	Pot Lights
7	3rd Br	2nd	10.4	x 8.86	W/O To Deck	Closet	East View
8	4th Br	3rd	16.5	x 12.53	4 Pc Bath	Double Closet	Pot Lights
9	Rec	Bsmt	33.6	x 9.02	Open Concept	Walk-Out	Laminate
10	5th Br	Bsmt	11.84	x 9.06	Above Grade Window	Laminate	Double Closet

Client Remks: Stunning Harbord Village 2.5 story gem. This home was architecturally designed & converted to single family with a back to the studs renovation. 2758 s.f of newly finished space all done with permits. Open concept design with white oak floors, neutral tones & zen Scandi style vibe. Tons of natural light and high ceilings create airiness & flow. 4 bedrooms, 5 bathrooms including main floor powder room, laundry & den. Kitchen equipped with professional series double ovens & induction cooktop. Pick between 3rd floor primary bedroom or 2nd floor Primary bedroom w/ romantic gas fireplace & ensuite bath. 2nd floor has walk out to east facing deck w/skyline views. Finished basement can easily be apartment with separate laundry, rough in's & separate entrance. Storybook treelined street is truly urban living, just steps to Emmer bakery, U of T, Kensington market & the shops & cafes of Harbord. Parking for 2 cars via rear lane. Low maintenance garden is a blank slate to create your backyard oasis framed with 3 mature silver trees. Open House Saturday & Sunday 2-4

Extras:

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



91 Willcocks St
Toronto Ontario M5S 1C9
Toronto C01 University Toronto
Taxes: \$8,869/2024
Sold Date: 03/04/2025
SPIS: N
Last Status: SLD
DOM: 50

Sold: \$3,205,000
List: \$3,295,000
For: Sale
% Dif: 97

Semi-Detached
Link:
3-Storey

Fronting On: S
Acreage:
20.5 x 120 Feet
Irreg:

Rms: 8 + 1
Bedrooms: 4 + 2
Washrooms: 5
1x2xMain, 1x4x2nd, 1x5x2nd,
1x5x3rd, 1x4xLower

Dir/Cross St: Harbord & Spadina

MLS#: C11920433

PIN#: 212340413


Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV: Y Hydro: Y
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: Detached / 1	Gas: Y Phone:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 2500-3000	Family Room, Fireplace/Stove, Hospital,	Farm/Agr:
Assessment: POTL:	Library, Place Of Worship, Public Transit,	Oth Struct:
POTL Mo Fee:	School	Spec Desig: Heritage
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.01	x 13.58	Hardwood Floor	Gas Fireplace	W/O To Garden
2	Kitchen	Main	14.6	x 13.32	Hardwood Floor	B/I Appliances	Stone Counter
3	Dining	Main	16.01	x 9.25	Hardwood Floor	Bay Window	
4	2nd Br	2nd	10.76	x 13.58	Hardwood Floor	Window Flr to Ceil	4 Pc Ensuite
5	3rd Br	2nd	10.99	x 13.16	Hardwood Floor	Picture Window	
6	4th Br	2nd	14.4	x 10.24	Hardwood Floor	Bay Window	W/I Closet
7	Laundry	2nd	6.99	x 7.68	Porcelain Floor	Picture Window	Stone Counter
8	Prim Bdrm	3rd	14.99	x 14.01	W/I Closet	5 Pc Ensuite	W/O To Terrace
9	Family	Lower	14.99	x 14.01	Laminate	W/O To Garden	
10	Br	Lower	21.42	x 12.99	Laminate	4 Pc Bath	Above Grade Window
11	Br	Lower	11.15	x 9.09	Laminate	Above Grade Window	

Client Remks: Nestled In The Heart Of Harbord Village, This Bespoke Victorian Home Offers A Perfect Blend Of Historic Charm And Modern Luxury With An Unobstructed View Of CN Tower. Features 4+2 Bedrooms And 5 Bathrooms, Exquisitely Restored To Provide 3,400 sq. ft. of Contemporary Living Space With High Ceilings, Stunning White Oak Millwork, And Flooring. Harmoniously Merges Warm Finishes With Modern Functionality Offering Generous Space For Family Living Or Entertaining. Expansive Floor-To-Ceiling Windows For A Natural Flow Between Indoor Spaces And The Lush Outdoors. Two Furnaces And Air Conditioning Systems Ensures Efficient Cooling And Heating. Situated Steps Away From The University Of Toronto, Kensington Market, And The Vibrant Annex Neighborhood, Offers Easy Access To Shopping, Dining, Entertainment And Public Transit. ****EXTRAS**** Basement Can Be Used As A 2 Bedrooms Legal Apartment; Roughed-In Kitchen And Laundry. Heated Floors in Master Ensuite. Abundant Storage Space For Functional Living.High 9.5 Feet Ceilings. Security System.

