


**315 Arlington Ave**  
**Toronto Ontario M6C 2Z8**
**Sold: \$880,000**  
**List: \$949,000**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$4,649/2024**For:** Sale**% Dif:** 93**Sold Date:** 05/15/2025**SPIS:** N**Last Status:** SLD**DOM:** 38

Detached

**Fronting On:** E**Rms:** 6 + 0**Link:** N**Acreage:****Bedrooms:** 2 + 0

Bungalow

25 x 100.52 Feet

**Washrooms:** 2**Irreg:**

1x4xGround, 1x1xBsmt

**Dir/Cross St:** S of Vaughan Rd - N of St Clair Ave W**MLS#:** C12065407**PIN#:** 104690477

<b>Kitchens:</b>	1 + 0	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Front Yard	<b>Cable TV:</b>	
<b>Basement:</b>	Sep Entrance / Unfinished	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	<b>Y Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water Supply:</b>	Municipal
<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>	700-1100			<b>Farm/Agr:</b>	
<b>Assessment:</b>	2024 <b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	11.42	x 15.49	Hardwood Floor Large Window
2	Dining	Ground	14.83	x 9.84	Hardwood Floor
3	Kitchen	Ground	15.85	x 8.92	Ceramic Floor
4	Prim Bdrm	Ground	10.89	x 9.42	
5	2nd Br	Ground	10.99	x 7.45	
6	Bathroom	Ground	6.2	x 5.84	

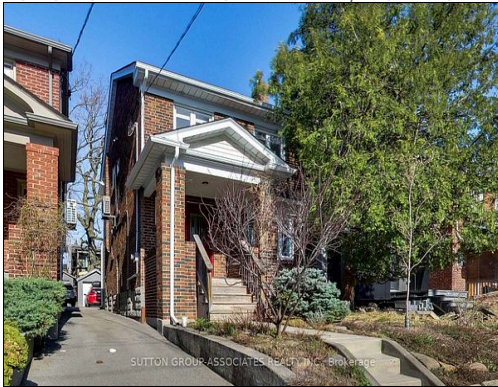
**Client Remks:** Attention renovators/contractors/builders. Home being sold as is in the great area of Humewood-Cedarvale. Family friendly neighbourhood, near Cedarvale Park & Ravine, a vast green space with an off-leash dog park, baseball diamond, cricket pitch, soccer field, and ice rinks, offering skating lessons, hockey & lots of walking paths. Steps away to TTC. Short walk to St Clair West restaurants, shops, bakeries, etc.

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



98 Maplewood Ave			Sold: \$1,425,000		
Toronto Ontario M6C 1J5			List: \$1,449,000		
Toronto C03 Humewood-Cedarvale Toronto					
Taxes: \$5,002.36/2024		For: Sale		% Dif: 98	
Sold Date: 02/11/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Detached		Fronting On: N		Rms: 6 + 1	
Link: N		Acreage:		Bedrooms: 3	
2-Storey		20 x 120 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x3xBsmt	
		Plan M316 Part Lot 26			
Dir/Cross St: St Clair/Bathurst					

