



	58 Gilmour Ave Toronto Ontario M6P 3A9 Toronto W02 High Park North Toronto Taxes: \$6,323/2024 Sold Date: 04/25/2025 SPIS: N Last Status: SLD DOM: 10			Sold: \$1,327,500 List: \$1,399,000 For: Sale % Dif: 95		
	Semi-Detached Link: 2-Storey		Fronting On: W Acreage: 25 x 98 Feet Irreg:		Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x3xBsmt	
	Dir/Cross St: Runnymede Rd & Annette St Directions: Runnymede Rd & Annette St					
MLS#: W12083296			PIN#: 213630265			
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1920 Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick / Vinyl Siding Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Park, Public Transit, Rec Centre, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:		
				Hydro: Phone: Municipal Sewers Unknown Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	6.07	x 8.99	Vinyl Floor	
2	Kitchen	Main	9.78	x 10.24	Renovated	Stainless Steel Appl
3	Dining	Main	9.58	x 9.25	Renovated	O/Looks Backyard
4	Pantry	Main	8.76	x 6.66	Combined W/Kitchen	Sliding Doors
5	Living	Main	14.5	x 10.01	Bay Window	Hardwood Floor
6	Prim Bdrm	2nd	13.16	x 10.01	Hardwood Floor	Closet
7	2nd Br	2nd	9.58	x 10.01	Hardwood Floor	Closet
8	3rd Br	2nd	9.68	x 9.25	Hardwood Floor	O/Looks Frontyard
9	Office	Bsmt	9.88	x 8.4	Broadloom	Open Concept
10	Rec	Bsmt	9.51	x 19.26	Broadloom	Open Concept
Client Remks: Welcome to this beautifully renovated semi-detached home on a 25-foot-wide lot in one of High Parks most coveted and family-friendly neighbourhoods. Bathed in natural light, this charming home seamlessly combines thoughtful upgrades with timeless appeal and modern functionality. The east-facing living room is warm and inviting, while the fully renovated kitchen and dining area (2024) feature custom shaker-style cabinetry, quartz countertops, stainless steel appliances, and generous storage. Sliding doors open to a new rear deck and a fully fenced backyard ideal for enjoying a coffee, entertaining, gardening, or quiet evenings outdoors. A charming shed and rear parking via a mutual drive complete this private outdoor retreat. Upstairs, you'll find three bright bedrooms and a spa-inspired 5-piece bath with a double vanity, shower & tub, and elegant finishes. Hardwood flooring and a classic staircase add to the homes character. The versatile basement is set up as a home office, guest suite, and cozy rec/TV area. This location is a standout for families, nestled within highly sought-after school catchments: Runnymede Jr & Sr PS, St. Cecilia, Western Tech, and Humberside Cl. Walk to Bloor West Village, Baby Point, and The Junction all offering vibrant local shops, cafes, and dining. Whether you're picking up fresh pastries, browsing boutiques, or meeting friends for dinner, its all just steps from your door. Transit is seamless with the Runnymede bus connecting to the Bloor subway in minutes, and the UP Express nearby for easy access downtown or to Pearson. Outdoor lovers will appreciate proximity to High Parks 400 acres, plus nearby Humber River trails and the lakeshore with its boardwalk, Sunnyside pool, and scenic paths. Move-in ready and thoughtfully designed, this home offers the perfect blend of location, lifestyle, and community. A true gem in the heart of the west end.						
Extras:						
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255						



243 Pacific Ave		Sold: \$1,452,000	
Toronto Ontario M6P 2P7		List: \$1,500,000	
Toronto W02 High Park North Toronto			
Taxes: \$7,567.76/2024		For: Sale	% Dif: 97
Sold Date: 04/16/2025			
SPIS: N	Last Status: SLD	DOM: 15	
Semi-Detached	Fronting On: E	Rms: 8 + 1	
Link:	Acreage:	Bedrooms: 2 + 1	
2-Storey	20 x 159 Feet	Washrooms: 3	
	Irreg:	1x4xLower, 1x3xMain, 1x4x2nd	
Dir/Cross St: Keele and Bloor Directions: Keele and Bloor			

