



20 Webb Ave Toronto Ontario M6P 1M5 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,847.11/2025 For: Sale Sold Date: 09/16/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,168,000 List: \$998,000 % Dif: 117
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20.83 x 108 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Runnymede/South of Annette Directions: Runnymede/South of Annette

MLS#: W12388751 **PIN#:** 213630250
Legal: PT LT 49-50 PL D1390 TORONTO AS IN WT106593; S/T & T/W WT106593; 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: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Water Meter	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	Sunroom	Ground	14.9	x 6.14	Large Window	Sliding Doors	
2	Living	Ground	11.45	x 10.2	Fireplace	Broadloom	Window
3	Dining	Ground	12.93	x 8.83	Large Window	Broadloom	
4	Kitchen	Ground	14.73	x 11.68	Eat-In Kitchen	Ceramic Floor	Walk-Out
5	Mudroom	Ground	7.48	x 7.22	Closet	Sliding Doors	W/O To Yard
6	Prim Bdrm	2nd	14.24	x 11.98	Hardwood Floor	Large Closet	Window
7	2nd Br	2nd	11.52	x 8.73	Hardwood Floor	Large Closet	Window
8	3rd Br	2nd	11.45	x 8.69	Hardwood Floor	Closet	W/O To Balcony
9	Rec	Bsmt	27.53	x 14.73	Panelled	Tile Floor	4 Pc Bath
10	Laundry	Bsmt	10.24	x 6.59	Tile Floor		

Client Remks: Don't Miss This One! Rare Available Solid Home, Owned By The Same Family For Almost 60 Years! Located On The Very Desirable Quiet Tree Lined Street South Of Annette, Near Runnymede In Bloor West/High Park North Neighbourhood. This Home Offers Great Potential And Awaits For Your Personal Touch. Welcoming Front Sunroom With Oversized Windows And Sliding Glass Panels. Cozy Living Room With Gas Fireplace And Broadloom Floors Open To The Large Dining Room. Huge Eat In Kitchen With A Walk Out To The Mud Room & Back Yard With Single Car Garage & Shared Driveway. Second Floor Features 3 Spacious Bedrooms, Hardwood Floors Throughout & 4 Pc Bathroom With Tub(Shower Head Is Missing). The Large King Size Prime Bedroom Has An Oversized Closet & Large Window. Third Bedroom Has A Walk Out To The Large Balcony. Finished Basement With Family/Rec Room, Laundry & Furnace Room With Wood Panelling & 4 Pc Bathroom. This Home Is Located Near Runnymede Ps, Humberside Cl **No Need To Cross Runnymede. Walk To Coveted Bloor With Its Famous Shops, Restaurants, Subway & Many Parks. Majestic High Park Is Just 10 Min Away. This Home Has Mostly Newer Windows. The House To Be Sold In "As Is" Condition. Please Read The Inspection Report Attached To Mls.

Inclusions: FRIDGE,STOVE, WASHER/DRYER, ELECTRICAL LIGHT FIXTURES; WINDOW COVERINGS; MAIN FLOOR WOODEN SHUTTERS; GARAGE DOOR OPENER & REMOTE.

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-769-3437



1968 Bloor St W 11 Toronto Ontario M6P 3K9 Toronto W02 High Park North Toronto Taxes: \$6,628/2025 Sold Date: 07/22/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,011,000 List: \$1,019,000 For: Sale % Dif: 99
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 15 x 30 Feet Irreg:	Rms: 6 Bedrooms: 2 + 1 Washrooms: 3 1x2xMain, 1x5x2nd, 1x3x3rd	Dir/Cross St: Bloor and High Park Directions: Bloor and High Park

MLS#: W12290899 **PIN#:** 213680350
Legal: PT LT 53 PL 660 DESIGNATED AS PT 11 PL 66R23550; T/W ROW OVER PTS 3 TO6 PL 66R20751 AS IN CA736200; CITY OF TORONTO ; T/W AN UNDIVIDED COMMON INTEREST IN TORONTO COMMON ELEMENTS CONDOMINIUM CORPRATION NO.1982.

