



**503 Annette St**  
**Toronto Ontario M6P 1S1**  
 Toronto W02 Runnymede-Bloor West Village Toronto  
**Taxes:** \$5,640.47/2025 **For:** Sale **% Dif:** 90  
**Sold Date:** 06/13/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7

Detached **Fronting On:** S **Rms:** 9  
**Link:** N **Acreage:** **Bedrooms:** 5  
 2 1/2 Storey 25 x 100 Feet **Washrooms:** 3  
**Irreg:** 1x3, 1x3, 1x3  
**Dir/Cross St:** Runnymede and Annette **Directions:** Runnymede and Annette

**MLS#:** W12202534 **PIN#:** 213630188

**Kitchens:** 2 + 1  
**Fam Rm:** Y  
**Basement:** Apartment  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Other  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:**  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.38	x 11.12	
2	Kitchen	Main	7.84	x 7.91	
3	Br	Main	12.2	x 12.37	
4	2nd Br	Main	10.47	x 17.32	
5	Bathroom	Main	4.43	x 6.96	3 Pc Bath
6	Bathroom	2nd	5.74	x 3.67	2 Pc Bath
7	Bathroom	2nd	5.74	x 7.22	3 Pc Bath
8	Br	2nd	10.07	x 12.76	
9	Br	2nd	9.78	x 12.34	
10	Br	2nd	10.07	x 13.32	
11	Kitchen	2nd	8.17	x 7.61	
12	Br	3rd	11.45	x 11.35	
13	Br	3rd	11.42	x 12.37	
14	Bathroom	Bsmt	5.61	x 6.43	3 Pc Bath
15	Br	Bsmt	14.17	x 13.39	
16	Kitchen	Bsmt	12.53	x 7.91	
17	Utility	Bsmt	6.76	x 14.24	
18	Utility	Bsmt	8.53	x 5.87	

**Client Remks:** A Rare Offering in a Premier West-End Neighbourhood A rare opportunity in one of Toronto's most desirable neighbourhoods. 503 Annette Street is a fully detached triplex on a 25 x 100-foot lot, ideally situated in the heart of High Park just steps from Bloor Street, The Junction, and some of the city's most iconic parkland. The property offers nearly 2,600 square feet of interior space, including approximately 2,100 sq.ft. above grade. It is currently configured as three self-contained units: A lower-level bachelor suite A one-bedroom unit on the main floor A three-bedroom residence across the second and third floors Key building components have been recently updated, including a new roof (2025), water heater (2025), and boiler (2015). Located just 750 metres from High Parks east entrance, and within walking distance to the shops, cafes, and amenities of Bloor West Village and The Junction, the property is surrounded by top-rated schools, excellent transit, and some of Toronto's most beloved green spaces. A substantial and well-located property in a consistently high-performing neighbourhood, 503 Annette Street represents a compelling opportunity in the heart of the west end.

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



**117 Clendenan Ave**  
**Toronto Ontario M6P 2W7**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$6,300/2023 **For:** Sale **% Dif:** 99  
**Sold Date:** 01/28/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 58  
 Detached **Fronting On:** E **Rms:** 7 + 1  
**Link:** N **Acreage:** 100+ **Bedrooms:** 4  
 2-Storey **23.93 x 112 Feet** **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x4xBsmt  
**Dir/Cross St:** Corner of Genlake Avenue

**MLS#:** W11822460 **PIN#:** 213680014

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b> residential
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b> <b>Hydro:</b> Y
<b>Basement:</b> Full / Part Fin	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b> Y <b>Phone:</b> A
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 2	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water Supply:</b> Sewers
<b>A/C:</b> None	<b>UFFI:</b>	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b>	Family Room, Fenced Yard,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Fireplace/Stove, Library, Park, Public	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	Transit, School	<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.5	x 6.33	Combined W/Family Closet Hardwood Floor
2	Family	Main	16.67	x 11.32	Combined W/Family Fireplace Hardwood Floor
3	Living	Main	13.32	x 10.66	Combined W/Family Combined W/Kitchen Hardwood Floor
4	Kitchen	Main	11.68	x 8.83	Breakfast Area Combined Hardwood Floor
5	Sunroom	Main	8.99	x 5.35	O/Looks Backyard Tile Floor
6	Prim Bdrm	2nd	12.66	x 9.88	Closet Window Hardwood Floor
7	2nd Br	2nd	10.66	x 9.88	Closet Window Hardwood Floor
8	3rd Br	2nd	12.66	x 9.58	Closet Window Hardwood Floor
9	Kitchen	2nd	12.01	x 9.68	O/Looks Backyard Window Hardwood Floor
10	4th Br	Bsmt	11.52	x 9.35	Above Grade Window Concrete Floor
11	Bathroom	Bsmt	6.43	x 5.35	4 Pc Bath Above Grade Window Combined W/Laundry
12	Rec	Bsmt	16.67	x 13.32	Above Grade Window Concrete Floor Combined W/Laundry

**Client Remks:** Subject located S/E corner of Clendenan & Glenlake, short walks to High Park subway station and High Park, and schools of Humberside C.I, Western Tech., C.S, and Runnymede P.S. Basic Amenities nearby: Walmart, Home Depot, Best Buy, Metro Grocery, Loblaw, Canadian Tires, and all major Banks, and etc., solid detached brick building and interior has original character, oak wood doors and trims, hardwood floor throughout, spacious front porch overlook streets, will provide vacant possession, great exposure on both streets and brings plentiful of sunlight to the rooms. separate side entrance to the basement. Walking distance to shops, Restaurants, and LCBO in trendy Bloor West Village.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



**185 Clendenan Ave**  
**Toronto Ontario M6P 2W9**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$7,646.44/2024 **For:** Sale **% Dif:** 118  
**Sold Date:** 04/24/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 2  
 Detached **Fronting On:** W **Rms:** 10  
**Link:** N **Acreage:** **Bedrooms:** 4  
 2-Storey 22.34 x 174.9 Feet **Washrooms:** 3  
**Irreg:** 1x3, 1x3, 1x3  
**Dir/Cross St:** Bloor W./ High Park **Directions:** Bloor W./ High Park

**MLS#:** W12095400 **PIN#:** 213680201

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Part Fin / Walk-Up  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** None  
**Central Vac:** N  
**Apx Age:** 100+  
**Apx Sqft:** 2000-2500  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

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

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.89	x 16.31	Fireplace	Wall Sconce Lighting	Window
2	Dining	Main	10.89	x 15.42	Walk-Out	Hardwood Floor	French Doors
3	Kitchen	Main	19.09	x 15.85	Window	B/I Shelves	B/I Dishwasher
4	Br	2nd	10.07	x 12.01	W/O To Balcony	Closet	Hardwood Floor
5	2nd Br	2nd	9.78	x 13.94	W/O To Balcony	Closet	Hardwood Floor
6	3rd Br	2nd	9.97	x 13.48	W/O To Balcony	Closet	
7	4th Br	2nd	9.91	x 14.57	Window	Fireplace	Hardwood Floor
8	Other	Upper	8.53	x 8.89			
9	Laundry	Bsmt	8.53	x 8.89			
10	Utility	Bsmt	11.35	x 15.94			
11	Cold/Cant	Bsmt	19.23	x 6.3			
12	Br	Bsmt	8.53	x 13.71			
13	Living	Bsmt	11.35	x 14.63			
14	Kitchen	Bsmt	9.58	x 7.25			