MLS#: W12055479	PIN#: 213660294
Assignment: N	

Kitchens: 2	Exterior: Brick	Zoning: R(d0.6*737)
Fam Rm: Y	Drive: Front Yard	Cable TV: Y Hydro: Y
Basement: Part Fin	Gar/Gar Spcs: Built-In / 1	Gas: Y Phone: Y
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront: None
Apx Age: 51-99	Prop Feat:	Retirement: N
Year Built: 1982	Family Room, Fenced Yard, Park, Public	Farm/Agr:
Apx Sqft: 1500-2000	Transit, Wooded/Treed	Oth Struct:
Assessment: POTL: N		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Main		

Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.68	x 11.15	Hardwood Floor
2	Dining	Main	10.01	x 11.15	Hardwood Floor
3	Kitchen	Main	10.17	x 11.52	
4	Br	Main	10.01	x 12.76	
5	Bathroom	Main	4.49	x 9.25	
6	Living	2nd	23.65	x 11.32	
7	Kitchen	2nd	10.17	x 11.32	
8	Br	2nd	9.42	x 12.66	
9	Bathroom	2nd	4.99	x 11.32	
10	2nd Br	Bsmt	14.34	x 14.34	
11	Bathroom	Bsmt	6	x 6	
12	Laundry	Bsmt	9.58	x 7.09	

Client Remks: Charming High Park Semi-Detached Home with Endless Potential Welcome to this spacious and well-maintained 2-storey semi-detached home in the highly sought-after High Park neighborhood. Located on a family-friendly street. Just steps from Toronto's most treasured green space, High Park, this home is also in a top-rated school district. Situated on Pacific Avenue, the property features a classic brick faade, an inviting front porch, and a thoughtful layout with interior updates. With over 2,000 sq. ft. of living space on a low-maintenance 20' x 159' lot, this home offers both comfort and convenience.The original wood floors run throughout the main and upper floors, adding to the home's charm.					
Extras:					
Listing Contracted With: EXP REALTY866-530-7737					



10 Lincoln Ave

Toronto Ontario M6P 1M8

Toronto W02 High Park North Toronto

Taxes: \$6,574/2025

Sold Date: 05/12/2025

SPIS: N

Sold: \$1,585,000

List: \$1,389,000

For: Sale

% Dif: 114

Last Status: SLD

DOM: 7

Semi-Detached

Link:

2-Storey

Fronting On: N

Acreage:

21.83 x 93.25 Feet

Irreg:

Rms: 8 + 3

Bedrooms: 3 + 1

Washrooms: 2

1x4x2nd, 1x4xLower

Dir/Cross St: Runnymede Rd & Annette St

Directions: North on Runnymede Rd from Bloor St W, East on Lincoln Ave

MLS#: W12124089

PIN#: 213630208

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	Shed
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.3	x 15.72	Large Window	Combined W/Dining	Fireplace Insert
2	Dining	Main	9.25	x 12.57	Hardwood Floor	Pot Lights	Window
3	Kitchen	Main	8.79	x 15.26	Tile Floor	Pot Lights	Centre Island
4	Prim Bdrm	Main	15.42	x 12.43	Vaulted Ceiling	Gas Fireplace	Double Closet
5	2nd Br	2nd	9.84	x 10.14	Closet	Hardwood Floor	Window
6	3rd Br	2nd	8.53	x 13.68	Closet	Hardwood Floor	W/O To Sunroom
7	Sunroom	2nd	7.41	x 7.45	Finished	Window	
8	Family	Lower	13.85	x 8.17	4 Pc Bath	Closet	