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 16-30 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: Y POTL Mo Fee: 532.33 Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private, Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None ProFeat: Family Room, Hospital, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Patio 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:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 10.53	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	14.99	x 10.53	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	11.45	x 8.4	Crown Moulding	Granite Counter	Centre Island
4	Prim Bdrm	2nd	19.85	x 14.17	Hardwood Floor	5 Pc Ensuite	Double Closet
5	Bathroom	2nd	14.17	x 8.96	5 Pc Bath		
6	2nd Br	3rd	12.24	x 10.63	Broadloom	3 Pc Bath	Double Closet
7	Family	3rd	18.08	x 14.8	Broadloom	Pot Lights	

Client Remks: A High Park Treasure, here's a rare opportunity to own a piece of Toronto's most beloved west-end neighbourhood. Welcome to this exceptionally spacious 3-storey freehold townhome tucked into a private enclave directly facing High Park. With 2+1 bedrooms, 3 bathrooms, and underground parking, this home offers the ultimate in city living paired with the serenity of nature at your doorstep. Step inside and be greeted by an open-concept main floor, complete with high ceilings, pot lights, and a 2-piece powder room. The kitchen is smart and functional, offering generous cabinetry and perfect flow for cooking, hosting, or family life. A beautiful oak circular staircase spirals upward - a signature design detail that carries you through the home with elegance and ease. The second level features a luxurious primary retreat complete with a spa-like 5-piece ensuite. On the top floor a second bedroom plus a sunlit den/family space that could easily serve as a third bedroom, home office, or cozy lounge. But the crown jewel? The private rooftop terrace. Bathed in sunlight, fitted with a gas line for BBQs, and made for lounging, entertaining, or quiet evenings under the stars. Its your own urban escape high above the city and surrounded by trees. Steps to the subway, Bloor West Village, Roncesvalles, shops, cafes, schools, and all the trails, gardens, and beauty of High Park. These rarely come up and when they do, they don't last. Run, don't walk.

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer and dryer, GB&E, CAC, electric light fixtures, hot water tank
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



1968 Bloor St W 6
Toronto Ontario M6P 3K9
 Toronto W02 High Park North Toronto
Taxes: \$5,753.68/2025 **For:** Sale **% Dif:** 103
Sold Date: 09/12/2025
SPIS: N **Last Status:** SLD **DOM:** 2
Att/Row/Townhouse **Fronting On:** S **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3 + 1
 3-Storey 15.68 x 31.5 Feet **Washrooms:** 3
Irreg: 1x3x3rd, 1x5x2nd, 1x3xBsmt
Dir/Cross St: Bloor and Clendenan.
Directions: On north side of Bloor Street between Clendenan and Quebec Ave.

MLS#: W12394137 **PIN#:** 213680344
Legal: PT LT 52 PL 660 DESIGNATED AS PT 6 PL 66R23550;

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 16-30 Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: Other Roof: Flat Foundation: Poured Concrete Assessment: POTL: Y POTL Mo Fee: 532.33 Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Other / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Grnbelt/Conserv, Hospital, Park, Public Transit, School Exterior Feat: Deck Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: Accessibility: None Feat: Under Contract: None 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	Kitchen	Main	14.5	x 6.82	Wood Floor	Open Concept	
2	Living	Main	14.5	x 10.83	Window	Wood Floor	Open Concept
3	Dining	Main	12.24	x 11.09	Combined W/Kitchen	Wood Floor	Combined W/Living
4	Prim Bdrm	2nd	12.83	x 18.67	5 Pc Ensuite	Large Closet	Window
5	2nd Br	3rd	12.6	x 10.01	Broadloom	Closet	Window
6	Den	3rd	14.67	x 9.25	Skylight	Broadloom	Closet
7	3rd Br	Bsmt	14.93	x 9.91	Closet	Window	Broadloom
8	Rec	Bsmt	14.93	x 18.93	Broadloom	3 Pc Bath	