**Client Remks:** 4 bedroom, 3 bathroom detached home sits atop one of the larger lots in the street. There is a legal park pad in front, and in the warmer months, a grand green canopy offers both privacy and the beautiful sounds and sights of nature. The home itself features balconies, ample storage, and an in-law suite in the basement with its own entrance/exit. The roof is under 1 year old and the furnace is 2 years new. Location can't be beat - walking distance to both High Park and Bloor West Village, TTC, schools and minutes from highways and even downtown.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



**418 Glenlake Ave**  
**Toronto Ontario M6P 1G7**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$7,475.05/2024 **For:** Sale **% Dif:** 117  
**Sold Date:** 01/30/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 3

**Sold: \$1,580,000**  
**List: \$1,348,000**

Detached **Fronting On:** N **Rms:** 8  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 26.67 x 149.5 Feet **Washrooms:** 2  
**Irreg:** 1x2xGround, 1x4x2nd  
 Irregular as per Geowarehouse  
**Dir/Cross St:** Bloor/Clendenan

**MLS#:** W11942257 **PIN#:** 213680047

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

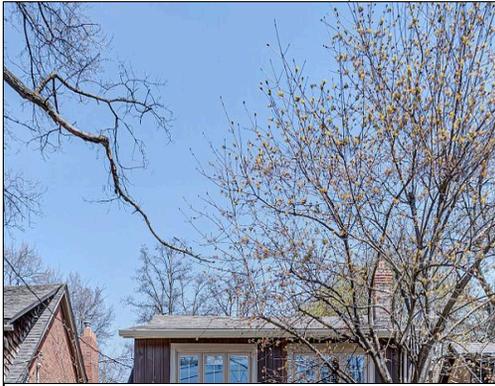
**Exterior:** Brick  
**Drive:** Rt-Of-Way  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.84	x 13.98	Fireplace	Hardwood Floor	Wood Trim
2	Dining	Ground	10.14	x 12.6	Wainscoting	Hardwood Floor	Plate Rail
3	Kitchen	Ground	7.91	x 15.16	Quartz Counter	Modern Kitchen	Stainless Steel Appl
4	Breakfast	Ground	8.14	x 8.14	Pot Lights	W/O To Deck	Hardwood Floor
5	Prim Bdrm	2nd	13.09	x 9.35	Hardwood Floor	W/I Closet	
6	2nd Br	2nd	8.99	x 17.09	Hardwood Floor	Closet	
7	3rd Br	2nd	9.02	x 10.6	Hardwood Floor	Staircase	Closet
8	Loft	3rd	0	0	Hardwood Floor		
9	Utility	Bsmt	17.59	x 25.82	Combined W/Laundry	Above Grade Window	

**Client Remks:** BEAUTIFUL UPDATED DETACHED HOME ON SERENE HUGE LOT- MUSKOKA SETTING WITH 2 CAR GARAGE, IN PRIME HIGH PARK NORTH. WELCOMING FRONT PORCH LEADS TO THE FOYER W/ POWDER ROOM, SPACIOUS LIVING ROOM W/FIREPLACE & NEW HARDWOOD FLOORS T/OUT THE HOUSE. FORMAL DINING ROOM W/ WAINSCOTTING, PLATE RAILING & WOOD TRIM. RENO GALLEY CUSTOM KITCHEN COMBINED W/ SUNROOM OR BREAKFAST ROOM. IT FEATURES CUSTOM CABINETS, QUARTZ COUNTERS, BACKSPASH & SEMI ISLAND; POT LIGHTS, STAINLESS STEEL APPLIANCES & WALKOUT TO THE DECK AND SPECTACULAR PERENNIAL GARDEN, & 2 CAR GARAGE WITH WIDE DRIVE. SPACIOUS PRIME BEDROOM & RENO PRIME BATHROOM. 3RD BEDROOM HAS STAIRS TO THE 3RD FLOOR LOFT. HOUSE HAS UNFINISHED BASEMENT WITH SEPARATE ENTRANCE, ABOVE GRADE WINDOWS & LAUNDRY ROOM. THIS HOME HAS A GREAT CURB APPEAL & OFFERS A PERFECT LOCATION JUST STEPS AWAY FROM BLOOR SUBWAY, VIBRANT BLOOR WEST VILLAGE SHOPS & RESTAURANTS & MAJESTIC HIGH PARK. HIGH RATING PS, HUMBERSIDE CI, WESTERN TECH HS & URSULA FRANKLIN HS.

**Extras:** LOT IS IRREGULAR PLEASE SEE THE SURVEY.  
**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-236-1245



**75 Clendenan Ave**  
**Toronto Ontario M6P 2W7**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$8,197/2024 **For:** Sale **% Dif:** 97  
**Sold Date:** 06/20/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 8  
 Detached **Fronting On:** E **Rms:** 9 + 4  
**Link:** N **Acreage:** **Bedrooms:** 4  
 2-Storey 30 x 120 Feet **Washrooms:** 3  
**Irreg:** 1x2xGround, 1x5x2nd, 1x3xBsmt  
**Dir/Cross St:** bloor and runnymede **Directions:** north of bloor street

**MLS#:** W12214926 **PIN#:** 213680030

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Mutual	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Year Built:</b> 1918	Fireplace/Stove, Hospital, Library, Park,	<b>Farm/Agr:</b>
<b>Apx Sqft:</b> 1500-2000	Public Transit, Rec Centre, School	<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

**Topography:** Terraced

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	8.76	x 8.66	Hardwood Floor Closet Stained Glass
2	Living	Ground	15.12	x 12.17	Hardwood Floor Fireplace French Doors
3	Sunroom	Ground	11.32	x 6.59	Ceramic Floor West View Combined W/Living
4	Dining	Ground	14.99	x 11.42	Hardwood Floor Sliding Doors W/O To Patio
5	Kitchen	Ground	11.91	x 10.17	Ceramic Floor Eat-In Kitchen W/O To Patio
6	Mudroom	Ground	8.76	x 6.82	Ceramic Floor Panelled
7	Prim Bdrm	2nd	17.32	x 9.84	Hardwood Floor W/W Closet West View
8	Br	2nd	13.32	x 10.99	Hardwood Floor Closet West View
9	Br	2nd	11.91	x 10.24	Broadloom O/Looks Backyard
10	Br	2nd	13.58	x 10.5	Hardwood Floor Closet O/Looks Backyard
11	Rec	Bsmt	14.83	x 13.42	Hardwood Floor Above Grade Window Wood Stove
12	Kitchen	Bsmt	20.41	x 8.23	Ceramic Floor Above Grade Window Eat-In Kitchen
13	Cold/Cant	Bsmt	20.14	x 6.43	Concrete Floor B/I Shelves
14	Laundry	Bsmt	11.91	x 10.24	Ceramic Floor Laundry Sink

**Client Remks:** Welcome to 75 Clendenan. This well cared for and loved detached four bedroom family home situated on a premium terraced and treed 30 x 120 foot lot is on the market for the first time in decades. Enjoy High Park a two minute walk away, take advantage of the Bloor St bicycle lanes or the High Park Subway Station also a two minute walk down the street. Expansive principal rooms, loads of original charm & character including a wood burning fireplace in the living room plus an outdoor fireplace on the covered patio, and an elevated outdoor sitting area over the garage all combine to create a comfortable family home with many spaces for all to enjoy. Separate side entrance to basement allows for a lower level apartment that does not intrude upon the backyard privacy of a home owner. Wide mutual drive fits a full sized car + one parking space in front of the oversized garage. A 200 amp service is ideal for those looking to install E car charging without incurring the expense of a service upgrade. Highly regarded Humbercrest Collegiate is an easy walk for the teenagers in the family and younger children are well served by the junior schools too! Public Open Houses Saturday/Sunday June 14/15 2-4 both days

