



189 Lippincott St Toronto Ontario M5S 2P3 Toronto C01 University Toronto Taxes: \$8,061/2024 Sold Date: 08/29/2025 SPIS: N Last Status: SLD DOM: 89			Sold: \$1,070,000 List: \$1,099,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 4.26 x 11.77 Metres Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x4xBsmt	Dir/Cross St: Bathurst & College Directions: South of Ulster

MLS#: C12187866 **PIN#:** 212330415
Legal: PT LT 147-148 PL D107 TORONTO PT 3, 13, 14, 33 AND 34, 64R13395; S/T & T/W CA323479; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1994 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Reserved/Assigned Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.5	x 12.83	Combined W/Dining	Window	Hardwood Floor
2	Dining	Main	18.5	x 12.83	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	9.48	x 12.83	W/O To Deck	Window	
4	Br	2nd	9.61	x 12.83	Window	Hardwood Floor	
5	Br	2nd	8.4	x 12.83	Closet	Window	Hardwood Floor
6	Prim Bdrm	3rd	21.29	x 12.83	4 Pc Ensuite	W/I Closet	Hardwood Floor
7	Rec	Bsmt	17.91	x 12.83	Fireplace	Closet	Hardwood Floor
8	Utility	Bsmt	8.79	x 7.51			

Client Remks: This Harbord Village three bedroom, three bathroom, freehold townhouse (end unit, so like a semi) has a finished basement rec room with a fireplace, a cute rear deck and assigned parking in the rear. The large third floor primary bedroom has an ensuite bathroom and walk-in closet. Wonderful opportunity to live close to The Annex, Little Italy, Bloor and College restaurants, stores and shops.
Inclusions: Existing fridge, stove & exhaust fan, washer & dryer, and electric light fixtures.
Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232



109 Robert St			Sold: \$1,200,000		
Toronto Ontario M5S 2K5			List: \$1,178,000		
Toronto C01 University Toronto					
Taxes: \$7,126.12/2025		For: Sale	% Dif: 102		
Sold Date: 10/14/2025					
SPIS: N	Last Status: SLD	DOM: 7			
Att/Row/Townhouse	Fronting On: E	Rms: 6 + 3			
Link:	Acreage:	Bedrooms: 3			
2-Storey	15.33 x 100 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x3xLower			
Dir/Cross St: Spadina Ave/ Harbord St			Directions: Spadina Ave/ Harbord St		

MLS#: C12450641

PIN#: 212340377

Legal: LT 1 PL 526 TORONTO; CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:	
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:	
Basement: Partially Finished		Park/Drive:	Gas:	
Fireplace/Stv: N		Drive:	Water: Municipal	
Heat: Forced Air / Gas		Drive Park Spcs: 0	Water Supply Type:	
A/C: Central Air		Tot Prk Spcs: 0	Sewer: Sewers	
Central Vac: N		UFFI:	Waterfront:	
Apx Age:		Pool: None	Retirement:	
Apx Sqft: 1100-1500		Prop Feat: Exterior Feat: Porch	HST Applicable to: Included In	
Lot Size Source: MPAC		Interior Feat: None	Sale Price:	
Roof: Asphalt Shingle			Farm/Agr:	
Foundation: Concrete			Oth Struct:	
Assessment: POTL:			Survey Type: Available	
POTL Mo Fee:			Spec Desig: Unknown	
Laundry lev: Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.96	x 9.51	O/Looks Frontyard	Hardwood Floor	Wainscoting
2	Dining	Main	12.7	x 9.55	Tile Floor	Open Concept	
3	Kitchen	Main	15.06	x 10.01	Galley Kitchen	Eat-In Kitchen	
4	Breakfast	Main	9.97	x 9.45	W/O To Patio	Sliding Doors	O/Looks Backyard
5	Prim Bdrm	2nd	14.44	x 10.27	W/O To Balcony	Closet	
6	2nd Br	2nd	13.78	x 8.53	Closet	Picture Window	
7	3rd Br	2nd	10.17	x 8.2	Picture Window		
8	Rec	Lower	16.63	x 10.04	Open Concept	Panelled	
9	Kitchen	Lower	14.24	x 12.99	Open Concept		
10	Laundry	Lower	10.73	x 8.89	Laundry Sink		

Client Remks: Exceptional value! This character-filled Victorian row townhouse in one of the city's most coveted central neighbourhoods, known for its historic homes and tree-lined streets. The solid brick home blends modern comfort with timeless details soaring ceilings, hardwood floors, original wood trim, and more. The basement offers plenty of additional space and potential. With standout curb appeal on a beautiful street, this home is a unique opportunity in Harbord Village/South Annex. Unbeatable location walk to downtown, TTC, U of T, Kensington, Little Italy, Bloor Street, the Annex, hospitals, and the financial district.