Client Remks: Rarely Offered Front Unit with Forever Views of High Park! Enjoy over 2000 sq ft of living space in this spacious, thoughtfully designed, freehold townhouse with underground parking at your door. This coveted front unit offers uninterrupted views of Toronto's iconic High Park - your forever backyard. With soaring ceilings, including an impressive 11 feet in the lower level, the open-concept layout is perfect for modern living, entertaining and allows for significant storage without compromising living space, unrivaled in most homes. The gourmet kitchen flows seamlessly into the living and dining areas, all bathed in natural light from oversized windows facing the park. You will love the rooftop terrace, just above tree level, to enjoy with friends while overlooking High Park. Step out directly to covered parking - no elevators, no hassle. Located at the gateway to Bloor West Village, you're just steps to the subway, shops, cafes, and nature. High Park Station is literally a 1 minute walk around the corner, and just a short walk to the UP express for those jet-setters or for a quick commute to Union Station - this location is unbeatable. Families will appreciate top-tier school zoning: Runnymede PS and Humberside Cl. This is a rare opportunity to own space, style, and serenity in one of Toronto's most beloved communities.

Inclusions: All existing appliances including Stainless steel Fridge, range, b/i dishwasher, b/i microwave range hood, washer and dryer. All existing light fixtures and window coverings.

Listing Contracted With: ROYAL LEPAGE TERREQUITY PRINCIPLED REALTY416-495-2730



32 Webb Ave
Toronto Ontario M6P 1M5
 Toronto W02 High Park North Toronto
Taxes: \$6,726.45/2025 **For:** Sale **% Dif:** 97
Sold Date: 09/30/2025
SPIS: N **Last Status:** SLD **DOM:** 8
Semi-Detached **Fronting On:** N **Rms:** 6 + 3
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 21 x 108 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Runnymede/Annette **Directions:** East of Runnymede and South of Annette

MLS#: W12418208 **PIN#:** 213630244
Legal: PT LOT 56-57 PL D1390 TORONTO AS IN CA777084, S/T &T/W CA777084;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: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Other / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	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	Other	Main	14.11	x 6.5	Large Window		
2	Living	Main	14.8	x 11.61	Hardwood Floor	B/I Bookcase	Fireplace
3	Dining	Main	13.29	x 10.99	Hardwood Floor	Window	
4	Kitchen	Main	14.3	x 10.2	Hardwood Floor	Stainless Steel Appl	
5	Mudroom	Main	8.01	x 7.61	Vinyl Floor	W/O To Deck	
6	Prim Bdrm	2nd	14.3	x 12.01	Hardwood Floor	Closet	Window
7	2nd Br	2nd	11.61	x 8.89	Hardwood Floor	Closet	Window
8	3rd Br	2nd	11.48	x 8.89	Hardwood Floor	Closet	Window
9	Rec	Bsmt	14.4	x 11.12	3 Pc Bath	Laminate	Window
10	Laundry	Bsmt	7.61	x 6.59	Separate Rm		

Client Remks: Welcome to 32 Webb Avenue, this home offers an ideal blend of comfort, convenience, and opportunity. This charming semi-detached home is situated on a quiet, tree-lined street in a highly sought-after, family-friendly neighbourhood. Featuring 3 bedrooms, 2 bathrooms, and a finished basement, this home offers the perfect space for a family or couple. Within walking distance, enjoy parks, top schools, cafes, restaurants, and public transit. Its a welcoming, tight-knit community that has everything you need. This home is ready for you to move in and enjoy immediately, but also offers great potential for future updates. Make it your own and create the home of your dreams.

Inclusions: Fridge, Stove, Dishwasher, Microwave/Exhaust, Washer & Dryer, All existing light fixtures, All existing window coverings (not belonging to the tenant), Hwt, Furnace, Air conditioner

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



136 Mavety St Toronto Ontario M6P 2L9 Toronto W02 Junction Area Toronto		Sold: \$1,195,000 List: \$1,249,999
Taxes: \$7,239.24/2025	For: Sale	% Dif: 96
Sold Date: 10/29/2025		
SPIS: N	Last Status: SLD	DOM: 65
Duplex Link: 2 1/2 Storey	Fronting On: W Acreage: < .50 20 x 98 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 Washrooms: 1 1x4x2nd
Dir/Cross St: Annette St & Keele St Directions: One street west of Keele St, south of Annette St		