MLS#: C11955100			PIN#: 104690390				
Assignment: N			Fractional Ownership: N				
Kitchens: 1		Exterior: Brick / Vinyl Siding		Zoning:			
Fam Rm: N		Drive: Lane		Cable TV:			
Basement: Part Fin		Gar/Gar Spcs: None / 0		Gas:			
Fireplace/Stv: Y		Drive Park Spcs: 1		Water:			
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:			
A/C: Central Air		UFFI:		Sewer:			
Central Vac: N		Pool: None		Waterfront:			
Apx Age: 100+		Prop Feat:		Retirement:			
Apx Sqft:		Fenced Yard, Fireplace/Stove, Park, Public		Farm/Agr:			
Assessment: POTL:		Transit, School		Oth Struct:			
POTL Mo Fee:				Spec Desig:			
Laundry lev: Lower				Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.73	x 12.43	Hardwood Floor	Brick Fireplace	Bay Window
2	Dining	Main	12.53	x 12.01	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	11.48	x 9.42	Sliding Doors	W/O To Balcony	Updated
4	Prim Bdrm	2nd	12.99	x 12.6	Hardwood Floor	W/W Closet	Bay Window
5	2nd Br	2nd	9.19	x 8.33	Hardwood Floor	West View	
6	3rd Br	2nd	11.58	x 9.42	Hardwood Floor	O/Looks Garden	
7	Rec	Bsmt	17.78	x 14.01	Concrete Floor	B/I Bookcase	3 Pc Bath
8	Laundry	Bsmt	14.4	x 7.84	Concrete Floor	Laundry Sink	
<b>Client Remks:</b> Nestled in the coveted Humewood-Cedarvale neighbourhood, this detached century-old yellow brick home exudes timeless charm and modern sophistication. Thoughtfully restored and updated, it boasts a bright, open-concept main floor with a wood-burning fireplace, blending character with contemporary design. Sliding glass doors from kitchen open onto a generous deck that overlooks a private, fenced yard, perennial gardens and stone pathways, creating a serene outdoor retreat. Three bedrooms with a spacious primary bedroom which has a charming bay window and custom-built wall to wall closets. Convenient rear lane parking with a Laneway House possibility (see Report). An enviable location just steps from Wychwood Barns, Cedarvale Ravine and Humewood School. This home perfectly balances historic allure with urban convenience. <b>**EXTRAS**</b> Upgrades include: (Wood floors refinished, House interior painted, Kitchen updated: backspash, countertop & sink 2025), (Bathroom vanity 2025), (Primary bedroom custom closet 2022), (Back deck 2024) (Washer&Dryer 2024) Existing Survey 1999							
<b>Extras:</b>							
<b>Listing Contracted With:</b> SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300							


**203 Arlington Ave**  
**Toronto Ontario M6C 2Z4**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$6,344.62/2024**For:** Sale**Sold:** \$1,480,000**List:** \$1,369,000**% Dif:** 108**Sold Date:** 05/05/2025**SPIS:** N**Last Status:** SLD**DOM:** 12

Detached

**Fronting On:** E**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 107.08 Feet

**Washrooms:** 2**Irreg:**

1x4xUpper, 1x2xMain

**Dir/Cross St:** St Clair & Christie**MLS#:** C12099142**PIN#:** 104700016

<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>	Part Fin / Sep Entrance	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water Supply:</b>	Municipal
<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>		<b>Prop Feat:</b>	Park, Public Transit, Rec Centre, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>	1100-1500			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.22	x 4.23	Hardwood Floor	2 Pc Bath	
2	Powder Rm	Main	0	0	Hardwood Floor	Stained Glass	
3	Living	Main	16.68	x 10.9	Hardwood Floor	Large Window	French Doors
4	Dining	Main	13.43	x 10.1	Hardwood Floor	Large Window	Plate Rail
5	Kitchen	Main	15.69	x 8.2	Tile Floor	Quartz Counter	Pantry
6	Breakfast	Main	9.21	x 6.14	Tile Floor	Walk-Out	Pot Lights
7	Prim Bdrm	2nd	19.29	x 12.91	Hardwood Floor	Window	Double Closet
8	2nd Br	2nd	12.62	x 9.33	Hardwood Floor	Window	O/Looks Backyard
9	3rd Br	2nd	11.91	x 9.33	Hardwood Floor	Double Closet	Window
10	Bathroom	2nd	6.61	x 6.13	Tile Floor	Window	
11	4th Br	Lower	12.47	x 8.9	Broadloom	Above Grade Window	
12	Media/Ent	Lower	18.84	x 9.27	Broadloom	Above Grade Window	
13	Other	Lower	8.07	x 6.68	Concrete Floor	Sump Pump	

**Client Remks:** A home that stands apart - this is the one with room to grow, live, and love for years to come. Overflowing with character and thoughtfully renovated, this oversized home blends the warmth of yesterday with the comfort and convenience of today. Stained glass windows, original wood trim, and pocket doors that whisper history yet offers the flow and space that modern life demands. The living space is huge and the expanded kitchen is completely renovated with no detail spared. From quartz counters, decorative tile floor, soft-close drawers, and pull-out pantry drawers, every inch is as stylish as it is practical. A built-in banquette and workstation form part of the addition and lead to the sprawling backyard perfect for taking your dinner parties al fresco and appreciating the lush greenery, mature lilacs, and blooming hydrangea. The king-sized primary bedroom features a double closet and a bonus sitting room that you can convert into an en-suite bathroom and add tremendous value. Two more generously sized bedrooms ensure your kids have space to grow into. The lower level offers tons of storage, a private office, laundry room, and an open recreation space perfect for a play area, home gym, or movie nights. Above average rating by the home inspector and a sump pump system gives you added peace of mind and year-round comfort. Just steps from transit, shops on St. Clair, Wychwood Barns, Farmers Market and the sought-after Humewood PS, this home is the perfect blend of city living and timeless comfort.