Inclusions: 2 Fridges, 2 Stoves, Hood Fan, Dishwasher. Washer & Dryer. All elfs and all window coverings. All Chattels are 'as-is' condition.

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



105 Sussex Ave Toronto Ontario M5S 1K4 Toronto C01 University Toronto Taxes: \$7,329/2025 Sold Date: 10/28/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,305,000 List: \$1,299,900 For: Sale % Dif: 100
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 17.42 x 54.79 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Bloor St. W. & Spadina Ave. Directions: South of Bloor St. W./West of Spadina Ave.			

MLS#: C12475356 **PIN#:** 212320222
Legal: PT LT 20-21 PL D185 TORONTO AS IN CA790560; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.02	x 14.99	Bay Window	Brick Fireplace	Hardwood Floor
2	Dining	Main	26.02	x 12.01	B/I Shelves	Combined W/Living	Hardwood Floor
3	Kitchen	Main	13.02	x 10.07	Slate Flooring	Breakfast Bar	W/O To Yard
4	Prim Bdrm	2nd	15.03	x 12.99	Double Closet	Bay Window	3 Pc Ensuite
5	2nd Br	2nd	11.02	x 10.99	French Doors	W/O To Sundeck	Hardwood Floor
6	3rd Br	Lower	16.04	x 9.02	3 Pc Ensuite	Pot Lights	Broadloom
7	Exercise	Lower	13.06	x 9.06	Pot Lights	Sump Pump	Broadloom

Client Remks: Welcome to 105 Sussex Avenue. Cool loft style home situated in heart of the city. This open concept floor plan features a combined living/dining area with high ceilings, a woodburning fireplace, bay window & b/i shelving. The spacious kitchen features a restaurant gas range for entertaining & w/o to the south facing garden. The airy 2nd floor features a spacious master suite flooded with light & a 2nd bedroom or office w w/o to a brand new sundeck to enjoy some privacy. The lower level has 2 finished areas to be used as you wish. Walk to popular Harbord Village, College street nightlife, trendy Kensington market, Queen's Park, U of T campus and hospital row. Short walk to subway or streetcar. Live in our bustling city w the serenity a quiet side street offers. Great condo alternative without the fees!

Inclusions: Fridge, Gas Stove, Dishwasher & Microwave. Washer & Dryer. All Existing ELF's. G.B. & E, A.C.

Listing Contracted With: ROYAL LEPAGE URBAN REALTY 416-461-9900



101 Major St Toronto Ontario M5S 2K9 Toronto C01 University Toronto Taxes: \$6,590.72/2025 Sold Date: 08/26/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,400,000 List: \$1,339,000 For: Sale % Dif: 105
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 13.5 x 92 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Harbord & Spadina Directions: Harbord & Spadina

MLS#: C12355722 **PIN#:** 212340215
Legal: PT LT 16W/S Robert ST PL D10 Toronto; PT 3FT Strip PL 87 Toronto As in CA 182506 City of Toronto

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Unknown Foundation: Brick, Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fenced Yard, Public Transit, School Exterior Feat: Landscaped Interior Feat: Carpet Free, Floor Drain, Water Heater	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Y Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.7	x 17.26	Hardwood Floor	Picture Window	Combined W/Dining
2	Dining	Main	10.07	x 11.09	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	9.32	x 13.68	Hardwood Floor	Pot Lights	Renovated
4	Sunroom	Main	9.32	x 8.33	Hardwood Floor	Skylight	W/O To Garden
5	Prim Bdrm	2nd	10.83	x 12.24	Hardwood Floor	Window	W/W Closet
6	2nd Br	2nd	7.35	x 12.6	Hardwood Floor	Window	Closet
7	3rd Br	2nd	8.76	x 8.01	Hardwood Floor	Window	B/I Shelves
8	Rec	Bsmt	11.42	x 16.24	Vinyl Floor	Pot Lights	Window
9	Kitchen	Bsmt	11.42	x 19.09	Vinyl Floor	Eat-In Kitchen	Walk-Up