MLS#: W12362230

PIN#: 213650257

Legal: PT LT 48 PL 1350 TORONTO AS IN CT324648, S/T & T/W CT324648; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Crawl Space / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: \$960,000 / 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch Enclosed Interior Feat: Rough-In Bath, Storage Area Lockers Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.94	x 10.07	Laminate
2	Dining	Main	10.63	x 8.63	B/I Shelves
3	Kitchen	Main	12.17	x 9.97	Quartz Counter Laminate
4	Family	Main	12.27	x 10.14	W/O To Porch Laminate
5	Kitchen	2nd	10.43	x 9.61	Quartz Counter Backsplash
6	Prim Bdrm	2nd	14.47	x 9.19	Bay Window Laminate
7	2nd Br	2nd	12.2	x 9.02	Laminate
8	3rd Br	3rd	11.61	x 11.48	Laminate
9	4th Br	3rd	15.72	x 11.52	Laminate
10	Furnace	Bsmt	22.64	x 12.93	Combined W/Laundry B/I Shelves
11	Utility	Bsmt	9.91	x 8.2	B/I Shelves Concrete Floor

Client Remks: Welcome to 136 Mavety Street - Detached 2 1/2 Storey in The Junction Area / North High Park Area! This beautiful 4-bedroom Duplex home in one of Toronto's most beloved neighbourhoods. Walk into the enclosed insulated mudroom offering a practical, all-season entry with space for coats, boots, strollers, and gear. Then enter a freshly painted home throughout with new vinyl flooring on all 3 above grade levels, it blends classic charm with modern comfort. The main floor kitchen features brand-new stainless-steel appliances, quartz countertop, large enough for an eat-in area and ample room to add more cupboards/pantry - ideal for everyday cooking and entertaining. The second floor adds exceptional versatility with a second kitchen (also with quartz countertop), perfect for multi-generational living, a nanny/guest suite, or potential rental flexibility. A fully updated 4-piece bathroom complimenting the Primary and Secondary bedroom. On the third floor, two spacious bedrooms each enjoy Large Windows and Updated south-facing skylights, bathing the rooms in soft, even natural light - great for bedrooms, studios, or inspiring work-from-home spaces. The partially fin. basement offers lots of additional storage and laundry area with brand new washer/dryer. Under the back deck is an insulated/heated crawl space with full plumbing Capped and more storage! Outside, the property offers laneway access to the backyard plus the rare convenience of a licensed front-yard parking pad for 1 car. Area Highlights: stroll to the cafes, restaurants, and boutiques of Dundas St W or shops of Bloor St W.; close to groceries, gyms, libraries, and top-rated schools; minutes to High Park; and excellent transit with nearby TTC subway connections and UP Express/GO for quick trips downtown or to the airport. Home and all Chattels are being sold in "As is, where is condition." No representations or warranties. Move-in ready with room to grow - don't miss this Junction

Inclusions: SS Fridge, SS Stove, SS Dishwasher, Washer & Dryer, lighy fixtures, furnace, hot water tank, All chattels and fixtures are being sold in "As is, where is condition."

Listing Contracted With: CENTURY 21 MILLENNIUM INC.905-450-8300



215 Glenlake Ave Toronto Ontario M6P 1E9 Toronto W02 High Park North Toronto Taxes: \$7,714.34/2025 Sold Date: 07/08/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,550,000 List: \$1,448,000 For: Sale % Dif: 107
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 20.92 x 132 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3x3rd	Dir/Cross St: High Park And Glenlake Directions: High Park And Glenlake