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


**333 Arlington Ave**  
**Toronto Ontario M6C 2Z8**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$4,835.35/2024**For:** Sale**Sold:** \$1,571,000**List:** \$1,449,000**Sold Date:** 03/11/2025**% Dif:** 108**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

**Fronting On:** E**Rms:** 7**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

25 x 101.3 Feet

**Washrooms:** 2**Irreg:**

1x4xMain, 1x3xLower

**Dir/Cross St:** Vaughan Rd and Arlington**MLS#:** C11996563**PIN#:** 104690486

<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	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	0	<b>Water Supply:</b>	Municipal
<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>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	1100-1500	Fenced Yard, Fireplace/Stove, Park		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	Garden Shed
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.91	x 11.22	Combined W/Dining	Hardwood Floor
2	Dining	Main	12.14	x 9.02	Combined W/Living	Hardwood Floor
3	Kitchen	Main	12.27	x 9.25	B/I Appliances	Combined W/Dining Walk-Out
4	Br	2nd	12.83	x 9.78	Closet	Hardwood Floor
5	2nd Br	2nd	10.53	x 11.06	Hardwood Floor	
6	3rd Br	2nd	9.19	x 8.33		
7	Family	Lower	8.33	x 10.7		
8	Laundry	Bsmt	11.75	x 10.47		

**Client Remks:** Welcome to 333 Arlington, The Perfect Family Home in Humewood/Cedarvale! This charming detached home with a 25 x 101 ft lot, offers a beautifully updated living space in one of Toronto's most sought-after neighbourhoods. Ideal for families, pet lovers, and foodies, you'll love being within walking distance of top-rated schools (Humewood, Leo Baeck, St. Alphonsus), parks, trails, transit, and fantastic local shops and restaurants. Step into a spacious entryway leading to a bright living room that flows seamlessly into the open-concept kitchen and dining area (Fully renovated in 2022). The thoughtfully designed kitchen features soft-close cabinetry, quartz countertops, a water filter tap, a stunning island and ample pantry space perfect for both cooking and entertaining. Upstairs, you'll find three cozy bedrooms, each with new windows and blackout roller shades for privacy and comfort. The beautifully renovated bathroom (2021) boasts heated floors, a luxurious touch you'll never want to live without. The renovated basement adds incredible versatility, featuring a cozy family room, a modern 3-piece bathroom and a large laundry/storage room. A separate side entrance, sump pump, and waterproofing make it complete! In the spring, a gorgeous lilac tree welcomes you home, complementing the updated front porch. The fully fenced, extensively landscaped backyard is a peaceful retreat, complete with a large deck and retractable awning for summer entertaining. Tall privacy fences, and a cedar shed with flooring and electricity, so nice that family members have joked about moving in! There is even potential for a future addition as seen in neighbouring homes. Friendly neighbours and a wonderful community. This home is truly move-in ready, just unpack, settle in, and start making memories!

**Extras:****Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY416-443-0300




**137 Pinewood Ave**  
**Toronto Ontario M6C 2V4**
**Sold: \$1,800,000**  
**List: \$1,899,000**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$7,282/2024**For:** Sale**% Dif:** 95**Sold Date:** 04/23/2025**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