Client Remks: This timeless Victorian home is beautifully renovated and perfectly nestled in downtown Toronto's Harbord Village, near enough for convenience to the bustle of Bloor, Spadina, and College street, but far enough for tranquility. Inside, you will find bright, airy living and dining rooms with soaring ceilings, three spacious bedrooms, pot lights throughout, and a renovated kitchen opening onto a sunroom with a walk-out to a leafy green garden, complete with parking access from the lane. And don't forget the finished basement with a separate entrance, suitable for rental income, if not a home office or rec room. Welcome to 101 Major Street: your oasis in the city and a perfect fit for families, professionals, and everyone in between.

Inclusions: 2 Fridges, Dishwasher, Basement Washer, Dryer, main floor stove. Basement stove in as is condition. All Window Coverings, all existing Light Fixtures, Dining room mirror, Hot water heater (owned)

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000



144 Robert St			Sold: \$1,265,000	
Toronto Ontario M5S 2K3			List: \$1,350,000	
Toronto C01 University Toronto				
Taxes: \$6,774/2024		For: Sale	% Dif: 94	
Sold Date: 07/11/2025				
SPIS: N	Last Status: SLD	DOM: 21		
Att/Row/Twnhouse	Fronting On: W	Rms: 8		
Link:	Acreage:	Bedrooms: 3		
2-Storey	16.67 x 94.25 Feet	Washrooms: 3		
	Irreg:	1x3xBsmt, 1x3xGround, 1x3x2nd		
Dir/Cross St: Harbord & Spadina Directions: Harbord & Spadina				

MLS#: C12235268 **PIN#:** 212340337
Legal: PT LT 59-60 PL 459 CITY WEST AS IN WA80393; CITY

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning: Res
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Unfinished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Private Double	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1889	Prop Feat: Exterior Feat: Awnings	HST Applicable to Not Subject to HST
Yr Built Source: Other	Interior Feat: Other	Sale Price:
Apx Sqft: 1500-2000		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Brick, Stone		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.06	x 12.4	Hardwood Floor	Window	Combined W/Dining
2	Dining	Ground	10.17	x 9.48	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Ground	9.38	x 13.22	Ceramic Floor	Window	Eat-In Kitchen
4	Mudroom	Ground	9.58	x 6.59	Ceramic Floor	Side Door	3 Pc Bath
5	Prim Bdrm	2nd	11.22	x 14.01	Hardwood Floor	Closet	Window
6	2nd Br	2nd	14.99	x 10.6	Hardwood Floor	Closet	Window
7	3rd Br	2nd	9.51	x 8.73	Laminate	Window	Combined W/Den
8	Den	2nd	9.71	x 11.32	Broadloom	Window	Combined W/Br

Client Remks: Atten contractors,, savy investors, & buyers looking for an opportunity to renovate, customize & invest! Big opportunity DowntownUniversity of Toronto community, Seconds to U of T campus in Harbord Village @ Spadina & Harbord St. Freehold Townhome 2car parking. Solid painted brick Victorian-era architecture w/ charming covered front porch. Inside feat soaring approx 11 ft m/fceilings 10 ft 2nd flr w/ classic 12" baseboards, trim & moldings. Kitchen/ breakfast area is an excellent size w/ potential to createyour dream kitchen & open concept layout to LD/DR area. Convenient full 3pc bathroom, mud room, laundry R/I & side door tobackyard & parking. Wood staircase to Spacious 2nd level & 10 ft ceilings King sz master bdm, King size 2nd bdrm & 3rdbedroom w/ bonus den area that has potential to be W/I closet, office, play room. Unfinished basement w/ 3pc bath, 2nd laundryroom & storage space w/ further opportunity to create additional living space or rental income.

Inclusions: All As is without representation or warranty.