**Extras:**  
**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



**42 Woodside Ave**  
**Toronto Ontario M6P 1L8**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$6,180.09/2024 **For:** Sale **% Dif:** 99  
**Sold Date:** 05/07/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7

Detached **Fronting On:** N **Rms:** 9 + 1  
**Link:** N **Acreage:** **Bedrooms:** 5  
 2 1/2 Storey 30 x 117 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Runnymede and Annette **Directions:** Runnymede and Annette

**MLS#:** W12112747 **PIN#:** 213630141

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** None  
**Central Vac:** N  
**Apx Age:** 100+  
**Year Built:** 1911  
**Yr Built Source:** MPAC  
**Apx Sqft:** 2000-2500  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Alum Siding / Brick  
**Drive:** Mutual  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	9.15	x 8.66	B/I Closet Hardwood Floor
2	Living	Ground	13.42	x 10.24	Hardwood Floor
3	Dining	Ground	13.75	x 10.24	Hardwood Floor
4	Kitchen	Ground	19.32	x 11.25	
5	Pantry	Ground	5.58	x 3.18	
6	Prim Bdrm	2nd	11.58	x 11.32	Hardwood Floor W/I Closet
7	2nd Br	2nd	11.52	x 10.6	Hardwood Floor W/I Closet
8	3rd Br	2nd	13.32	x 10.6	
9	Sunroom	2nd	15.75	x 5.51	
10	4th Br	3rd	13.58	x 10.93	B/I Desk
11	Study	3rd	12.17	x 7.25	
12	Family	Bsmt	16.57	x 10.33	
13	Laundry	Bsmt	11.32	x 10.43	
14	Furnace	Bsmt	10.33	x 10.33	
15	Cold/Cant	Bsmt	10.04	x 8.99	

**Client Remks:** After 60 years of love and family memories, 42 Woodside Ave is ready for its next chapter. Nestled in the heart of beautiful North High Park, this charming 5-bedroom detached century home is the perfect opportunity for a growing family. Within these walls, children grew up playing in nearby parks, walking to great schools, and shopping in vibrant Bloor West Village. Step inside and you'll feel the warmth of a true family home, filled with character and history. The living room, with its cozy fireplace and sunny southern exposure. The dining room boasts stained glass windows & beamed ceiling. The spacious kitchen offers limitless possibilities, while the five generously sized bedrooms offer room to grow. Outside, the large backyard is ideal for summer barbecues. Located within walking distance to top-rated schools including HumberSide Collegiate, Ursula Franklin Academy, and Runnymede Public School, this home offered the gift of a walkable childhood and a close-knit community. With a mutual drive, garage, and space to park 1 car, it's both practical and full of charm. Bring your ideas and roll up your sleeves, this home needs renovations but you can't beat the AMAZING LOCATION. Invest in a great location, everything else can be changed or fixed. Did I mention the beautiful neighbouring homes? you'll feel inspired to meet the friendly neighbours. A rare opportunity to begin your own chapter in a home where family is at the core.

**Extras:**  
**Listing Contracted With:** SUTTON GROUP-ADMIRAL REALTY INC.416-739-7200



**216 Humberside Ave**  
**Toronto Ontario M6P 1K8**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$7,889.63/2024 **For:** Sale **% Dif:** 96  
**Sold Date:** 03/25/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 11  
 Detached **Fronting On:** N **Rms:** 9 + 1  
**Link:** N **Acreage:** **Bedrooms:** 4  
 2 1/2 Storey 29.75 x 95 Feet **Washrooms:** 2  
**Irreg:** As Per MPAC 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Between High Park Avenue & Keele Street  
**Directions:**  
 Just East Of High Park Avenue & Just West Of Keele Street-Easy 10 Minute Walk South To 400 Acre High Park

**MLS#:** W12019269 **PIN#:** 213650185

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Full / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Year Built:** 1915  
**Yr Built Source:** MPAC  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Rt-Of-Way  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fenced Yard, Library, Park,  
 Public Transit, Rec Centre, School

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.75	x 8.6	Hardwood Floor Closet Stained Glass
2	Living	Main	15.09	x 10.5	Hardwood Floor Pocket Doors Large Window
3	Dining	Main	14.27	x 10.4	Hardwood Floor Pocket Doors Formal Rm
4	Kitchen	Main	14.5	x 8.76	Family Size Kitchen Ceramic Back Splash W/O To Yard
5	Prim Bdrm	2nd	19.19	x 16.73	Hardwood Floor W/W Closet L-Shaped Room
6	2nd Br	2nd	13.16	x 8.63	Hardwood Floor Large Window South View
7	3rd Br	2nd	10.24	x 8.92	Hardwood Floor Large Window South View
8	Bathroom	2nd	6.27	x 6.1	4 Pc Bath Ceramic Floor
9	4th Br	3rd	19.29	x 16.57	Large Window W/W Closet South View
10	Rec	Bsmt	14.11	x 10.7	Large Window Large Window Large Window
11	Bathroom	Bsmt	7.09	x 5.31	3 Pc Bath Large Window
12	Utility	Bsmt	15.45	x 10.93	Large Window

**Client Remks:** Welcome To This Wonderful High Park North Community-Close Knit & Vibrant Vibe With ALL The BEST Amenities Only A Pleasant Stroll From Your Front Door. Via Quiet Leafy Streets, This Home Offers An Ez Commute To: Top-Rated Schools Including Keele Street J&S PS & Humberside Cl, Cafes (The Good Neighbour, Claudia's Coffee, Hannah's, Palmer Coffee, Cosette Coffee, Etc), Restaurants Everywhere!, The Hip Junction, Roncy Village, Bloor West Village, Rapidly Emerging Junction Triangle, Queen West & More 'Hoods To Explore, As Well The Martin Goodman Trail For Runners & Biking, Iconic High Park, Dog Parks Aplenty, Many Quick Transit Options To Downtown TO & The BEST Neighbours All 'Round! 4 Levels Of Spacious, Bright & Airy Living Area-Ideal For Those Seeking Their 'Forever' Home! Your Haven Awaits-This Home Has It All! Heart Of The Home Family Kitchen Walks Out To Rear Yard For Easy BBQ Access, Formal Living/Dining Rooms-Ideal Space For You & Your Fam/Friends. Well-Loved & Maintained By The Same Family For About 50 Years! You Will Be Captivated By This Spacious & Extra Bright Family Home So Much That You May Too Thrive Here For Many Many Years To Come! Welcome Home! It's All About The Location & Convenience-Again, This Home Has It ALL! 400 Acre High Park, Bloor Subway, UP Express/GO Are Less Than A 15 Minute Walk-Easy Access To Leisure & Downtown. This Immaculate Well-Maintained Family Home Offers 4 Bedrooms (Converted From 5), HUGE SOUTH Facing Sun-Filled Upgraded Windows, Large Principal Rooms, 2 Baths, Family-Sized Kitchen, Character Galore!, Mechanical Upgrades (As Per March 2025 Home Inspection Report (No Knob & Tube Wiring)), Basement Potential (Good Ceiling Height, Loads Of Large Above Grade Windows, Separate Entrance) & An Ideal Op For You To Create Your Masterpiece Now Or Down The Road! Also, A Wide 29.75 Foot Lot/Driveway AND A Newer Garage To Park Your Car. A Perfect Place To Lay Down Roots And Enjoy As Your Family Grows! A Warm Welcome Awaits You!