Extras:

Listing Contracted With: RIGHT AT HOME REALTY416-391-3232



83 Willcocks St

Toronto Ontario M5S 1C9

Toronto C01 University Toronto

Taxes: \$13,654.87/2024

Sold Date: 05/16/2025

SPIS: N

For: Sale

% Dif: 99

Last Status: SLD

DOM: 8

Sold: \$3,400,000

List: \$3,445,000

Att/Row/Twnhouse

Link:

3-Storey

Fronting On: S

Acreage:

23 x 120 Feet

Irreg:

Rms: 10 + 3

Bedrooms: 4 + 2

Washrooms: 5

1x2xMain, 1x5x2nd, 1x4x2nd, 1x3x3rd, 1x3xLower

Dir/Cross St: Harbord and Spadina

MLS#: C12135144

PIN#: 212340463

Kitchens: 1 + 1

Fam Rm: Y

Basement: Apartment / Fin W/O

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: Y

Apx Age:

Apx Sqft: 3000-3500

Assessment: 2024 POTL:

POTL Mo Fee:

Laundry lev: Upper

Exterior: Brick

Drive: Lane

Gar/Gar Spcs: Carport / 2

Drive Park Spcs: 0

Tot Prk Spcs: 2

UFFI:

Pool: None

Prop Feat:

Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Public Transit, School

Zoning:

Cable TV:

Gas:

Water:

Water Supply:

Sewer:

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Spec Desig:

Hydro: Y

Phone: Municipal

Sewers

Heritage

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.01	x 6	Double Doors
2	Living	Main	19.09	x 10.99	Gas Fireplace
3	Dining	Main	11.38	x 10.99	Coffered Ceiling
4	Kitchen	Main	13.29	x 11.81	Centre Island
5	Family	Main	18.01	x 11.19	W/O To Garden
6	Prim Bdrm	2nd	15.09	x 14.01	W/I Closet
7	2nd Br	2nd	11.19	x 10.99	B/I Desk
8	3rd Br	2nd	16.5	x 10.99	Double Closet
9	Family	3rd	17.39	x 15.19	Skylight
10	4th Br	3rd	22.01	x 15.19	Vaulted Ceiling
11	Living	Lower	20.7	x 15.49	Closet
12	Br	Lower	8.89	x 8.53	Window
13	Br	Lower	13.91	x 8.5	Window

Client Remks:

Experience the best of Toronto living in this exquisite 1890s Harbord Village Victorian. Meticulously updated, this spacious residence blends historic charm with modern comfort. Nestled on a quiet, tree-lined street in the heart of downtown, it offers unmatched access to the University of Toronto, Yorkville and the city's most prestigious private and public schools.Over 3,000 sq.ft. (above grade) of charm, character, and livable luxury in one of Toronto's most beloved neighbourhoods. Think: soaring ceilings, intricate mouldings, stained glass, bay windows, a gas fireplace for cozy nights, and a chefs kitchen that begs for dinner parties. Renovated top to bottom, this 4-bedroom, 5 bathroom beauty has sunny, south-facing decks on every floor (yes, every floor!) to enjoy city views including the CN Tower, two-car private parking, and not one but two family rooms perfect for movie nights or epic entertaining. Dining room with coffered ceilings. Enviaible primary with walk in closet, enormous ensuite and private deck with city views. Enjoy al fresco dining in your downtown gazebo with gas line to BBQ. Need even more space? The 2-bedroom lower-level suite has its own entrance (interior stairs still in place), spacious kitchen, and separate laundry ideal for in-laws, guests, or rental income.Tucked in the heart downtown with a perfect bike score, near perfect transit score and enviable walk score, you're steps from it all! The citys best schools, parks, restaurants and cafes. Historic beauty meets modern elegance-take a breath, relax and stay awhile.

Extras:

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

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