Client Remks: In High Park North, city living feels a little greener, a little slower, and a lot more connected. From this soulful semi, you're perfectly positioned to soak it all in on a quiet, tree-lined street surrounded by friendly neighbours, young families, and everyday convenience. Inside, the living room sets the tone with soft natural light and the familiar comfort of a classic fireplace. The open-concept flow takes you through a dining space made for gathering and into a kitchen that delivers -- oversized island, bar seating, and enough storage to keep life running smoothly. Toward the back, a sunny flex space adapts to whatever you need, with double French doors that open to a deck and shady, fenced backyard. There's even a powered shed for added storage, hobbies, or gear. Upstairs, the light-filled primary bedroom features vaulted ceilings and a fireplace that adds even more character. Two more bedrooms offer flexibility for family, guests, or creative pursuits, and one even features a bonus sunroom. A full 4-piece bathroom rounds out the second level, while the finished basement offers its own laundry and an additional full bathroom. The flexible layout and separate entrance delivers incredible potential for an income suite, in-law space, or simply a little extra breathing room. Street parking is easy to find, making it simple for guests, caregivers, or busy households. Junction hotspots, Bloor West Village, top-rated Runnymede Jr/Sr Public School, Runnymede Subway Station, and everyday essentials are all within easy reach. Not to mention High Park, Toronto's largest park with 400 acres of trails, playgrounds, gardens, and even a zoo. It's the kind of neighbourhood that's so special, finding a home here never stops feeling like a big deal.

Extras:

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


118 High Park Ave
Toronto Ontario M6P 2S4

Toronto W02 High Park North Toronto

Taxes: \$9,178.68/2024**For:** Sale**Sold:** \$1,875,000**List:** \$1,988,000**Sold Date:** 02/05/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 84

Triplex

Fronting On: W**Rms:** 17**Link:****Acreage:****Bedrooms:** 8

3-Storey

30.04 x 200.26 Feet

Washrooms: 3**Irreg:**

1x4xBsmt, 1x4xMain, 1x4xUpper

Dir/Cross St: High Park Ave / Bloor St W**MLS#:** W10422022**PIN#:** 213660002

Kitchens: 3
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Radiant / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Mutual
Gar/Gar Spcs: Detached / 3
Drive Park Spcs: 3
Tot Prk Spcs: 6
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Discover an exceptional opportunity to own a residence at 118 High Park Avenue! This spacious 4,000 sq ft property, including a 1,260 sq ft garden-level suite, combines close subway access, prestigious address and functionality across three distinct units. Each unit boasts bright, well-appointed spaces with hardwood flooring, generous windows, and 2 with private balconies, making it a wonderful choice for homeownership with income potential. Perfect for new homeowners and seasoned investors alike, this legal triplex offers strong rental income with fully occupied units. Each has a private entrance, giving you the flexibility to either choose your own tenants or live in one unit while leasing out the other two. A comprehensive home inspection confirms a solid structure, new roof, updated furnace, and a sound foundation. Additionally, this property features a spacious three-car garage and ample parking. With its blend of comfort, income potential, and prime location, 118 High Park Avenue is a rare find thats ready for you to make your own!

Extras: See attachments for building financials.**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871



227 Oakmount Rd		Sold: \$1,883,000	
Toronto Ontario M6P 3K3		List: \$1,949,000	
Toronto W02 High Park North Toronto			
Taxes: \$8,700/2024		For: Sale	% Dif: 97
Sold Date: 03/21/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: N	Rms: 9	
Link:	Acreage:	Bedrooms: 4 + 1	
3-Storey	19.92 x 134 Feet	Washrooms: 3	
	Irreg:	1x4xBsmt, 1x2xMain, 1x3x2nd	
Dir/Cross St: Hillsview & Pacific Ave Directions: Hillsview & Pacific Ave			