Listing Contracted With: CENTURY 21 MILLENNIUM INC.519-940-2100



110 Brunswick Ave Toronto Ontario M5S 2M2 Toronto C01 University Toronto Taxes: \$6,854.66/2025 Sold Date: 10/08/2025 SPIS: N Last Status: SLD DOM: 16			Sold: \$1,350,000 List: \$1,395,000 For: Sale % Dif: 97
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 12.75 x 121.46 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x4xLower	Dir/Cross St: Brunswick / Harbord Directions: North Of Ulster St

MLS#: C12419651 **PIN#:** 212330507
Legal: Plan 751, Part Lot 15 City West As In CA267164; City of Toronto

Kitchens: 2 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Shingles, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Public Transit Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.24	x 8.07	Picture Window	Moulded Ceiling	Hardwood Floor
2	Dining	Main	15.49	x 8.99	B/I Bookcase	Crown Moulding	Window
3	Kitchen	Main	15.58	x 9.74	Updated	Eat-In Kitchen	W/O To Garden
4	Prim Bdrm	2nd	14.99	x 11.91	4 Pc Bath	Closet	Picture Window
5	Loft	2nd	7.74	x 6.33	Open Concept	Window	Hardwood Floor
6	Kitchen	2nd	10.17	x 7.91	Eat-In Kitchen	Stainless Steel Sink	O/Looks Garden
7	2nd Br	3rd	12.99	x 12.07	3 Pc Bath	Closet	Ceiling Fan
8	3rd Br	3rd	8.33	x 7.74	Open Concept	Window	O/Looks Backyard
9	4th Br	Lower	11.42	x 10.01	4 Pc Ensuite	Closet	Pot Lights
10	Furnace	Lower	12.99	x 11.75			
11	Other	Lower	15.91	x 9.91	Unfinished	Window	

Client Remks: * Charming Red Brick Victorian With Endless Potential In Harbord Village * Incredibly Bright Open Concept Main Floor With Soaring 10' Ceilings * Updated Eat-in Kitchen Walks Out To Garden * Flexible Upstairs Layout With 3 Bedrooms And Laundry * Separated Into Two Units But Could Easily Be Converted Back To A Single Family Home * Partially Finished Lower Level * Detached One Car Garage Off Rear Laneway * Walk To Bakeries, Restaurants, University Of Toronto, Kensington Market And Little Italy * Property Is Being Sold In 'As Is' Condition, Seller Does Not Warrant Retrofit Status *

Inclusions: All Kitchen Appliances, 2nd Floor Stacked Washer & Dryer, Basement Washer, 2nd Floor Kitchen Breakfast Table And Chairs, All Built-ins, All Existing Window Coverings, All Bathroom Mirrors, Forced Air Gas Furnace, Hot Water Tank (Rental). See Schedule B.

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



272 Robert St			Sold: \$1,671,000		
Toronto Ontario M5S 2K8			List: \$1,595,000		
Toronto C01 University Toronto					
Taxes: \$7,231.69/2025		For: Sale	% Dif: 105		
Sold Date: 10/02/2025					
SPIS: N	Last Status: SLD	DOM: 6			
Semi-Detached	Fronting On: W	Rms: 8 + 2			
Link:	Acreage:	Bedrooms: 4 + 1			
2 1/2 Storey	16.5 x 90 Feet	Washrooms: 3			
	Irreg:	1x4x2nd, 1x3x3rd, 1x2xBsmt			
Dir/Cross St: Bloor & Spadina			Directions: South of Bloor Between Sussex		

MLS#: C12428565 **PIN#:** 212310223
Legal: Part Lot 39 W/S Robert St Plan D10 Toronto As In CA46989 Except WA24578; City of Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1880	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: Carpet Free, Water Heater	Sale Price:
Apx Sqft: 1500-2000	Owned	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle, Flat		Survey Type: None
Foundation: Brick		Spec Desig: Heritage
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 10.66	Fireplace	Bay Window	B/I Shelves
2	Dining	Main	15.09	x 10.6	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	18.24	x 11.15	Stainless Steel Appl	Breakfast Bar	W/O To Garden
4	Family	2nd	15.26	x 15.09	Bay Window	Hardwood Floor	Fireplace
5	2nd Br	2nd	11.75	x 10.6	Closet Organizers	Large Window	Hardwood Floor
6	3rd Br	2nd	10.76	x 9.74	Hardwood Floor	Closet	Large Window
7	Bathroom	2nd	0	0	4 Pc Bath	Soaker	Tile Floor
8	Prim Bdrm	3rd	15.26	x 15.09	Bay Window	Hardwood Floor	O/Looks Frontyard
9	4th Br	3rd	9.91	x 8.66	3 Pc Ensuite	W/O To Sundeck	Hardwood Floor
10	Bathroom	3rd	0	0	3 Pc Bath	Tile Floor	Bidet
11	Rec	Lower	18.67	x 9.42	Recessed Lights	Tile Floor	Window
12	Games	Lower	14.57	x 13.68	B/I Bookcase	Window	Open Stairs