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



**43 Hillsview Ave**  
**Toronto Ontario M6P 1J4**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$8,712/2024 **For:** Sale **% Dif:** 101  
**Sold Date:** 05/05/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7  
**Sold:** \$1,825,000  
**List:** \$1,799,000

Detached **Fronting On:** S **Rms:** 6 + 3  
**Link:** N **Acreage:** **Bedrooms:** 3 + 1  
 2-Storey 29.58 x 113.17 Feet **Washrooms:** 3  
**Irreg:** 1x2xMain, 1x4x2nd, 1x3xLower  
**Dir/Cross St:** Bloor St W & Keele St **Directions:** North of Glenlake, West of Keele

**MLS#:** W12109092 **PIN#:** 213660429

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Mutual	<b>Cable TV:</b>
<b>Basement:</b> Finished / Full	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Prop Feat:</b>	<b>Retirement:</b> N
<b>Year Built:</b> 1955		<b>Farm/Agr:</b>
<b>Yr Built Source:</b> MPAC		<b>Oth Struct:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Survey Type:</b> None
<b>Assessment:</b> 2024 <b>POTL:</b> N		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.42	x 12.76	Open Concept	Large Window	Pot Lights
2	Dining	Main	11.84	x 10.5	Sliding Doors	Pot Lights	Walk-Out
3	Kitchen	Main	11.84	x 8.66	Centre Island	Backsplash	Window
4	Prim Bdrm	2nd	12.4	x 12.34	Double Closet	Large Closet	Hardwood Floor
5	2nd Br	2nd	15.85	x 9.84	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	12.07	x 9.58	Closet	Hardwood Floor	Window
7	Rec	Lower	16.67	x 15.32	Pot Lights	Above Grade Window	Hardwood Floor
8	Br	Lower	12.17	x 8.83	Separate Rm	Above Grade Window	Above Grade Window
9	Laundry	Lower	6.59	x 3.9	B/I Shelves	Hardwood Floor	Finished

**Client Remks:** Beautifully turnkey, 43 Hillsview offers the rare opportunity to get your family into a detached home that feels like a forever love. Quiet, private, stately, and recently fully renovated, this storybook residence needs nothing except, of course, your handpicked details and gestures of luxury to host dinner parties, barbeques, playdates, and family gatherings with effortless style and grace. Lounge, cook, and dine in your wide & spacious open concept main floor with a convenient powder room tucked off to the side (dreamy!). Step out of the dining room to the south-facing back deck where you'll find ample space for your full-size outdoor dining set and grill, complete with a built-in natural gas hookup. A few steps down, you can watch the kids play while you show off your specialty cocktail skills, relaxing on the beautiful stone patio. The greenery from the park behind the gardens provides shade and incredible privacy! Upstairs, three generous bedrooms are calling when it's time to unwind, relax, and recharge. The vaulted ceilings, sophisticated high-end wood trim, classic hardware and solid doors do not disappoint. And downstairs? The oversized family room can easily host movie nights and a recreation space while leaving room for a full-size third bathroom, additional bedroom (or office), laundry, pantry, AND storage - this gorgeous property simply keeps giving and giving. Did we mention the garage and parking for two vehicles? Or leave the cars at home and take the short walk to the subway or High Park! We're talking about all the convenience, charm, and functionality for young families or ambitious first-time buyers who want to buy their "second house first," if you know what we mean! Designed to captivate the most refined sensibilities, 43 Hillsview invites you to step inside, settle in, and begin your next chapter - no instructions required.

**Extras:**  
**Listing Contracted With:** FOX MARIN ASSOCIATES LTD. 416-322-5000



**126 Evelyn Cres**  
**Toronto Ontario M6P 3E2**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$7,818.10/2024 **For:** Sale **% Dif:** 116  
**Sold Date:** 02/20/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 2  
 Detached **Fronting On:** N **Rms:** 13  
**Link:** N **Acreage:** **Bedrooms:** 4 + 1  
 3-Storey 30 x 92 Feet **Washrooms:** 2  
**Irreg:** 1x3x2nd, 1x3xBsmt  
**Dir/Cross St:** Runnymede/Glenlake

**MLS#:** W11976751 **PIN#:** 213630026

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

**Exterior:** Brick  
**Drive:**  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.93	x 8.76	Pantry	Double Sink	Stainless Steel Appl
2	Dining	Main	13.58	x 11.15	Hardwood Floor	Crown Moulding	O/Looks Backyard
3	Living	Main	17.75	x 11.75	Hardwood Floor	Fireplace	French Doors
4	Breakfast	Main	8.92	x 6.82	Heated Floor	Eat-In Kitchen	Walk-Out
5	Foyer	Main	15.91	x 8.6	Hardwood Floor	Wainscoting	Closet
6	Laundry	2nd	10.17	x 7.35	Window		
7	Br	2nd	13.58	x 10.17	Hardwood Floor	B/I Closet	
8	2nd Br	2nd	11.52	x 10.17	Hardwood Floor	B/I Closet	O/Looks Backyard
9	Study	2nd	8.83	x 6.99	O/Looks Backyard		
10	3rd Br	2nd	11.52	x 10.17	Hardwood Floor	Closet	
11	Loft	3rd	27.82	x 18.41	Skylight		
12	Workshop	Bsmt	31.92	x 20.67			
13	Utility	Bsmt	8.01	x 6.33			

**Client Remks:** Classic Charm Meets Modern Upgrades In This 4 + 1 Bedroom, 3 Storey Home Situated On A 30-Foot-Wide Lot In Prime High Park! Step Up To The Flagstone Porch That Leads You To A Solid Custom Front Door With Sidelights. This Home Offers Abundant Natural Light Through Large, Thermal Pane Windows. Enjoy Your Wood Burning Fireplace, Stained Glass, Crown Moldings & French Doors In The Generous Sized Living Room. The Formal Dining Room Overlooks The Very Private Backyard Oasis & Hot Tub! Cooking Enthusiasts Will Love Preparing Meals In The Large, Beautifully-Renovated Eat-In Kitchen With Heated Floor, A Generous Amount Of Custom Cabinetry, Ample Granite Counter Space & Quality Stainless Steel Appliances Including A KitchenAid Induction Cooktop. There's A Direct Walkout To The BBQ On The Deck With An Electric Awning & A Lush Landscaped Perennial Garden. The Second Floor Features Four Bedrooms & An Office (One Bedroom Currently Being Used As A Laundry Room), Bathroom With Quartz Countertops & A Plate Glass Shower. The Warm, Pine-Paneled, Versatile Third Floor Could Be Used As An Additional Bedroom, Office Or As A Spacious Kids Playroom. There's A Handy Side Entrance To An Unfinished Basement That Has Been Waterproofed (+ Sump Pump) & Offers An Additional 3-Piece Bath. There's Good Ceiling Height, Awaiting Your Finishing Touches To Add To The Lifestyle Of This Family-Sized Home. Easy Walk To Top-Rated Schools, Bloor West Village Shops & Restaurants, Buses, Subway & High Park.