MLS#: W12256994 **PIN#:** 213670117
Legal: PT LT 71 PL 1486 TORONTO AS IN CA531918; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: In-Law Suite	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	16.9	x 16.31	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	11.71	x 11.29	Formal Rm	Beamed	Hardwood Floor
3	Kitchen	Main	15.72	x 10.1	Eat-In Kitchen	Stainless Steel Appl	Walk-Out
4	Prim Bdrm	2nd	15.81	x 8.1	Hardwood Floor	Combined W/Den	Window
5	Den	2nd	7.32	x 7.09	Hardwood Floor	Combined w/Primary	O/Looks Backyard
6	2nd Br	2nd	10.1	x 10.1	Hardwood Floor	W/I Closet	Window
7	3rd Br	2nd	13.78	x 10.5	Fireplace	Closet	Hardwood Floor
8	4th Br	3rd	15.19	x 12.2	Skylight	Laminate	Window
9	Family	3rd	17.09	x 14.11	Closet	Pot Lights	W/O To Deck
10	Laundry	Bsmt	37.4	x 16.01	Concrete Floor	Open Concept	Unfinished
11	Other	Lower	18.5	x 16.4			

Client Remks: Location doesn't get better than this! Directly across from Lithuania Park & a short stroll to High Park, this home sits in the heart of Toronto's most walkable, vibrant & green neighbourhood. Surrounded by top-rated schools, amazing local shops & restaurants, farmers markets, libraries, playgrounds, & seamless transit options including TTC, GO & UP Express. It's the perfect blend of urban convenience & community charm. Set back from the street & up on a little hill, this proper 3-storey gem is nestled among a canopy of mature trees offering a rare sense of privacy & elevation & a treehouse-like vibe! Natural light pours in, including through a skylight that bathes the 3rd floor in sunshine. Step out onto the priv. cedar rooftop deck & take in the tranquil, leafy views a peaceful retreat in the heart of the city. This spacious, lovingly maintained home offers over 2,200 sq ft above ground, w/ a wide private drive, detached garage & parking for 3 cars. The main floor features high ceilings, a bright living room with fireplace, a formal dining rm with original beamed ceilings & pocket doors, a charming farmhouse-style eat-in kitchen with a tucked-away powder room. Walk out to a very deep, fully fenced yard with a fantastic deck at the rear of the garden, private, lush, & perfect for entertaining or family play. Upstairs includes 4 true bedrooms and 2 full bathrooms, including a full third-floor retreat ideal for a primary suite, home office, separate apartment or guest space. The basement has the potential to create a sep. entrance that could be accessed directly from the private drive. The house has all new electrical throughout for peace of mind. Whether you're upsizing, investing, or planting roots in one of Toronto's most beloved communities, this home offers character, flexibility, and an unbeatable setting. With its blend of historic charm, modern upgrades & room to grow, this home offers the kind of everyday magic that's nearly impossible to find in the city!

Inclusions: Pax on 3rd Floor, ELFs, Window coverings, Fridge, Stove, Dishwasher, Washer, Dryer, 3rd Floor Window AC Unit.
Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437



Directions: Bloor St W/Glenlake/High Park Ave

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY416-769-3437



61 Hillsview Ave Toronto Ontario M6P 1J4 Toronto W02 High Park North Toronto Taxes: \$6,366.08/2025 Sold Date: 07/06/2025 SPIS: N Last Status: SLD DOM: 20			Sold: \$1,562,700 List: \$1,599,800 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18.75 x 118.17 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Bloor & Keele Directions: Bloor & Keele

MLS#: W12223146 **PIN#:** 213660424
Legal: Pt Lt 14-15 Pl 1640 Toronto As In Ca726245

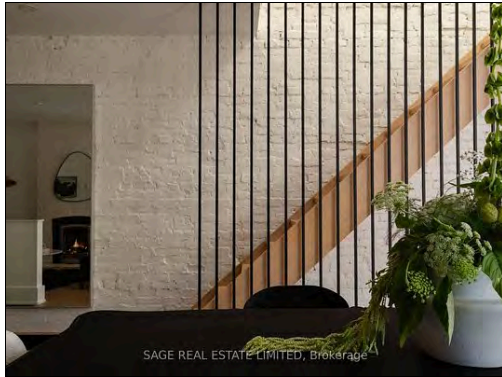
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking, Available, Private Double, Tandem Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Porch Interior Feat: Carpet Free	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	Ground	15.09	x 16.6	Hardwood Floor	Fireplace	Combined W/Dining
2	Dining	Ground	12.01	x 11.91	Hardwood Floor	Stained Glass	Combined W/Living
3	Kitchen	Ground	10.66	x 14.76	Breakfast Bar	Corian Counter	W/O To Patio
4	Prim Bdrm	2nd	12.89	x 12.76	Hardwood Floor	Cathedral Ceiling	Closet
5	2nd Br	2nd	10.89	x 8.5	Hardwood Floor	Closet	
6	3rd Br	2nd	9.55	x 14.67	Hardwood Floor	Closet	
7	Rec	Bsmt	13.45	x 24.11	4 Pc Bath		
8	Laundry	Bsmt	10.01	x 17.22			
9	Utility	Bsmt	4.95	x 8.43			