**Fronting On:** E**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 4

2 1/2 Storey

25 x 125 Feet

**Washrooms:** 2**Irreg:**

1x4x2nd, 1x2xBsmt

Right of Way To Garage

**Dir/Cross St:** St Clair and Bathurst**MLS#:** C12062827**PIN#:** 104690320

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Rt-Of-Way	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	<b>Phone:</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	Family Room, Fenced Yard,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	2024 <b>POTL:</b>	Fireplace/Stove, Library, Park, Place Of		<b>Oth Struct:</b>	Garden Shed
<b>POTL Mo Fee:</b>		Worship, Public Transit, School		<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	6.43	x 6	Hardwood Floor	Large Window	French Doors
2	Living	Main	15.16	x 12.5	Hardwood Floor	Halogen Lighting	Fireplace
3	Dining	Main	14.99	x 10.01	Hardwood Floor	Open Concept	W/O To Deck
4	Kitchen	Main	10.33	x 10.17	Hardwood Floor	Breakfast Bar	O/Looks Family
5	Family	Main	12.34	x 10.07	W/O To Deck	Skylight	Large Window
6	Prim Bdrm	2nd	12.99	x 10.07	Large Window	Closet	4 Pc Bath
7	2nd Br	2nd	14.01	x 9.09	Hardwood Floor	Sliding Doors	Large Window
8	3rd Br	2nd	10.43	x 9.09	Hardwood Floor	Closet	Large Window
9	4th Br	3rd	12.99	x 10.33	Large Window	Hardwood Floor	Skylight
10	Office	3rd	16.34	x 7.35	Hardwood Floor	Large Window	Combined W/Br
11	Rec	Bsmt	17.09	x 13.32	Hardwood Floor	2 Pc Bath	Halogen Lighting
12	Workshop	Bsmt	16.34	x 8.01	Open Concept	Halogen Lighting	B/I Closet
13	Office	Ground	17.26	x 11.02	French Doors	W/O To Yard	Skylight

**Client Remks:** Welcome to 137 Pinewood Avenue, located on one of the most desirable streets in the esteemed Humewood community. This fabulous 2.5-storey residence features 4 bedrooms, 2 bathrooms, large beautiful rec room, an office, high ceilings, hardwood floors, halogen lighting and a large living room/dining room and a family room that seamlessly flows into an open-concept kitchen ... adding up to a well designed home for both family gatherings and entertaining while giving you all the essential elements for comfortable living. The convenient mudroom adds functionality, while the converted garage provides a versatile all-season office or lounge space. Do nothing and just love the house or dream big to make it your own ....the potential for expansion is limitless, with the possibility of transforming the third floor into a stunning primary bedroom suite complete with an ensuite bathroom. Ideally situated just steps from Humewood Park, Wychwood Barns, Cedarvale Ravine, and esteemed educational institutions such as Humewood School and Leo Baeck, this location is perfect for families. Additionally, the vibrant St. Clair West strip offers an array of incredible restaurants, butchers, bakeries, and more, ensuring you have everything you need at your fingertips.

**Extras:****Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD.416-441-2888


**173 Arlington Ave**  
**Toronto Ontario M6C 2Z4**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$5,830/2024**For:** Sale**Sold:** \$1,820,000**List:** \$1,669,000**Sold Date:** 05/01/2025**% Dif:** 109**SPIS:** N**Last Status:** SLD**DOM:** 1

Detached

**Fronting On:** E**Rms:** 9 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

26 x 100 Feet

**Washrooms:** 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3xBsmt

**Dir/Cross St:** St Clair/Christie**MLS#:** C12113288**PIN#:** 104700120

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Rt-Of-Way	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Finished / Sep Entrance	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	Municipal
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	0	<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>		<b>Prop Feat:</b>	Family Room, Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>	1500-2000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	2024 <b>POTL:</b>			<b>Oth Struct:</b>	Garden Shed
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	6.82	x 4.79	Closet	Porcelain Floor	
2	Living	Ground	19.16	x 10.1	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Ground	14.44	x 10.07	Renovated	Breakfast Bar	Quartz Counter
4	Dining	Ground	11.22	x 9.12	Combined W/Family	Open Concept	W/O To Yard
5	Family	Ground	9.15	x 11.48	Gas Fireplace	O/Looks Backyard	Pot Lights
6	Prim Bdrm	2nd	13.85	x 9.88	W/I Closet	Combined W/Sitting	Hardwood Floor
7	2nd Br	2nd	11.84	x 9.61	Double Closet	Hardwood Floor	
8	3rd Br	2nd	13.55	x 9.51	B/I Bookcase	Hardwood Floor	
9	4th Br	2nd	11.68	x 9.35	Closet	Hardwood Floor	
10	Sitting	2nd	8.01	x 8.37	Combined W/Master	O/Looks Backyard	Hardwood Floor
11	Office	2nd	5.74	x 6.14	Large Window	Pot Lights	Hardwood Floor
12	Kitchen	Bsmt	15.94	x 17.22	Combined W/Living	Renovated	Window
13	Living	Bsmt	15.94	x 17.22	Combined W/Kitchen	Pot Lights	
14	Br	Bsmt	14.6	x 8.63	Large Window	Closet	Pot Lights
15	Laundry	Bsmt	8.23	x 7.97	Tile Floor		
16	Cold/Cant	Bsmt	19.36	x 6.76			

