



135 Kenwood Ave Toronto Ontario M6C 2S4 Toronto C03 Humewood-Cedarvale Toronto		Sold: \$880,000 List: \$949,000
Taxes: \$5,421.89/2025	For: Sale	% Dif: 93
Sold Date: 10/29/2025		
SPIS: N	Last Status: SLD	DOM: 57
Detached	Fronting On: E	Rms: 4 + 2
Link: N	Acreage:	Bedrooms: 1 + 1
Bungalow	22.29 x 90 Feet	Washrooms: 2
	Irreg:	1x3xMain, 1x4xLower
Dir/Cross St: St. Clair/Bathurst Directions: St. Clair/Bathurst		

MLS#: C12374343	PIN#: 104680299
Legal: Plan 1322 Part Lot 75	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: < 700 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.03	x 10.27	Large Window	Hardwood Floor	Closet
2	Dining	Main	12.11	x 8.3	Hardwood Floor	O/Looks Backyard	Sliding Doors
3	Kitchen	Main	11.61	x 10.14	Stainless Steel Appl	W/O To Deck	Pot Lights
4	Prim Bdrm	Main	12.11	x 8.83	Pot Lights	Breakfast Bar	Granite Counter
5	2nd Br	Lower	9.32	x 19.75	Above Grade Window	Closet	
6	Rec	Lower	15.26	x 14.86	Laminate	Closet	4 Pc Bath
7	Laundry	Lower	7.81	x 22.18	Laundry Sink		

Client Remks: Attention value buyers! This is one of the best opportunities in Humewood. A perfect condo alternative, this charming 1+1 bedroom, 2 bathroom home features an updated kitchen and bath, a classic front veranda, a walkout to the rear yard with parking spot and a finished basement. The possibilities are endless move right in, renovate to your taste, add a second floor, or even redevelop the land. With laneway access, the potential for a garden suite is an added bonus. Ideally located near the St. Clair streetcar, subway access, and within the sought-after Humewood School district, this home is a must-see.

Inclusions: Fridge, Stove/Oven, Dishwasher, Microwave & Hoodfan. Washer & Dryer. All ELFS. Broadloom where laid.

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



205 Wychwood Ave Toronto Ontario M6C 2T5 Toronto C02 Wychwood Toronto Taxes: \$6,773.79/2024 Sold Date: 09/19/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,199,000 List: \$1,199,000 For: Sale % Dif: 100
Detached Link: N 1 1/2 Storey	Fronting On: E Acreage: 25.03 x 130.18 Feet Irreg:	Rms: 10 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xMain	Dir/Cross St: St.Clair Ave W & Bathurst St Directions: St.Clair Ave W & Bathurst St

MLS#: C12388111 **PIN#:** 104680186
Legal: PT LT 123 PL 1322 TWP OF YORK AS IN CY551282; TORONTO (YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 700-1100 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Insulbrick / Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Available, Private Double Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description
1		Ground	0	0	
2	Br	Ground	0	0	
3	2nd Br	Ground	0	0	
4	Living	Ground	0	0	
5	Foyer	Ground	0	0	
6	Kitchen	Ground	0	0	
7	Laundry	Ground	0	0	
8	3rd Br	2nd	0	0	
9	4th Br	2nd	0	0	
10	Bathroom	2nd	0	0	4 Pc Bath
11	Family	2nd	9.84	x 7.87	

Client Remks: 205 Wychwood Avenue I a Designer's and builder's project where all the approvals have already been done for you by the current owners. Architectural plans are drawn by one of the top firms in the city, and Committee of Adjustments approved a new 3 story build and a new coach house on the laneway. Permits could be re-activated as approved, or you can choose to make your own adjustments to the plans first and then re-apply with your own plans. This home is truly best suited for a new build for an end user or for a builder Shovel Ready by closing date. This 1 1/2 story detached home is currently occupied by tenants. It sits on a quiet family-friendly treed avenue surrounded by recently restored and newly built homes. A 25 x 130 foot lot. Tree removal or relocation permits have not yet been pursued, but a tree plan report is available. Short walk to St. Clair West, and Bathurst Street. Current home has 4 bedrooms, a 3 piece and a 4 piece bath.