Client Remks: Prime Harbord Village 3 storey, 4 bedroom, 3 bathroom urban oasis overlooking beautiful Robert Street park. Welcome home to this enchanting century home, thoughtfully cared for by the same owners for over 30 years and effortlessly exuding a natural warmth and inviting aura that simultaneously highlight the grandeur and elegance of the home. Enter the gated front yard, with lush gardens, through the winding path that leads you to the classic red brick front facade and charming foyer that welcomes you in with tall ceilings and captivating character details. Large principal rooms on the main floor include the living room that overlooks the front yard and features a wood burning fireplace, custom built-in bookshelves and a beautiful bay window. The open concept dining room is perfectly situated off the kitchen which includes a walkout to the west-facing rear patio/backyard allowing for easy indoor/outdoor flow, perfect for entertaining. Upstairs, the large proportions continue with an oversized second floor family room, also with bay windows and an additional fireplace, plus two nicely sized bedrooms and a four-piece family bathroom. The third floor features a king-sized primary bedroom with an additional four-piece bathroom plus a fourth bedroom (currently a nursery) with a walkout to a large, sunny, west-facing rooftop deck with CN Tower & City views. The lower level is fully finished with a large recreation space, games/TV room and an additional bathroom. Not to be forgotten is the sun-drenched backyard which features lush gardens, low maintenance interlocking patio & beautiful mature trees. Located just steps from Bloor Street this home offers the very best that Harbord Village has to offer with every convenience imaginable just a short walk away including transit, shopping, restaurants and entertainment. On-street permit parking available with option to create designated parking off Katharine Hockin Lane in the future.

Inclusions: As Per Schedule B.
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



235 Major St Toronto Ontario M5S 2L5 Toronto C01 University Toronto Taxes: \$7,196/2025 Sold Date: 09/14/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,739,000 List: \$1,739,000 For: Sale % Dif: 100
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 19 x 93 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x3xMain, 1x4x2nd, 1x2x3rd	Dir/Cross St: Bloor/Spadina Directions: south from Bloor

MLS#: C12389213 **PIN#:** 212310170
Legal: PT LT 39 W/S ROBERT ST PL D10 TORONTO; PT 3 FT STRIP PL 87 TORONTO AS IN CT281234 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Roof: Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: None / 0 Park/Drive: Other Drive: Lane, Other Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.73	x 10.01	Hardwood Floor	B/I Bookcase	French Doors
2	Dining	Main	12.7	x 10.01	Hardwood Floor	French Doors	
3	Kitchen	Main	14.5	x 11.15	Hardwood Floor	W/O To Garden	Stainless Steel Appl
4	Br	2nd	14.5	x 13.45	Hardwood Floor	Double Closet	O/Looks Frontyard
5	2nd Br	2nd	1138.45	x 10.01	Hardwood Floor	Ceiling Fan	
6	3rd Br	2nd	9.25	x 11.15	Hardwood Floor	Double Closet	O/Looks Backyard
7	Prim Bdrm	3rd	17.65	x 10.17	Hardwood Floor	W/O To Deck	2 Pc Ensuite

Client Remks: Major vibes with this Absolutely charming Harbord Village Victorian. Warm and inviting family home offers plenty of living space, bounds of character, modern bathrooms, big eat-in kitchen, a traditional layout plus an incredible 3rd floor addition with a huge sun drenched deck. This home has been meticulously cared for with thoughtful improvements that combine gracefully with traditional elements. New owners will delight in the hardwood floors, wood trim, transom windows, French doors and thoughtful closet space. Each bedroom is unique and while 4 bedrooms suits a full family note that the front two 2nd floor bedrooms were once combined as one big room. The 3rd floor primary bedroom is a large and bright open concept space with shelving, closets, 2-piece ensuite, a grand sliding door for privacy and access to a spectacular deck. The basement has a good footprint and offers additional storage + front load laundry. Basement drain was replaced + backflow valve. The fenced front yard features a mature tree for shade with a top notch front deck with durable pvc decking. The back of the property is a beautiful and serene green space with mature trees and laneway access. Street parking is a current option while new owners can consider opening up greater access at the rear of the property via the laneway. The house is located in the heart of an incredible neighbourhood conveniently located half a block south of Bloor Street; family friendly, historic homes, mature tree canopy, schools, parks and walking distance to shops, dining, public transit, cultural centres, U of T, downtown... all at your fingertips.