MLS#: W12019146	PIN#: 213660336
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Kitchens: 1	Exterior: Concrete	Zoning: R(do6*737)
Fam Rm: N	Drive: None	Cable TV: Hydro:
Basement: Finished / Full	Gar/Gar Spcs: None / 0	Gas: Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Apx Sqft: 3000-3500		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.61	x 10.5	Hardwood Floor	Open Concept	Combined W/Living
2	Dining	Main	15.42	x 10.63	Hardwood Floor	Combined W/Living	Bow Window
3	Kitchen	Main	16.24	x 11.65	Tile Floor	Eat-In Kitchen	Family Size Kitchen
4	Prim Bdrm	2nd	16.08	x 10.53	Hardwood Floor	Fireplace	W/O To Balcony
5	2nd Br	2nd	11.15	x 10.43	Hardwood Floor	Closet	
6	3rd Br	2nd	11.15	x 10.43	Hardwood Floor	Closet	
7	Nursery	2nd	8.2	x 7.48			
8	4th Br	2nd	16.31	x 6.5	Closet		
9	5th Br	3rd	16.04	x 7.74	Tile Floor	Closet	

Client Remks: Welcome to this stunning family home situated in one of the most sought after neighbourhoods in all of Toronto. This fully renovated, one of a kind home boasted an open floor plan with loads of natural sunlight. Spacious and airy this home has room for the entire family from the finished basement with in law suite, chefs kitchen and sprawling primary bedroom. The custom deck is inviting and perfect for entertaining on warm summer evenings. Situated near parks, trails, shopping, restaurants and easy hwy access. You won't want to miss this one. ***Extras -Fridge, stove, dishwasher, washer and dryer.

Extras:
Listing Contracted With: NEW ERA REAL ESTATE416-508-9929



166 Quebec Ave
Toronto Ontario M6P 2T8

Toronto W02 High Park North Toronto

Taxes: \$9,527.65/2024

Sold Date: 05/15/2025

SPIS: N

Last Status: SLD

For: Sale

% Dif: 97

DOM: 8

Duplex

Link:

2-Storey

Fronting On: W

Acreage:

30 x 143 Feet

Irreg:

Rms: 12 + 4

Bedrooms: 4 + 3

Washrooms: 3

1x4xMain, 1x4x2nd, 1x3xLower

Dir/Cross St: Bloor St W & Keele St **Directions:** Bloor St W & Keele St

MLS#: W12132091

PIN#: 213680305

Kitchens:	2	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Other / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 14.17	Bay Window	Gas Fireplace	Hardwood Floor
2	Kitchen	Main	11.15	x 10.76	Window	Pot Lights	B/I Oven
3	Dining	Main	12.99	x 12.99	Casement Windows	Hardwood Floor	
4	Prim Bdrm	Main	15.16	x 10.76	Closet	Window	Broadloom
5	2nd Br	Main	10.76	x 10.6	Window	Hardwood Floor	
6	Den	Main	11.32	x 7.58	Large Window	W/O To Deck	Hardwood Floor
7	Living	2nd	14.99	x 14.5	Bay Window	Gas Fireplace	
8	Kitchen	2nd	11.15	x 10.76	Window	Pantry	Double Sink
9	Dining	2nd	12.99	x 12.99	Casement Windows		
10	Prim Bdrm	2nd	10.83	x 10.66	Closet	Casement Windows	Broadloom
11	2nd Br	2nd	10.76	x 10.6	Closet	Casement Windows	Broadloom
12	Den	2nd	7.84	x 7.68	Closet	W/O To Balcony	Broadloom
13	Office	2nd	19	x 0	Large Window	W/I Closet	Broadloom
14	Family	Lower	25.16	x 9.84	Pot Lights	Window	Broadloom
15	Den	Lower	15.58	x 8.01	Pot Lights	Large Closet	Broadloom
16	Laundry	Lower	12.34	x 10.99	Window	Laundry Sink	
17	Mudroom	Lower	11.32	x 7.15			
18	Laundry	Lower	24.02	x 10.17	Window	Laundry Sink	