Client Remks: Welcome to 61 Hillsview Ave! Timeless Charm in the Heart of North High Park. Nestled in one of Toronto's most coveted enclaves, this beautifully re-imagined home blends classic High Park character with contemporary updates. Located on the serene, tree-lined street, this beautiful home offers 1379.24 sq ft of above-grade living space, and was thoughtfully renovated throughout. Behind its cozy, classic facade lies a light-filled main floor featuring a formal living room with Victorian fireplace, centrally positioned dining room, and a designer kitchen equipped with Wolf range with SS hood, Meile combi oven and dishwasher and Kitchen Aid fridge. The open-concept layout flows seamlessly into a private, fenced backyard oasis complete with mature trees, and a calming water feature, and a dedicated lounge and dining area ideal for entertaining or relaxing. Upstairs, the second floor includes a bright primary suite with a cathedral ceiling plus two more spacious Bedrooms, complemented by a luxurious 3-piece bath boasting a large shower, "waterworks faucets" & mosaic heated flooring. The home also comes with a private parking pad with space for two full sized vehicles. An old school porch is the perfect spot to enjoy the lush Front landscaping during those great summer nights. Finished basement with a 4 pc bathroom with heated floors completes the ideal layout for a growing family! Perfectly positioned just steps from the shops, restaurants, and vibrant communities of High Park, the Junction, Bloor West Village, and Roncesvalles. Walking distance to top-rated schools, TTC, Union-Pearson Express, GO Trains and the expansive greenery of High Park itself. This turnkey home is the complete package in one of the city's most desirable neighbourhoods.

Inclusions: All Electric Light Fixtures, All Window Coverings, Wolf Stove, Hood, Miele Dishwasher, Miele Combi Oven, Kitchen Aid Fridge, Basement Freezer, Washer & Dryer

Listing Contracted With: MCCANN REALTY GROUP LTD, 416-481-2355



70 Medland Cres Toronto Ontario M6P 2N2 Toronto W02 High Park North Toronto Taxes: \$6,485/2025 Sold Date: 10/30/2025 SPIS: N Last Status: SLD DOM: 9			Sold: \$1,700,000 List: \$1,799,000 For: Sale % Dif: 94
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.58 x 104 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4xBsmt	Dir/Cross St: Keele & Humberside Directions: South of Humberside between Pacific and Keele

MLS#: W12474947 **PIN#:** 213660328
Legal: PT LT 8 PL 1640 TORONTO AS IN CT601716 S/T & T/W CT601716 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: 100+ Year Built: 1913 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Membrane, Asphalt Shingle Foundation: Stone, Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck, Porch, Landscaped Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater 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	13.25	x 14.6	Hardwood Floor	Large Window	Gas Fireplace
2	Dining	Main	13.16	x 14.6	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	11.09	x 11.15	Hardwood Floor	Window	Stainless Steel Appl
4	Mudroom	Main	5.51	x 5.25	Slate Flooring	W/O To Deck	B/I Closet
5	Prim Bdrm	2nd	12.5	x 12.07	Hardwood Floor	Large Window	Double Closet
6	2nd Br	2nd	12.66	x 8.99	Hardwood Floor	Window	Mirrored Closet
7	3rd Br	2nd	11.09	x 8.99	Hardwood Floor	Juliette Balcony	
8	Rec	Bsmt	16.67	x 10.83	Broadloom	Above Grade Window	4 Pc Bath
9	Exercise	Bsmt	9.84	x 13.09	Broadloom	Pot Lights	