Inclusions: fridge, gas stove, Bosch dishwasher, washer, dryer, all ceiling fans and remotes, central air conditioning, 3rd floor ductless AC Comfortstar converter, hot water tank, roof solar panels (currently not in use but connects to basement)

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



164 Brunswick Ave Toronto Ontario M5S 2M2 Toronto C01 University Toronto Taxes: \$8,958/2025 Sold Date: 10/03/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,735,000 List: \$1,819,000 For: Sale % Dif: 95
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 16 x 120.5 Feet Irreg:	Rms: 7 Bedrooms: 2 Washrooms: 3 1x2xMain, 1x3xBsmt, 1x3x2nd	Dir/Cross St: Harbord/Spadina Directions: south of Harbord

MLS#: C12394676 **PIN#:** 212330533
Legal: PLAN 87 PT LOT 30

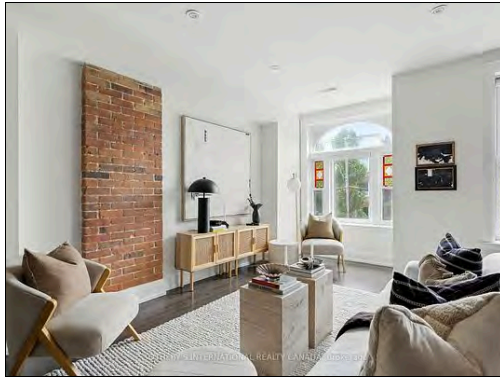
Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Water Softener HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.12	x 11.88	Hardwood Floor	Fireplace	2 Pc Bath
2	Kitchen	Main	14.8	x 11.45	Hardwood Floor	Modern Kitchen	Open Concept
3	Dining	Main	11.02	x 11.45	Hardwood Floor	Sliding Doors	W/O To Deck
4	Family	2nd	25.2	x 15.42	Hardwood Floor	Skylight	Open Concept
5	Br	2nd	12.01	x 11.45	Hardwood Floor	Closet	O/Looks Backyard
6	Rec	Bsmt	35.99	x 14.9	Heated Floor	Cork Floor	W/O To Garden
7	Br	Bsmt	14.5	x 9.45	Heated Floor	Closet	Pot Lights

Client Remks: Fabulously renovated Harbord Village Victorian with maximum comfort and style. Super versatile house!!! Currently set up as a sleek single family home with open concept main floor, 1 bedroom and a huge open concept room on the 2nd floor plus a finished basement that features a big living room area & additional bedroom. The house was previously set up as 2 separate living spaces and could easily revert back. The grand open concept 2nd floor front room with big windows, exposed brick chimney and huge skylight was once a kitchen/living room area. Plumbing is still in place behind the south wall. A walk up to an incredible rooftop deck offers generous outdoor space and there are laundry facilities in the 2nd floor hallway and in the basement. The front hallway of the house even retains the up and down divide. Another option: the house could easily convert to a more traditional 4 bedroom home by making the 2nd floor front space into 2 bedrooms (its original configuration). It could also easily be made into a grand primary bedroom suite! While options abound the current set up is pretty spectacular with unique work from home or studio space options. Features include: hardwood flooring, modern bathrooms w heated floors, skylights, a gorgeous and functional kitchen with plenty of cabinet and countertop space, a dining room area that seamlessly connects with the outside via glass sliding doors & basement with high ceilings, heated floors and walk out to the back. There is a gas furnace+ two ductless heat pump units very effective for heating and cooling. 2nd floor gas stove can also generate warmth and coziness. The house sits on a generous sized lot with a charming front garden with a mature Japanese Maple tree + big front porch. The back garden is private, low maintenance with decking, treed shade, retractable awning & a big detached garage with added insulation + electrical + laneway house potential. Amazing location in a highly sought after area.