Client Remks: A distinctive purpose-built duplex in prime High Park! This two-storey dwelling with exceptional curb appeal and character offers 2,500 sq ft of living area in two spacious two-bedroom apartments. The generous 30 x 142 west-facing lot has a double garage with lane access and excellent potential for a laneway house. Main Floor Owners Apartment: Living room with bay window and gas fireplace | Renovated kitchen and four piece bath | 2 bedrooms, an office and walkout to deck and backyard | Finished lower level with 3-piece bath and laundry. Second Floor Apartment: In addition to 2 bedrooms, this unit has an office & covered porch | Renovated kitchen and bath | Separate basement w/ laundry, storage & access to backyard | Tenanted month to month | Features: 2 heating systems | 2 hydro meters | Upgraded 200 amp service | Separate entrances, basements and generous storage | Double garage with separate doors for each bay plus extra parking for one small car off lane. Located on a desirable tree-lined street just a short walk to High Park, the subway and the fabulous boutiques, bakeries, specialty food stores, coffee shops and restaurants in the Junction and Bloor West Village. Home Inspection, 3D Tour, Video Floor Plans, Laneway House and Multi Unit Development Potential Report & House Data available. Offers Welcome Anytime.

Extras:

Listing Contracted With: BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853


247-249 High Park Ave
Toronto Ontario M6P 2S5

Toronto W02 Junction Area Toronto

Taxes: \$15,764.97/2024**For:** Sale**Sold:** \$2,325,000**List:** \$2,498,000**Sold Date:** 02/07/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 80

Multiplex

Fronting On: W**Rms:** 12 + 8**Link:****Acreage:****Bedrooms:** 4 + 2

2-Storey

48.6 x 150.79 Feet

Washrooms: 6**Irreg:**

2x4xMain, 2x4x2nd, 2x4xBsmt

irregular per

Geowarehouse

Dir/Cross St: Annette St & High Park Ave**MLS#:** W10431388**PIN#:** 213650066

Kitchens:	4 + 2	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	Detached / 4	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	8	Water:	Phone:
Heat:	Radiant / Other	Tot Prk Spcs:	12	Water Supply:	Municipal
A/C:	Window Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19	x 12.4	Large Window	Ceiling Fan	Combined W/Dining
2	Kitchen	Main	12.5	x 8.99	Window	Tile Floor	Stainless Steel Sink
3	Br	Main	14.01	x 9.15	Window	Ceiling Fan	Closet
4	Living	2nd	19	x 12.4	Large Window	Ceiling Fan	Combined W/Dining
5	Kitchen	2nd	12.5	x 8.99	Window	Tile Floor	Stainless Steel Sink
6	Br	2nd	14.01	x 9.15	Window	Closet	Balcony
7	Living	Lower	12.4	x 10.5	Large Window	Combined W/Br	
8	Br	Lower	14.01	x 8.17	Window	Closet	
9	Kitchen	Lower	14.01	x 8.5	Window	Tile Floor	Stainless Steel Sink
10	Laundry	Lower	14.01	x 8.23	Side Door	Laundry Sink	Window

Client Remks: Welcome to this sought-after, purpose-built 6-plex on an expansive property in the heart of Junction/High Park! Its a remarkable opportunity for investors, those exploring live/rent options, individuals considering co-ownership arrangements, or families seeking multi-generational living. Key Features: A spacious 4,800 square feet of living space over three levels | Impressive lot measuring 50' x 200' (irregular at rear) | Private drive with double garage | One vacant unit available; remaining units are month to month | Potential to add multiple units and a garden suite | See development potential report in attachments | Current Property Condition Assessment is available. This ideal city property is located on a desirable tree-lined street just a short walk to High Park, the subway and the fabulous boutiques, bakeries, specialty food stores, coffee shops and restaurants in the Junction! Annual Gross Income* - \$91,521 Annual Expenses* - \$27,441 Net operating Income* - \$64,080 *includes estimated income for vacant unit & estimated expenses. (buyer to complete due diligence).

Extras:**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853