**Client Remks:** Welcome to this warm and inviting completely renovated home in the coveted Humewood community, perfect for families seeking great schools, convenience and community. Space galore! Whether you're a move-up buyer looking for more space or a 1st time buyer looking for a long-term home, this much loved home checks all the boxes! Features 4+1 bedrooms, 2 kitchens, 3 bathrooms, family room and professionally finished basement. The spacious open concept layout flows seamlessly from the oversized living room to a custom-designed kitchen, large dining area for family dinners and gatherings, a family room for hangouts & convenient powder room. Upstairs, 4 generous bedrooms await, including a primary suite complete with a walk-in closet & a cozy sitting nook plus a light filled office nook perfect for work or study. Check out the attic space! Attic with pull down stairs, has potential to become a charming retreat adding both value & extra living space. But wait-there's more! The bright professionally finished basement has a 2nd kitchen/living room, bedroom, bathroom & private entrance is ideal for an in-law suite, nanny suite or additional living space. The front porch is the spot for morning coffee & chatting with neighbours & the backyard is perfect for relaxing & entertaining. Bonus features include Marvin windows, heated bathroom floors, skylight, window seating, freestanding gas fireplace, Runtal slimline radiators, shed & much more. You'll love this vibrant, family-friendly community with excellent schools, local gems & transit. Minutes from Humewood PS, walk to Leo Baeck Day School, Cedarvale park & ravine, Wychwood Barns farmers market & enjoy St Clair's trendy cafes, restaurants & shops. Coffee at Krave, brunch at Emma's Country Kitchen, dining at Nodo, and treats at Mables, Pain Perdu and What a bagel-just to name a few! Handy access to streetcar and subway. Everything at your finger tip! Come see it for yourself and get ready to fall in love!

**Extras:****Listing Contracted With:** ROYAL LEPAGE SUPREME REALTY 416-535-8000



181 Arlington Ave		Sold: \$2,336,000	
Toronto Ontario M6C 2Z4		List: \$2,399,995	
Toronto C03 Humewood-Cedarvale Toronto			
Taxes: \$6,680/2024		For: Sale	
Sold Date: 06/16/2025		% Dif: 97	
SPIS: N		Last Status: SLD	
		DOM: 21	
Detached		Fronting On: E	
Link: N		Acreage:	
2-Storey		25 x 129.95 Feet	
		Irreg:	
Dir/Cross St: St.Clair/Bathurst		Rms: 7 + 2	
		Bedrooms: 4 + 1	
		Washrooms: 4	
		2x4x2nd, 1x2xMain, 1x3xBsmt	

<b>MLS#:</b> C12172603	<b>PIN#:</b> 104700117
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<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Stone	<b>Zoning:</b>	<b>Hydro:</b> <b>Phone:</b> Municipal
<b>Fam Rm:</b>	N	<b>Drive:</b>	Mutual	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	4	<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>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>	1500-2000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.22	x 10.53	Hardwood Floor	Brick Fireplace	Open Concept
2	Dining	Main	20.7	x 10.53	Hardwood Floor	B/I Desk	Open Concept
3	Kitchen	Main	15.12	x 9.12	Centre Island	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	2nd	14.9	x 9.97	4 Pc Ensuite	W/I Closet	Closet
5	2nd Br	2nd	11.38	x 8.6	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.47	x 9.55	Hardwood Floor	Closet	Window
7	4th Br	2nd	9.19	x 8.56	Hardwood Floor	Closet	Window
8	Br	Bsmt	8.14	x 8.4	Broadloom	Window	
9	Rec	Bsmt	25	x 18.11	Electric Fireplace	Broadloom	

**Client Remks:** Beautifully Renovated Family Home in Prime St. Clair West Location! This designer renovated home offers comfort, convenience, and timeless design in one of Torontos most sought-after neighbourhoods. Its presence on the street is striking to all who pass by with its beautiful limestone facade. As you walk up the manicured front lawn to the large veranda, you can already picture yourself spending those warm summer nights watching the sunset and feel right at home! As you enter, the main floor features an open concept large living room and oversize dining room, perfect for quality time with family and friends. The stylish and functional kitchen includes stainless steel appliances, large island with breakfast bar and loads of space for the chef in the family. The additional pantry, built in workstation and powder room add to the functionality of the main floor. The second floor includes a primary retreat with his and her extra large closet space and a private spa-like ensuite. The additional 3 bedrooms all provide spacious living space with double closets, perfect for any growing family. The finished basement offers extra living space for your family to enjoy in the warmth of a gas fireplace as well as an additional bedroom. Outside, as you come up the drive you will find parking for 4-cars including a rare, detached 2-car garage. The backyard offers both grass and a paved activity space for kids to enjoy and play safely. The private deck area also offers a great opportunity for indoor/outdoor living including a gas line for BBQs in the summer. Located steps to the coveted St. Clair West strip, walk to the best the area has to offer from restaurants, shops, Wychwood Barns, Cedarvale Park, TTC and more: its location cant be beat! French Immersion Humewood Community School is steps away and Leo Baeck is within walking distance. This is the perfect opportunity to own a turnkey, move in ready home in a highly desirable, family-friendly, connected community.