**Extras:**  
**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-486-5588



**109 High Park Ave**  
**Toronto Ontario M6P 2S3**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$7,703.66/2024 **For:** Sale **% Dif:** 97  
**Sold Date:** 04/29/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 19  
 Detached **Fronting On:** E **Rms:** 10 + 2  
**Link:** N **Acreage:** 100+ **Bedrooms:** 3 + 1  
 2 1/2 Storey **27 x 107 Feet** **Washrooms:** 4  
**Irreg:** 1x3xMain, 1x3x2nd, 1x3x3rd,  
 1x4xBsmt  
**Dir/Cross St:** Bloor St/High Park Ave **Directions:** Bloor St/High Park Ave

**MLS#:** W12074985 **PIN#:** 213660123

**Kitchens:** 2 + 1  
**Fam Rm:** N  
**Basement:** Apartment / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Stucco/Plaster  
**Drive:**  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.03	x 14.6	Hardwood Floor Window
2	Br	Main	12.86	x 11.75	Hardwood Floor Window
3	Kitchen	Main	10.76	x 10.43	Ceramic Floor Window
4	Br	2nd	16.54	x 10.93	Hardwood Floor Window
5	Living	2nd	18.6	x 11.22	Hardwood Floor Combined W/Dining Window
6	Kitchen	2nd	12.37	x 10.14	Ceramic Floor Window
7	Prim Bdrm	3rd	18.41	x 16.96	Hardwood Floor Skylight
8	Br	Bsmt	11.02	x 11.09	Vinyl Floor Window
9	Kitchen	Bsmt	16.5	x 11.88	Vinyl Floor Combined W/Family Window
10	Bathroom	Bsmt	16.47	x 8.27	Ceramic Floor 4 Pc Bath
11	Laundry	Bsmt	10.4	x 6.3	
12	Other	Main	11.22	x 5.54	

**Client Remks:** GREAT LOCATION! PERFECT INVESTOR PROPERTY! Perfect for Investors or New Home Owners, this home provides the unique opportunity to live in one unit and rent out the others to help cover your mortgage. Over the years, hundreds of thousands of dollars have been spent on renovations, making this property modern and move-in ready. Just steps away from High Park, Toronto's largest park, this property offers the perfect blend of nature and convenience. With easy access to High Park Subway Station and only 15 minutes to UP Express, commuting couldn't be easier. Walk to cafes, grocery stores, and amenities in every direction. Situated in the highest-ranking school (Ursula Franklin Academy, Keele Street J&S PS & Humberside CI), it's ideal for families. EV Charging Station in front of the property. Easy to convert back to a single family. Home Inspection Report upon request: No Knob & Tube Wiring Vacant and ready to move in, this is a must-see. Don't miss out on this incredible opportunity!

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



**203 Glendonwyne Rd**  
**Toronto Ontario M6P 3E9**  
 Toronto W02 Runnymede-Bloor West Village Toronto  
**Taxes:** \$8,736.82/2024 **For:** Sale **% Dif:** 97  
**Sold Date:** 05/08/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 6  
 Detached **Fronting On:** S **Rms:** 6  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 31 x 112 Feet **Washrooms:** 4  
**Irreg:** 1x2xGround, 2x4x2nd, 1x4xBsmt  
**Dir/Cross St:** BLOOR ST & GLENDONWYNNE **Directions:** BLOOR ST & GLENDONWYNNE

**MLS#:** W12119269 **PIN#:** 213690153

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b> Rt-Of-Way	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O / Sep Entrance	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 1	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	Fireplace/Stove, Park, Public Transit,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	School	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.57	x 16.31	Fireplace	B/I Shelves	Pot Lights
2	Dining	Main	10.2	x 12.14	Hardwood Floor	W/O To Yard	Open Concept
3	Kitchen	Main	10.24	x 12.14	Stainless Steel Appl	Quartz Counter	Centre Island
4	Kitchen	Main	10.24	x 12.14	Hardwood Floor	Pot Lights	Backsplash
5	Prim Bdrm	2nd	12.37	x 11.06	4 Pc Ensuite	Vaulted Ceiling	W/I Closet
6	2nd Br	2nd	11.12	x 11.32	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.1	x 11.32	Hardwood Floor	Window	
8	Rec	Bsmt	19.39	x 11.55	4 Pc Bath	Pot Lights	Vinyl Floor
9	Laundry	Bsmt	10.5	x 5.81	Pot Lights	Vinyl Floor	
10	Cold/Cant	Bsmt	13.71	x 8.2			

**Client Remks:** Tucked into the sought-after Bloor West Village/High Park pocket, this contemporary luxury home is a total showstopper from top to bottom. This 3 bed, 4 bath home features a stunning open concept living room with white oak hardwood floors and pot lights throughout and a statement fireplace with custom built-ins. Sun-filled dining area with a combined custom kitchen that features a massive centre island, high-end appliances, quartz countertops and endless counter space. Step outside to your private ravine-style backyard with a seating area, new multi-tiered deck & a golf putting green! The primary suite is a true retreat with vaulted ceilings, a walk-in closet and a spa-inspired ensuite with a double vanity and an oversized shower. Fully finished walkout basement with luxury vinyl flooring, lots of pot lights, a laundry room with built-in cabinets & an incredible 4-piece spa bath adds more living space to this grand home. This home is the full package - just move in and enjoy the best of west-end living!

**Extras:**  
**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437



**140 Quebec Ave**  
**Toronto Ontario M6P 2T7**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$8,540.55/2024 **For:** Sale **% Dif:** 98  
**Sold Date:** 03/15/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 8  
**Sold:** \$2,200,000  
**List:** \$2,250,000  
 Detached **Fronting On:** W **Rms:** 9 + 3  
**Link:** N **Acreage:** **Bedrooms:** 4 + 2  
 2 1/2 Storey 25 x 90 Feet **Washrooms:** 3  
**Irreg:** 1x4x2nd, 1x5x3rd, 1x3xBsmt  
**Dir/Cross St:** Bloor St W & Quebec Ave  
**Directions:** Turn on Quebec Ave from Bloor St W. Property just South of Glenlake Ave.

**MLS#:** W12007905 **PIN#:** 213680139  
**Assignment:** N **Fractional Ownership:** N

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b> Residential
<b>Fam Rm:</b> Y	<b>Drive:</b>	<b>Cable TV:</b>
<b>Basement:</b> Apartment / Sep Entrance	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Gas:</b> Municipal
<b>Heat:</b> Other / Gas	<b>Tot Prk Spcs:</b> 2	<b>Water:</b>
<b>A/C:</b> Wall Unit	<b>UFFI:</b>	<b>Water Supply:</b>
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>Year Built:</b> 1905	Clear View, Family Room, Fenced Yard,	<b>Retirement:</b> N
<b>Yr Built Source:</b> MPAC	Fireplace/Stove, Park, Public Transit,	<b>Farm/Agr:</b>
<b>Apx Sqft:</b> 2000-2500	School, Wooded/Treed	<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b> N		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Upper		