Client Remks: You were made for Medland! Welcome to magical Medland. Beautiful, fully updated semi-detached family home with 2 car parking. Open plan main level with gas fireplace, powder room, a convenient mudroom adjacent to the backdoor and an elegant kitchen with delicious, creamy Zellige tiles. Tons of light upstairs from the oversized skylight in hallway at the centre of the bedroom level. Finished basement with additional entertainment zone, another full bathroom and potential for 4th bedroom. Seconds to High Park, Bloor West and the Junction and all the green space, play areas, restaurants, food shops and lifes conveniences at your doorstep. Made for it. Mad for it. Just come and get it.

Inclusions: KitchenAid fridge and range, LG dishwasher, Bosch washer & dryer. All light fixtures, built-ins and window coverings not outlined exclusions.

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



164 Quebec Ave Toronto Ontario M6P 2T8 Toronto W02 High Park North Toronto Taxes: \$9,706/2024 Sold Date: 07/21/2025 SPIS: N Last Status: SLD DOM: 17			Sold: \$1,900,000 List: \$1,875,000 For: Sale % Dif: 101
Triplex Link: 2 1/2 Storey	Fronting On: W Acreage: 31.36 x 139.52 Feet Irreg:	Rms: 13 + 3 Bedrooms: 5 + 1 Washrooms: 4 1x4xBsmt, 1x4xGround, 1x4xUpper, 1x4xUpper	Dir/Cross St: Bloor St W. and Quebec Ave Directions: Bloor St W. and Quebec Ave

MLS#: W12262367						PIN#: 213680306					
Legal: PT LT 4 W/S QUEBEC AV PL 685 WEST TORONTO JUNCTION AS IN CT989122; CITY OF TORONTO											
Kitchens: 2 + 1				Exterior: Brick				Zoning:			
Fam Rm: N				Gar/Gar Spcs: Detached / 2				Cable TV:			
Basement: Apartment / Finished with Walk-Out				Park/Drive:				Gas:			
Fireplace/Stv: Y				Drive: Lane				Water: Municipal			
Heat: Baseboard / Electric				Drive Park Spcs: 0				Water Supply Type:			
A/C: None				Tot Prk Spcs: 2				Sewer: Sewers			
Central Vac: N				UFFI:				Waterfront:			
Apx Age:				Pool: None				Retirement:			
Apx Sqft: 1500-2000				Prop Feat: Fireplace/Stove				HST Applicable to Included In			
Lot Shape: Rectangular				Interior Feat: Auto Garage Door				Sale Price:			
Lot Size Source: GeoWarehouse				Remote, Carpet Free				Farm/Agr:			
Roof: Flat								Oth Struct:			
Foundation: Block								Survey Type: None			
Assessment: POTL:								Spec Desig: Unknown			
POTL Mo Fee:											
Laundry lev:											
#	Room	Level	Length (ft)	Width (ft)	Description						
Client Remks: Located in the highly sought-after High Park neighbourhood, this spacious purpose-built Triplex offers incredible value with three well-appointed units, each featuring private ensuite laundry and access to outdoor space. Lower Level: 1-bedroom unit (currently month-to-month \$1,691.). Main Floor: 2-bedroom unit (currently month-to-month 2700.00).Upper Unit: Two-storey 3-bedroom unit leased until October 2025, then month-to-month %3995. Includes exclusive access to a rooftop deck. Each unit has access to the shared backyard, and the Main and Upper units share a two-car garage. Tenants are responsible for their own heat and hydro. All current tenants are willing to stay on, making this an ideal turnkey investment opportunity.											
Inclusions: 3 Fridges, 3 Stoves, 3 Washer and Dryers, 2 B/I Dishwashers, All Currently Working, and being sold in "As Is" condition. All electronic fixtures and Window coverings not belonging to the tenants. Forced Air Furnace and equipment. A/C unit.											
Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241											