<b>Extras:</b>
<b>Listing Contracted With:</b> RE/MAX REALTRON REALTY INC.416-222-2600





56 Claxton Blvd		Sold: \$2,400,000
Toronto Ontario M6C 1L8		List: \$2,495,000
Toronto C03 Humewood-Cedarvale Toronto		
Taxes: \$9,592.03/2024	For: Sale	% Dif: 96
Sold Date: 04/22/2025		
SPIS: N	Last Status: SLD	DOM: 7
Detached	Fronting On: N	Rms: 8 + 3
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	41.08 x 120.08 Feet	Washrooms: 2
	Irreg:	1x5x2nd, 1x3xLower
Dir/Cross St: Heathdale/Bathurst		

<b>MLS#:</b> C12083976	<b>PIN#:</b> 104650054
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<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	<b>Hydro:</b>
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Sep Entrance	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	Municipal
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	Sewers
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	
<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	Arts Centre, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School		<b>Farm/Agr:</b>	Unknown
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	
<b>Laundry lev:</b>	Lower				


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.98	x 14.14	Bay Window	Fireplace	
2	Dining	Main	13.62	x 12.73	Window	Formal Rm	Wainscoting
3	Office	Main	9.19	x 8.86	French Doors	O/Looks Backyard	
4	Pantry	Main	9.02	x 6.36	W/O To Deck	B/I Shelves	
5	Kitchen	Main	13.62	x 12.04	Centre Island	Open Concept	
6	Prim Bdrm	2nd	15.65	x 10.53	W/O To Terrace	W/I Closet	Picture Window
7	2nd Br	2nd	12.5	x 11.42	Hardwood Floor	Closet	Picture Window
8	3rd Br	2nd	12.5	x 11.71	Hardwood Floor	Window	Double Closet
9	Laundry	Lower	10.47	x 5.97	Tile Floor		
10	4th Br	Lower	8.37	x 8.14	Broadloom	Closet	Window
11	Rec	Lower	18.44	x 14.86	Broadloom	3 Pc Bath	Open Concept

**Client Remks:** A rare find in the coveted Cedarvale neighbourhood, this beautifully maintained home sits on a generous 41' lot just steps from Cedarvale Park and the lush ravine system. Fully renovated since 2016 and thoughtfully updated with numerous upgrades throughout, it offers a perfect blend of classic charm and modern style. The bright, airy interior features a spacious kitchen with a walk-out to a beautifully landscaped yard, complete with a small deck and a large stone patio ideal for entertaining. The main floor living room is anchored by a cozy wood-burning fireplace, while a dedicated office provides the perfect work-from-home setup. Upstairs, the serene primary bedroom includes a walk-in closet and a walk-out to a brand new, large private deck, creating a peaceful retreat. Sizable kids' rooms with closets offer great space and functionality. With room to add additional bathrooms if desired, this home offers flexibility for growing families. Perfectly positioned within the Cedarvale Public School and Forest Hill Collegiate school district, and walkable to top private schools including St. Michaels College School and Leo Baeck Day School, this location is ideal for families. Just moments from St. Clair West Station, charming cafes, and parks, this is Cedarvale living at its best.