**Topography:** Flat,Level,Wooded/Treed

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.75	x 11.84	Hardwood Floor Gas Fireplace O/Looks Frontyard
2	Dining	Ground	17.75	x 10.33	Hardwood Floor Combined W/Kitchen O/Looks Backyard
3	Kitchen	Ground	15.58	x 9.09	Hardwood Floor Combined W/Dining Walk-Out
4	2nd Br	2nd	19.42	x 12.01	Hardwood Floor W/O To Balcony Combined W/Family
5	3rd Br	2nd	17.85	x 9.58	Hardwood Floor B/I Shelves Window
6	4th Br	2nd	11.25	x 9.42	Hardwood Floor Combined W/Laundry Laundry Sink
7	Den	2nd	9.58	x 6.66	Hardwood Floor O/Looks Backyard Combined W/Br
8	Prim Bdrm	3rd	19.09	x 12.34	Laminate 5 Pc Ensuite W/O To Balcony
9	Kitchen	Bsmt	10.17	x 9.51	Tile Floor Granite Counter Combined W/Living
10	Living	Bsmt	16.93	x 7.91	Broadloom Walk-Out Combined W/Br
11	Br	Bsmt	11.32	x 7.41	Broadloom Combined W/Living 3 Pc Ensuite

**Client Remks:** Blooming with charm! This beautifully updated century home blends historic enchantment with modern luxury, just moments from High Park's iconic cherry blossoms. Inside, original exposed brick and hardwood floors set the stage for a warm, character-filled space. Two expansive balconies extend from the upper levels, while a show-stopping principal suite spans the entire third floor, complete with a spa-like five-piece ensuite, centred around a cast-iron clawfoot tub. Designed for both function and comfort, the home offers a flowing open-concept main floor, perfect for hosting and everyday living. The kitchen is a true highlight, featuring new and upgraded appliances, sleek granite countertops, a wine fridge, and all the modern finishes you could desire. The upper levels provide ample space for a growing family, with bright, airy rooms that feel both private and connected. Two fireplaces - one gas, one wood-burning - add warmth and charm, while the custom-built back deck with California shutters creates a peaceful outdoor retreat. The gated front yard, and fully fenced back yard, along with built-in balcony screens, offer a private escape in the heart of the city. A rare find in this coveted neighbourhood, the property also features a spacious detached two-car garage and a separate basement apartment with private entry - ideal for rental income. Steps to High Park, Bloor West Village, top-rated schools, and effortless TTC access, this home offers a lifestyle as picturesque and vibrant as the blossoms themselves.

**Extras:**  
**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-913-7930



**34 Woodside Ave**  
**Toronto Ontario M6P 1L7**  
 Toronto W02 Runnymede-Bloor West Village Toronto  
**Taxes: \$10,388.01/2024** **For: Sale** **% Dif: 112**  
**Sold Date: 04/09/2025**  
**SPIS: N** **Last Status: SLD** **DOM: 2**

Detached **Fronting On: N** **Rms: 12 + 5**  
**Link: N** **Acreage:** **Bedrooms: 5 + 2**  
 2-Storey 37.25 x 95 Feet **Washrooms: 4**  
**Irreg:** 1x4xGround, 1x4x2nd, 1x4xBsmt, 1x3xBsmt

**Dir/Cross St: RUNNYMEDE/BLOOR/WOODSIDE**  
**Directions: RUNNYMEDE/BLOOR/WOODSIDE**

**MLS#: W12066682** **PIN#: 213640011**

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Front Yard	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O / Sep Entrance	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>Heat:</b> Water / Gas	<b>Tot Prk Spcs:</b> 1	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	Clear View, Family Room, Fenced Yard,	<b>Farm/Agr:</b>
<b>Assessment:</b> 2024 <b>POTL:</b>	Fireplace/Stove, Park, Public Transit, Rec	<b>Oth Struct:</b> Shed
<b>POTL Mo Fee:</b>	Centre, School	<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	9.15	x 11.35	French Doors	W/W Closet	Hardwood Floor
2	Living	Ground	13.29	x 13.42	Hardwood Floor	Bay Window	Fireplace
3	Dining	Ground	13.85	x 10.47	Beamed	Open Concept	Breakfast Bar
4	Kitchen	Ground	13.85	x 21.62	Centre Island	Granite Counter	Pot Lights
5	Br	Ground	9.12	x 18.96	Pocket Doors	W/W Closet	Window
6	2nd Br	Ground	8.76	x 11.02	Hardwood Floor	Pocket Doors	
7	Family	Bsmt	10.37	x 28.54	Fireplace	Heated Floor	3 Pc Bath
8	Other	Bsmt	11.38	x 13.32	Pot Lights	Wet Bar	Quartz Counter
9	Prim Bdrm	Bsmt	10.99	x 12.01	Heated Floor	4 Pc Bath	Window
10	4th Br	Bsmt	11.68	x 14.6	Heated Floor	Pot Lights	Closet
11	5th Br	Bsmt	10.99	x 13.22	Concrete Floor	Pot Lights	Combined W/Office
12	Living	2nd	14.07	x 14.11	Fireplace	Bay Window	W/O To Sunroom
13	Dining	2nd	13.78	x 13.16	Open Concept	Beamed	Combined W/Living
14	Kitchen	2nd	10.83	x 17.03	Marble Counter	Combined W/Laundry	Pot Lights
15	Br	2nd	9.02	x 12.63	Hardwood Floor	Large Window	Pocket Doors
16	Br	2nd	9.06	x 12.8	Large Window	Hardwood Floor	Wood Trim
17	Br	2nd	9.02	x 10.99	Large Window	4 Pc Bath	Hardwood Floor

**Client Remks:** Wow! This Landmark Corner Residence In Bloor West Village/High Park North Has Been Professionally Renovated Throughout. A Stunning Mix of Modern & Original Features. Hardwood Floors, Beamed Ceilings & Original French Doors Complement Stainless Steel Counters, Custom Cabinets Heated Floors. This Unique Property Offers Amazing Flexibility In Layout and Use. A Truly Magnificent Single Family Home Or A Fabulous Duplex/Co-housing Opportunity. PLUS An Incredible Reno'd Basement with 8 Ft. + Ceilings For An Unbelievable Nanny Suite Or Teen Hangout. Over 1200 Sq Ft. Of Gorgeous Living Space Per Floor. Unparalleled Curb Appeal: Turret, Verandas, Professionally Landscaped, Low-Maintenance Gardens, Multiple Deck Areas for Relaxing. Full Fenced-in Back Courtyard W/ Cute Storage Shed. Legal Pad Parking with Level Entry To Basement! Main Floor Has Large Foyer W/ Ample Closets. Bright & Airy Open Concept Living Room W/ Bay Windows & Fireplace Combines W/ Spacious Dining Area W/ Coffered Wood Ceilings. Spectacular Designer Kitchen. Steel Breakfast Bar, Granite Counters, Centre Island, Custom Cabinets & Stainless Steel Appliances. 2 Additional Rooms On Main For Bedrooms/Office Space + Reno'd 4 Pc Bath. The Sun-filled 2nd Level has 3 Bedrooms & 1 Bath. Open Concept Living/Dining Area W/Fireplace, Bay Window, Coffered Ceilings & W/Out To Incredible Muskoka Sunroom in the Tree Tops. Kitchen/Laundry Room W/ Marble Counters & Great Storage. The Stunning Basement Has Polished Concrete Heated Floors, 8 Ft + Ceilings & Large Windows. Beautiful Family Room W/ Gas Fireplace. Wet Bar/Laundry Area W/ Quartz Counters, Wine Fridge, Custom Cabinets. 2 Full Bathrooms & 3 More Large Rooms for Bedrooms/Office/Home Gym. \*\*Duel Tankless Water Heating System & Central Air\*\* All Renos Professionally Done W/ Permits. Located Near Humberside Cl, Western Tech, Runnymede PS, Many Parks, Stroll To High Park Cherry Blossoms. Short Walk To Subway, Bloor Boutiques, Shops & Restaurants.