Inclusions: fridge, stove, dishwasher, microwave, 2 washers, 2 dryers, all electric light fixtures, ceiling fans and remotes, 2nd floor gas stove, 2 ductless Carrier heat pump split ac units, hot water tank, awning, shed. Home inspection report and Laneway feasibility report available

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



31 Major St Toronto Ontario M5S 2K9 Toronto C01 University Toronto		Sold: \$1,851,000 List: \$1,929,000
Taxes: \$8,845.44/2025	For: Sale	% Dif: 96
Sold Date: 09/16/2025		
SPIS: N	Last Status: SLD	DOM: 42
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 16 x 90 Feet Irreg:	Rms: 11 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x3xMain, 1x4x2nd, 1x3x3rd, 1x4xBsmt
Dir/Cross St: W.Spadina N. College Directions: W.Spadina N. College		

MLS#: C12325114 **PIN#:** 212340247
Legal: Part Lot 6 PI D10

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Primary Bedroom - Main Floor	Zoning: Residential Cable TV: A Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.32	x 8.83	Combined W/Dining	Fireplace	Picture Window
2	Kitchen	Main	14.34	x 14.24	Hardwood Floor	Combined W/Dining	Combined W/Laundry
3	Br	Main	11.84	x 11.09	Hardwood Floor	Window	Closet
4	Den	Main	7.68	x 7.25	Hardwood Floor	Walk-Out	
5	Living	2nd	18.08	x 13.91	Hardwood Floor	Combined W/Dining	Picture Window
6	Kitchen	2nd	15.68	x 12.01	Hardwood Floor	Stainless Steel Appl	Pantry
7	Br	2nd	11.58	x 9.91	Hardwood Floor	Window	Closet
8	Prim Bdrm	3rd	16.4	x 13.85	Hardwood Floor	Closet	Window
9	2nd Br	3rd	12.17	x 8.66	Hardwood Floor	Closet	Window
10	Living	Lower	12.5	x 10.99	Open Concept	B/I Closet	Walk-Out
11	Kitchen	Lower	14.34	x 9.91	Stainless Steel Appl	Backsplash	Stone Counter
12	Br	Lower	12.07	x 10.33	Window	Closet	

Client Remks: Discover A Rare Opportunity To Own A Beautifully Renovated, Turnkey Tri-plex In One Of Toronto's Most Walkable And Sought-After Neighbourhoods. Situated On A Picturesque, Tree-Lined Street In Harbord Village, This Victorian Semi Offers Effortless Access To Transit And Is Ideally Located Just Steps To Kensington Market, The University Of Toronto, And An Eclectic Mix Of Boutiques And Celebrated Eateries. The Upper Two Levels Are Dedicated To A Thoughtfully Designed And Renovated Owner's Suite, Where Natural Light Streams Through The Spacious, Open-Concept Living And Dining Areas. High Ceilings Enhance The Sense Of Openness. The Second Level Features A Large, Well-Appointed Kitchen With Island Seating, A Tasteful Four-Piece Bathroom, In-Suite Laundry, And A Flexible Den With Walkout To A Private Balcony. A Red Brick Feature Wall Adds Warmth And Character, Creating A Sense Of Charm And Timelessness. The Third Level Offers Two Generous Bedrooms, A Second Full Bathroom, And Access To Another Large Outdoor Terrace, A Comfortable Space To Ease Into The Day Or Wind Down At Night. The Main And Lower Levels Offer Self-Contained One-Bedroom Suites, Each With High Ceilings, Private Laundry, And Currently Occupied By Excellent Tenants. At The Rear, Enjoy The Added Convenience Of Two-Car Laneway Parking, A Rare And Valuable Feature In The Neighbourhood. This Is An Ideal Setup For Those Looking To Offset Living Costs With Rental Income Or For Investors Seeking A Stable, Low-Maintenance Asset. A Versatile And Well-Located Property In A Neighbourhood Known For Its Charm, Community Feel, And Lasting Value. ***99 Walk Score, 98 Transit Score & 100 Bike Score.*** 4.5% Cap Rate. *** Speak To L/A About Rent Roll.