<b>Extras:</b>
<b>Listing Contracted With:</b> RE/MAX HALLMARK BATORI GROUP INC.416-485-7575





	<b>65 Heathdale Rd</b>		<b>Sold: \$2,653,000</b>
	<b>Toronto Ontario M6C 1M9</b>		<b>List: \$2,495,000</b>
	Toronto C03 Humewood-Cedarvale Toronto		
	<b>Taxes:</b> \$12,038.32/2025	<b>For:</b> Sale	<b>% Dif:</b> 106
	<b>Sold Date:</b> 05/24/2025		
	<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 1
	Detached	<b>Fronting On:</b> S	<b>Rms:</b> 9 + 1
	<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4
2-Storey	50 x 144 Feet	<b>Washrooms:</b> 5	
	<b>Irreg:</b>	1x2xMain, 2x3x2nd, 1x4x2nd, 1x2xLower	
<b>Dir/Cross St:</b> Bathurst and Heathdale			

MLS#: C12168478

PIN#: 104640170

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Unfinished	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 2	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 4	<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> 2500-3000	Family Room, Park, Place Of Worship,	<b>Farm/Agr:</b>
<b>Assessment:</b> 2024 POTL:	Public Transit, School	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.42	x 13.62	Broadloom	Crown Moulding	Combined W/Dining
2	Dining	Main	13.81	x 13.12	Broadloom	Pot Lights	Combined W/Living
3	Kitchen	Main	12.5	x 11.22	Breakfast Area	Walk-Out	
4	Den	Main	10.5	x 10.04	Broadloom	Panelled	B/I Shelves
5	Prim Bdrm	2nd	19.06	x 14.21	Broadloom	W/W Closet	3 Pc Ensuite
6	2nd Br	2nd	13.25	x 9.65	Broadloom	Closet	Window
7	3rd Br	2nd	17.55	x 10.53	Broadloom	Track Lights	Double Closet
8	4th Br	2nd	13.29	x 12.37	Broadloom	3 Pc Ensuite	Walk-Out
9	Rec	Bsmt	21.42	x 13.81	Unfinished		
10	Laundry	Bsmt	8.17	x 7.55	Unfinished		
11	Workshop	Bsmt	12.5	x 12.11	Unfinished		

**Client Remks:** First Time on the Market in Over 60 Years - Exceptional Cedarvale Opportunity! A rare and remarkable offering in the heart of Cedarvale this classic 4 bedroom, 4 bathroom home sits proudly on an expansive 50 x 144 corner lot at the quiet intersection of Heathdale and Pinewood. With an attached double garage and mature trees surrounding the property, this is a true gem in one of Toronto's most sought-after neighbourhoods. Lovingly maintained by the same family for over six decades, the home offers tremendous potential: renovate to your taste or build your dream home on this premium lot. The possibilities are endless. Located just steps from Cedarvale Park, top-rated schools, and easy access to transit, this serene and family-friendly enclave offers the perfect balance of convenience and tranquility. Don't miss this once-in-a-generation opportunity to create something truly special in a location that rarely becomes available. House is being Sold in as is where is condition, Seller makes no representation or warranties pertaining to the property.

Extras:

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-785-1500


**9 Wellwood Ave**  
**Toronto Ontario M6C 1G8**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$9,456.12/2024**For:** Sale**Sold:** \$2,740,000**List:** \$2,449,000**Sold Date:** 04/08/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

**Fronting On:** S**Rms:** 7 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

40 x 93.3 Feet

**Washrooms:** 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,  
1x3xLower**Dir/Cross St:** St Clair & Christie**MLS#:** C12057726**PIN#:** 104700205

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Water / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** < 700  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** Detached / 0  
**Drive Park Spcs:** 3  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:**  
**Prop Feat:** Fireplace/Stove, Park, Public Transit, Rec Centre, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.11	x 9.09	Stone Floor	Closet	Pot Lights
2	Living	Main	17.75	x 12.9	Hardwood Floor	Large Window	Fireplace
3	Dining	Main	14.66	x 10.92	Hardwood Floor	Walk-Out	Open Concept
4	Kitchen	Main	14.7	x 11.18	Hardwood Floor	Centre Island	Open Concept
5	Powder Rm	Main	0	0	Tile Floor		
6	Prim Bdrm	2nd	16.26	x 11.26	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	Bathroom	2nd	10.48	x 6.8	4 Pc Ensuite	Double Sink	Pot Lights
8	2nd Br	2nd	14.38	x 12.67	Hardwood Floor	Large Window	Double Closet
9	3rd Br	2nd	15.97	x 9.11	Hardwood Floor	Closet Organizers	Pot Lights
10	Bathroom	2nd	8.79	x 5.67	5 Pc Bath	Double Sink	Pot Lights
11	Foyer	Lower	16	x 5.26	Laminate	Pot Lights	Closet
12	Media/Ent	Lower	21.28	x 12.74	Laminate	Above Grade Window	Pot Lights
13	5th Br	Lower	11.88	x 10.09	Laminate	Double Closet	Above Grade Window
14	Bathroom	Lower	0	0	3 Pc Bath	Tile Floor	Pot Lights
15	Laundry	Lower	11.13	x 6.97	Above Grade Window	Laminate	Double Closet