**Extras:**  
**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-236-1245



**46 Glenwood Ave**  
**Toronto Ontario M6P 3C6**  
 Toronto W02 High Park North Toronto  
**Taxes: \$10,579.13/2025**      **For: Sale**      **% Dif: 117**  
**Sold Date: 03/05/2025**  
**SPIS: N**      **Last Status: SLD**      **DOM: 6**

Detached      **Fronting On: N**      **Rms: 12 + 2**  
**Link: N**      **Acreage:**      **Bedrooms: 4**  
 2-Storey      30 x 120 Feet      **Washrooms: 4**  
                          **Irreg:**      1x2xMain, 1x5x2nd, 1x3x2nd,  
                               1x3xLower

**Dir/Cross St: Bloor/Runnymede**      **Directions: Bloor/Runnymede**

**MLS#: W11991102**      **PIN#: 213630073**

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:** No  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove, Hospital,  
 Library, Park, Public Transit, Rec Centre,  
 School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.55	x 8.53	Window	Tile Floor	Pot Lights
2	Family	Main	14.7	x 10.2	Fireplace	Pot Lights	Window
3	Dining	Main	30.09	x 10.24	Pot Lights	Combined W/Kitchen	Hardwood Floor
4	Living	Main	18.7	x 13.22	Fireplace	Pot Lights	Sliding Doors
5	Kitchen	Main	18.7	x 8.53	Pot Lights	Window	Centre Island
6	Prim Bdrm	2nd	14.99	x 10.83	Ensuite Bath	Large Closet	Hardwood Floor
7	2nd Br	2nd	22.57	x 8.53	Window	Closet	Hardwood Floor
8	3rd Br	2nd	11.91	x 9.06	Window	Closet	Hardwood Floor
9	4th Br	2nd	11.91	x 9.25	Window	Closet	Hardwood Floor
10	Rec	Lower	28.81	x 17.49	Pot Lights	Vinyl Floor	Window
11	Living	Bsmt	15.26	x 18.57	Pot Lights	Window	Vinyl Floor
12	Sunroom	Main	7.87	x 17.39			

**Client Remks:** This prestigious family home on a premier tree-lined street in High Park North blends classic charm with modern elegance. Set on a 30' x 120' fully fenced lot, it boasts a private porch, driveway, and a heated garage. A stunning three-level addition creates a spacious 4-bed, 4-bath layout with pot lights and hardwood floors throughout. The open-concept main level features a sunlit living room with large sliding doors, family room with built-ins, and a true chefs kitchen with a Wolf gas range, double oven, Sub-Zero fridge, custom cabinetry, island, and walk-in pantry! A back mudroom and powder room lead to the landscaped backyard. Upstairs, the primary bedroom offers a spa-like ensuite with heated floors, a soaker tub, and a Carrera marble shower, while three additional bedrooms, a renovated bath, and second-floor laundry complete the level. The finished lower level boasts a media room, custom cabinetry, and a sleek bath with heated floors. The custom-built heated garage features an automatic door and loft storage. Steps from top-rated schools like Runnymede P.S. & HumberSide C.I., Bloor West Village shops, High Park trails and access to transit, this rare gem offers the perfect mix of prime location, extraordinary living, and luxury. A rare opportunity to own a home in one of Toronto's most sought-after neighborhoods!

**Extras:**  
**Listing Contracted With:** RE/MAX NOBLECORP REAL ESTATE905-856-6611



**45 Kennedy Park Rd**  
**Toronto Ontario M6P 3H2**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$9,549.11/2025 **For:** Sale **% Dif:** 112  
**Sold Date:** 04/24/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 2  
 Detached **Fronting On:** E **Rms:** 6 + 2  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 34 x 100 Feet **Washrooms:** 4  
**Irreg:** 1x2xGround, 1x5x2nd, 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Bloor & Runnymede **Directions:** Bloor & Runnymede

**MLS#:** W12096844 **PIN#:** 021370039

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1929  
**Apx Sqft:** 1500-2000  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick / Vinyl Siding  
**Drive:** Private  
**Gar/Gar Spcs:** Attached / 1  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Fireplace/Stove, Library, Park, Place Of  
 Worship, Public Transit, Ravine, School

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.36	x 12.76	Hardwood Floor Coffered Ceiling Gas Fireplace
2	Dining	Main	16.96	x 12.14	Hardwood Floor French Doors O/Looks Backyard
3	Kitchen	Main	19.78	x 9.71	Hardwood Floor Centre Island Open Concept
4	Breakfast	Main	19.78	x 9.71	Hardwood Floor W/O To Deck
5	Prim Bdrm	2nd	17.16	x 11.32	Hardwood Floor Double Closet Ensuite Bath
6	2nd Br	2nd	15.88	x 10.79	Hardwood Floor Double Closet
7	3rd Br	2nd	9.32	x 10.6	Hardwood Floor Closet W/O To Deck
8	Rec	Lower	20.21	x 11.22	Broadloom Pot Lights 3 Pc Bath
9	Laundry	Lower	16.57	x 11.25	Tile Floor
10	Foyer	Lower	0	0	Tile Floor

**Client Remks:** Welcome to 45 Kennedy Park Rd, a beautifully updated 1929 brick home tucked away on one of the most desirable streets in Bloor West / High Park. Set on a wide 34-ft lot with private parking and a garage, this timeless residence backs onto a forested ravine, offering peaceful, east-facing views and year-round natural beauty just steps from the vibrant energy of Bloor West Village and the trails of High Park. From the moment you arrive, the homes storybook curb appeal invites you in. The arched front door opens to a generous foyer that leads into elegant, light-filled reception rooms rich with character featuring leaded glass windows, original high baseboards, coffered ceilings, and a cozy fireplace. The spacious dining room, with its picture window framing lush ravine views, flows effortlessly into a modern, shaker-style kitchen with a center island and breakfast nook perfect for everyday living and entertaining. Step outside to a large private deck, ideal for hosting or unwinding in nature. A main floor powder room adds convenience. Upstairs, the thoughtfully redesigned layout offers three spacious bedrooms, including a serene primary suite with a luxurious 5-piece ensuite and soaker tub. The second bedroom is generous and bright, while the third features a charming surprise a private balcony nestled in the treetops. A stylish family bath completes this level. The lower level provides incredible bonus space, including a bright recreation room perfect for a home office or media space, an oversized laundry and pantry area, a wine cellar, and a 3-piece bathroom. Enjoy boutique shopping, European bakeries, and cozy cafes just a stroll away on Bloor Street. With top-rated schools, strong community spirit, and unbeatable transit access, this home offers the perfect blend of tradition, comfort, and connected urban living all in one of Torontos most sought-after neighbourhoods. No Survey.