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



175 Major St Toronto Ontario M5S 2K9 Toronto C01 University Toronto Taxes: \$7,669.06/2025 Sold Date: 10/01/2025 SPIS: Y Last Status: SLD DOM: 29			Sold: \$1,900,000 List: \$1,998,000 For: Sale % Dif: 95
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 18.5 x 94 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: South of Harbord Directions: South of Harbord

MLS#: C12373543 **PIN#:** 212340179

Legal: Semi detached 2 storey plan 459 pt lots 108 109

Kitchens: 1 Fam Rm: Y Basement: Partially Finished / Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Metal/Side Gar/Gar Spcs: None / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other Security Feat: Alarm System, Monitored, Carbon Monoxide Detectors	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.43	x 12.01	Hardwood Floor		
2	Dining	Main	25.43	x 12.01	Hardwood Floor		
3	Kitchen	Main	17.32	x 10.76	Hardwood Floor	Pantry	Combined W/Family
4	Family	Main	13.25	x 10.76	Hardwood Floor	Gas Fireplace	
5	Bathroom	Main	4.99	x 3.28	2 Pc Bath		
6	Mudroom	Main	9.32	x 4.99			
7	Prim Bdrm	2nd	11.32	x 10.76	4 Pc Ensuite	W/W Closet	
8	Prim Bdrm	2nd	15.32	x 12.99	Closet		
9	3rd Br	2nd	10.99	x 9.84	Closet		
10	4th Br	Lower	12.4	x 9.84			
11	Office	Lower	14.76	x 8.99			
12	Other	Lower	8.99	x 8.76			

Client Remks: Sophisticated, thoughtful, light-filled and both reno and decor look like they stepped off the pages of Architectural Digest. Completely re-imagined since last seen. This beautiful home in a most sought-after area, walking distance to shops, restaurants, transportation, and U of T has all the attributes of a far bigger, more expensive home. Imagine living/dining, kitchen/family, pantry, mudroom, and 2 piece on main overlooking garden and enclosed lane parking. The 2nd floor includes 2 primaries both with incredible closet space, plus 3rd bed and a linen closet. Plus 2 stunning bathrooms and laundry. The lower level is partially finished with home office, gym, guest bedroom and 3 piece bath with walkout. Shows to perfection, simply spectacular.

Inclusions: Security, ring, nest, draperies, kitchen stools, fridge, HVAC stove, washer dryer, dishwasher, microwave, electric garage door opener, outdoor awning. Hot water tank owned.

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



148 Borden St Toronto Ontario M5S 2N3 Toronto C01 University Toronto Taxes: \$20,873.13/2025 Sold Date: 10/26/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$2,900,000 List: \$2,998,000 For: Sale % Dif: 97
Link: 3-Storey	Fronting On: W Acreage: 26.33 x 138 Feet Irreg:	Rms: 19 Bedrooms: 8 Washrooms: 10 5x4, 4x2, 1x3	Dir/Cross St: Harbord St and Borden St Directions: South of Harbord St

MLS#: C12480243 **PIN#:** 212330111
Legal: PCL 70-1 SEC A112; PT LT 70 PL 112 TORONTO PT 1 66R18825

Kitchens: 5 Fam Rm: N Basement: Apartment / Finished with Walk-Out / Full / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 2000 Apx Sqft: 3500-5000 Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 3 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Additional Garage(s) Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Exceptional Turnkey Investment Opportunity. Impressive in both presence and performance, this premier multiplex with a rebuilt coach house sits proudly atop a spacious three-car garage, showcasing a new exterior, roof, windows, and kitchen. Built in 2000, the property exemplifies efficiency and autonomy, featuring five separate gas meters, hydro meters, and A/C units-ensuring fully independent utility management for each suite. Additional highlights include alarm systems, owned hot water tanks, and central vacuum systems throughout. Comprising of five legal luxury suites, this property offers a mix of 1, 2, and 3-bedroom configurations, with 2 expansive layouts that span across two levels, high ceilings, generous floor plans, gas fireplaces, and ensuite laundry. Meticulously maintained and truly turnkey, this rare offering combines modern convenience with enduring quality-an ideal choice for investors seeking a solid, low-maintenance income property or for those envisioning an upscale urban residence with built-in flexibility. Inclusions: 5 Fridges, 5 Stoves, 5 Dishwashers, 5 Washer and Dryers. Hot Water Tanks are owned. Central Vac, Alarm System Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888					