**Client Remks:** Welcome to picture-perfect Wellwood Avenue - a one-block, old-fashioned street where kids still play outside like we did growing up. Rarely do homes come up for sale on this charming, close-knit street where neighbors look out for one another. This stunning 40-foot-wide gem seamlessly blends elegance and comfort. It starts with the curb appeal and the spacious, covered front porch - perfect for relaxing during hot summer days. Step into the grand entrance, where stone floors, a tucked-away powder room, and a spacious closet set the tone for this gracious home. The oversized living room is perfect for entertaining, flowing effortlessly into the open dining area and chef's kitchen. Designed with luxury and practicality in mind, the kitchen features marble countertops, a large central island with seating, integrated appliances, a Thermador stove with pot filler, and a floor-to-ceiling pantry. Sunlight pours in through windows on three sides, creating a bright, airy ambiance. Step out from the dining room onto the expansive deck, ideal for al fresco dining and summer barbecues. Upstairs, the tranquil primary retreat offers a spa-like en-suite and a thoughtfully organized walk-in closet plus three additional large bedrooms with double closets. The lower level boasts a versatile media room, a cozy fifth bedroom, a modern three-piece bathroom and a full size laundry room with ample storage. You will be steps to everything St. Clair West Wychwood Barns & Saturday Farmers market, tons of restaurants and cafes, fitness studios, great shops & transportation. Dont miss out! You may wait years to join the Wellwood Club!

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


**303 Wychwood Ave**  
**Toronto Ontario M6C 2T6**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$8,274.25/2024**For:** Sale**Sold:** \$3,102,000**List:** \$3,089,000**Sold Date:** 01/13/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

**Fronting On:** E**Rms:** 14 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 2

3-Storey

25 x 129.75 Feet

**Washrooms:** 7**Irreg:**1x2xGround, 2x4x2nd, 1x5x3rd,  
1x3xBsmt, 2x3x2nd**Dir/Cross St:** Christie & St. Clair**MLS#:** C11910483**PIN#:** 104680136

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Stone / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	None	<b>Cable TV:</b>	A
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	Y
<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>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Central Vacuum, Family Room, Fenced	<b>Retirement:</b>	
<b>Apx Sqft:</b>			Yard, Fireplace/Stove, Park, Public Transit,	<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>		School	<b>Oth Struct:</b>	Aux Residences
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Ground	9.58	x 9.51	Hardwood Floor	O/Looks Frontyard	Large Window
2	Kitchen	Ground	15.19	x 8.53	Hardwood Floor	Open Concept	Quartz Counter
3	Dining	Ground	15.19	x 10.24	Hardwood Floor	Open Concept	
4	Living	Ground	11.32	x 18.77	Hardwood Floor	Gas Fireplace	Large Window
5	2nd Br	2nd	13.58	x 9.51	3 Pc Ensuite	W/I Closet	Large Window
6	3rd Br	2nd	17.91	x 8.76	4 Pc Ensuite	Closet	Large Window
7	4th Br	2nd	13.85	x 9.68	4 Pc Ensuite	Double Closet	Large Window
8	Laundry	2nd	4.92	x 8.01	Tile Floor	Undermount Sink	Backsplash
9	Prim Bdrm	3rd	13.25	x 13.42	5 Pc Ensuite	W/I Closet	Balcony
10	Rec	Lower	38.48	x 16.93	Vinyl Floor	Wet Bar	Open Concept
11	Br	Lower	9.84	x 9.51	Hardwood Floor	Closet	Window

**Client Remks:** Welcome home. Beautifully designed charming family home in Humewood-Cedarvale community showcasing custom millwork and a laneway house with detached garage. Located a few minutes walk from the vibrant St. Clair Ave shops, restaurants and Wychwood Barns and a few minutes to the serene Cedarvale Park to disconnect from the daily hustle. French Immersion Humewood Community School is steps away and Leo Baeck is within walking distance. Entering the home, you are captured by the 10 foot ceiling height, warm home design, clean lines, custom millwork and open space. The gourmet kitchen with premium appliances is a chefs delight. For the work from home days, a private office overlooking Wychwood Ave awaits.

**Extras:****Listing Contracted With:** IPRO REALTY LTD. 416-364-2036