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



**489 Glenlake Ave**  
**Toronto Ontario M6P 1G9**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$10,757.94/2024 **For:** Sale **% Dif:** 111  
**Sold Date:** 04/09/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7

Detached **Fronting On:** W **Rms:** 11  
**Link:** N **Acreage:** **Bedrooms:** 4 + 1  
 2-Storey 34.33 x 177.5 Feet **Washrooms:** 3  
**Irreg:** 1x4xUpper, 1x3xUpper, 1x3xBsmt

**Dir/Cross St:** Clendenan Ave/Bloor St W  
**Directions:** East of Glendonwyne Rd/West of Clendenan Ave

**MLS#:** W12057381 **PIN#:** 213700272

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Shingle	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Front Yard	<b>Cable TV:</b> A <b>Hydro:</b> Y
<b>Basement:</b> Finished / Full	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Gas:</b> Y <b>Phone:</b> A
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 2	<b>Water:</b> Municipal
<b>Heat:</b> Radiant / Gas	<b>Tot Prk Spcs:</b> 3	<b>Water Supply:</b>
<b>A/C:</b> Wall Unit	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 51-99	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Year Built:</b> 1948	Family Room, Fireplace/Stove, Library,	<b>Farm/Agr:</b>
<b>Yr Built Source:</b> MPAC	Park, Place Of Worship, Public Transit,	<b>Oth Struct:</b> Fence - Full, Garden Shed
<b>Apx Sqft:</b> 2000-2500	School, Wooded/Treed	<b>Survey Type:</b> None
<b>Assessment:</b> 2024 <b>POTL:</b>		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

**Topography:** Flat,Wooded/Treed

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.01	x 12.99	Hardwood Floor Large Window Fireplace
2	Kitchen	Main	15.58	x 20.41	Centre Island Granite Counter Eat-In Kitchen
3	Family	Main	13.09	x 19.09	W/O To Deck Hardwood Floor O/Looks Backyard
4	Prim Bdrm	2nd	13.58	x 12.99	3 Pc Ensuite W/I Closet O/Looks Backyard
5	2nd Br	2nd	10.99	x 11.25	Double Closet Hardwood Floor Large Window
6	3rd Br	2nd	12.17	x 9.25	Double Closet Hardwood Floor Large Window
7	4th Br	2nd	10.99	x 9.09	Hardwood Floor Large Window Ceiling Fan
8	Rec	Bsmt	18.01	x 12.34	Heated Floor Window 3 Pc Bath
9	Office	Bsmt	10.99	x 6	Window Pocket Doors Laminate
10	Br	Bsmt	14.5	x 10.76	Broadloom Window
11	Laundry	Bsmt	13.42	x 11.42	

**Client Remks:** A rare find in Bloor West Village, this beautifully landscaped 34' x 178' reverse-ravine lot offers exceptional privacy and a backyard built for family fun and entertaining. Surrounded by trees and green space, enjoy two patio areas and a back deck with gas BBQ hookup, perfect for hosting friends or relaxing in your own private outdoor retreat. Inside, this warm and inviting home boasts a three-story addition and a major renovation completed in 2012,blending timeless charm with modern function. The formal dining room with cozy fireplace flows into an open concept kitchen and sun-filled family room both featuring in-floor radiant heating for year-round comfort. The kitchen is anchored by a massive center island with seating for four, granite countertops, and all stainless steel appliances, perfect for everyday living or entertaining. Work from home? There's a custom-designed workspace with built-in storage and shelving, ideal for remote work or a kids homework zone. The family room overlooks the stunning backyard with a walkout to the back deck creating a seamless connection between indoor comfort and outdoor living. Upstairs offers four generously sized bedrooms, including a bright and sunny primary retreat with a spa-like 3-piece ensuite featuring slate finishes, and an oversized walk-in closet that feels like its own room. All three additional bedrooms feature high-end ceiling fans and large windows; two include deep double closets offering excellent storage space. Fighting for bathroom space? Enjoy the additional renovated(2023)4-piece bathroom with marble counters. The spacious, professionally underpinned basement offers a rec room and 3-piece bath with cozy in-floor heating, a dedicated home gym with pocket doors, and a versatile 5th bedroom or office featuring a queen-size Murphy bed ideal for guests or your kids sleepovers. Just a short stroll to top-rated schools, shops and cafes of vibrant Bloor West Village, TTC, and quick access to downtown.

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-231-5000



**481 Glenlake Ave**  
**Toronto Ontario M6P 1G9**  
 Toronto W02 High Park North Toronto  
**Taxes:** \$9,506.19/2024 **For:** Sale **% Dif:** 119  
**Sold Date:** 03/21/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 4

Detached **Fronting On:** S **Rms:** 7 + 1  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 37.75 x 180.83 Feet **Washrooms:** 4  
**Irreg:** 1x2xMain, 1x4x2nd, 1x5x2nd,  
 widens to 96 ft at rear! 1x4xBsmt  
**Dir/Cross St:** West of Clendenan **Directions:** West of Clendenan

**MLS#:** W12023370 **PIN#:** 213700276

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1950  
**Yr Built Source:** MPAC  
**Apx Sqft:**  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick  
**Drive:**  
**Gar/Gar Spcs:** Attached / 1  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.85	x 13.09	Bay Window Fireplace Hardwood Floor
2	Dining	Main	10.99	x 10.83	Hardwood Floor Large Window Combined W/Living
3	Kitchen	Main	24.11	x 9.48	Modern Kitchen Quartz Counter O/Looks Backyard
4	Family	Main	11.32	x 12.66	W/O To Ravine Hardwood Floor Family Size Kitchen
5	Prim Bdrm	2nd	11.65	x 13.62	4 Pc Ensuite O/Looks Backyard W/I Closet
6	2nd Br	2nd	10.76	x 12.24	Hardwood Floor Large Window Large Closet
7	3rd Br	2nd	12.73	x 12.27	Hardwood Floor Large Window Large Closet
8	Rec	Bsmt	40.45	x 20.9	Heated Floor Window 3 Pc Bath

**Client Remks:** A Stately Family Home Both Inside & Out! This newly renovated stunner is located on one of the best streets in High Park offering A RARE 38.75 feet x180 feet (96 feet at the rear), Ravine style backyard with lots of privacy & large flat area to play & entertain. Step inside, & it's clear this is no quick flip. Fresh (only 2-yrs old) top to bottom, "down-to-the-studs" quality renovation, was designed w/ intention & family living in mind. Enter through the custom front door & set the stage for a home that feels both timeless & contemporary. The formal living & dining room is a statement space. It can be as grand or casual, but one thing is certain it's stunning. A mid-century modern fireplace serves as the focal point, creating a cozy yet sophisticated ambiance. Oversized 8-foot bay window lets sunlight stream in! Next up is the showstopper custom kitchen - it's equal parts stunning & practical. A family-sized kitchen w/ casual dining space, huge island, tons of counter space & high-end appliances make this a dream for home chefs! Head upstairs to a family-sized 2nd floor w/ two large bedrooms, each w/ oversized windows & roomy closets. The primary suite is a true sanctuary that is anything but ordinary. Spacious for a king-sized bed, this bright & airy retreat boasts soaring vaulted ceilings, walk-in closet & serene atmosphere overlooking the tree canopy. Showstopper? The ensuite. This spa-like escape is straight out of a magazine, double vanity, huge walk-in shower & soaker tub that practically begs for a long, relaxing bath. Most basements are, well basements. But not this one. This fully underpinned lower level is next-level luxurious, featuring heated polished concrete floors and huge above grade windows, make it the coziest place in the house. This basement is huge, bright versatile & perfect for movie nights, playdates & perfect WFH !

**Extras:**

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