187 Clendenan Ave
Toronto Ontario M6P 2W9
 Toronto W02 High Park North Toronto
Taxes: \$9,921.06/2024 **For:** Sale **% Dif:** 95
Sold Date: 09/19/2025
SPIS: N **Last Status:** SLD **DOM:** 116
Sold: \$2,080,000
List: \$2,199,999
Duplex **Fronting On:** E **Rms:** 9
Link: N **Acreage:** **Bedrooms:** 4
 2 1/2 Storey 31.5 x 198.33 Feet **Washrooms:** 3
Irreg: 1x3xGround, 1x4x2nd, 1x1xBsmt
 Slight angle from front and back of lot
Dir/Cross St: Bloor W/High Park **Directions:** Bloor W/ High Park

MLS#: W12173310 **PIN#:** 213680202
Legal: Plan 996 Lot 32

Kitchens: 2 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Clear View, Family Room, Park, Place Of Worship, Public Transit, Ravine, School Interior Feat: In-Law Suite, On Demand Water Heater, Storage, Upgraded Insulation	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Partial, Garden Shed, Playground Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.26	x 12.8	Hardwood Floor	Large Window	O/Looks Garden
2	Kitchen	Main	11.84	x 12.8	Hardwood Floor	Renovated	W/O To Patio
3	Dining	Main	11.35	x 10.2	Hardwood Floor	Open Concept	Window
4	Br	Main	13.32	x 9.71	Hardwood Floor	Closet Organizers	Brick Fireplace
5	Living	2nd	11.42	x 7.94	Hardwood Floor	Combined W/Dining	W/O To Balcony
6	Dining	2nd	11.42	x 6.1	Hardwood Floor	Combined W/Living	B/I Bookcase
7	Kitchen	2nd	14.3	x 12.5	Hardwood Floor	Modern Kitchen	Open Concept
8	Prim Bdrm	2nd	8.76	x 14.07	Hardwood Floor	Bay Window	O/Looks Backyard
9	2nd Br	2nd	0.98	x 37.07	Hardwood Floor	Closet	Window
10	Br	3rd	9.74	x 24.7	Hardwood Floor	Window	Skylight

Client Remks: Welcome to 187 Clendenan Ave. This Stunning 2 Story Detached, Fully Renovated Home on an Extra Deep Lot in Highly Sought After High Park Location. This Property Has Undergone a Complete Renovation in 2019/2020 Back to The Studs, Including New Roof & Framing, All New Electrical, Hvac, Plumbing, Waterline, Insulation, Windows & The List Goes On. This Property Offers Amazing Flexibility in Layout and Use. Currently Used As A Fabulous Duplex, Or With Some Minor Adjustment Can Be A Truly Magnificent Single-Family Home. The Main Level Features A Beautiful One- or Two-Bedroom Apartment, Open Concept Modern Kitchen with Island, Walkout to Private Patio, Stunning Oak Flooring Throughout, 3pc Washroom, Private Washer/dryer, Large Living Room Overlooking Backyard. The Second and Third Level Features a Stunning Three-bedroom Apartment with a Large Open Concept Kitchen/Dining/Living Room, Oak Hardwood Floors Throughout, Modern Kitchen with Lots of Storage and Peninsula Design, Sunken Dining/Living Room with Additional Built-ins For Storage, Stunning 4pc Washroom, Private Washer/Dryer, Large Third Level Bedroom, All New Stairs Throughout, Walkout From Living Room to Deck with Stairs Leading to Backyard Playground and Basketball Court, and a Large Garage/Shed. This Home in Setup Perfect as a Multigenerational Home. You Won't Feel Like you're in the City with this Large 31.5 by 198.33 Lot and all the Beautiful Trees for Privacy. All Renos Professionally Done with Permits. Located Walking Distance to Both High Park and Bloor West Village, Runnymede PS, Ursula Franklin, Humberside CI, Short Walk to Subway, TTC, Up Express Train for access to Airport or downtown, Bloor Boutiques, Shops and Restaurants.
Inclusions: All existing appliances: Two fridges, Two stoves, Microwave hoods, Two Dishwashers, Two washers/Dryers. All electrical light fixtures, All custom window treatments, Furnace, AC(2018) and Hot-water(owned 2018).
Listing Contracted With: RIGHT AT HOME REALTY 905-953-0550