Inclusions: TBD
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888



12 Cherrywood Ave		Sold: \$1,200,000
Toronto Ontario M6C 2X2		List: \$1,200,000
Toronto C03 Humewood-Cedarvale Toronto		
Taxes: \$6,658.59/2025	For: Sale	% Dif: 100
Sold Date: 10/07/2025		
SPIS: N	Last Status: SLD	DOM: 0
Detached	Fronting On: W	Rms: 9 + 2
Link: N	Acreage:	Bedrooms: 3
2-Storey	25 x 120 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: St. Clair and Wychwood Directions: Between Vaughan and Maplewood		

MLS#: C12449050 **PIN#:** 104690155
Legal: See Schedule B

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished		Park/Drive: Mutual	Gas:
Fireplace/Stv: N		Drive: Mutual	Water:
Heat: Forced Air / Gas		Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air		Tot Prk Spcs: 2	Sewer:
Central Vac: N		UFFI:	Waterfront:
Apx Age:		Pool: None	Retirement:
Year Built: 1920		Prop Feat: Interior Feat: Other	HST Applicable to Not Subject to HST
Apx Sqft: 1100-1500			Sale Price:
Lot Size Source: MPAC			Farm/Agr:
Roof: Shingles			Oth Struct:
Foundation: Stone			Survey Type: None
Assessment: POTL:			Spec Desig: Unknown
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Ground	6.99	x 15.68	Linoleum	Picture Window	O/Looks Frontyard
2	Living	Ground	15.16	x 10.6	Hardwood Floor	Picture Window	Combined W/Dining
3	Dining	Ground	12.76	x 9.58	Hardwood Floor	Picture Window	Combined W/Living
4	Kitchen	Ground	9.68	x 14.99	Tile Floor	O/Looks Backyard	W/O To Deck
5	Prim Bdrm	2nd	10.99	x 15.32	Hardwood Floor	Closet	Picture Window
6	2nd Br	2nd	10.6	x 15.32	Hardwood Floor	Closet	O/Looks Backyard
7	3rd Br	2nd	9.09	x 9.68	Hardwood Floor	Closet	Picture Window
8	Bathroom	2nd	6	x 8.66	Tile Floor	4 Pc Bath	Window
9	Rec	Bsmt	14.24	x 13.48	Tile Floor	Above Grade Window	
10	Sitting	Bsmt	10.76	x 14.34	Tile Floor	Above Grade Window	
11	Laundry	Bsmt	10.66	x 14.34	Concrete Floor	Above Grade Window	Laundry Sink

Client Remks: When the bones are good, the rest doesn't matter. Welcome to 12 Cherrywood, a generous, light-filled 3 bedroom detached home in the heart of the St. Clair West neighbourhood you'll never want to leave. Inside, you'll find oversized open-plan living and dining rooms perfect for gathering, a modern kitchen with ample storage, and a walkout to a sunny west-facing yard and deck. Upstairs, three spacious bedrooms provide plenty of room and a modern family bathroom. The finished basement offers incredible flexibility - whether you need a fourth bedroom, rec room, home office, or all of the above. A separate laundry, furnace, and storage area keeps everything organized. Option to create a walkout from basement which would open the door to creating a self-contained in-law or nanny suite, or even an income helper. At the rear, there's potential for two parking spots. The location is a true highlight: steps to Cedarvale Park with its trails, playgrounds, and off-leash dog area, and just around the corner from local favourites like Hunter Coffee, Pukka, Krave, Baker and Scone, and the beloved Wychwood Barns Farmers Market. Add in great schools, TTC at your doorstep and the vibrant energy of St. Clair West - where cafes, restaurants, shops, and everyday conveniences are just a short stroll away. I'm loving this one, and so will you. Be right where you belong in a home and community that truly have it all. Don't let this one slip away!

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300



197 Arlington Ave Toronto Ontario M6C 2Z4 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$6,344.66/2024 For: Sale % Dif: 104 Sold Date: 09/30/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,305,000 List: \$1,249,900
Detached Link: N 2-Storey	Fronting On: E Acreage: 26.03 x 107.36 Feet Irreg: 107.36x26.03x106.87x25.64	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4xBsmt, 1x4x2nd	
Dir/Cross St: St Clair and Christie Directions: North of St Clair			

MLS#: C12423547	PIN#: 104700018
Legal: Plan M357S Pt. Lot 60 E/S Arlington Ave	

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 1 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
Hydro: Municipal		

Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	9.84	x 13.02	
2	Living	Main	11.65	x 13.39	
3	Kitchen	Main	8.99	x 14.86	
4	Foyer	Main	3.81	x 11.55	
5	Prim Bdrm	2nd	10.07	x 13.62	
6	2nd Br	2nd	8.76	x 11.55	
7	3rd Br	2nd	13.12	x 10.33	
8	Rec	Bsmt	10.76	x 23.72	
9	Laundry	Bsmt	10.73	x 3.51	
10	Cold/Cant	Bsmt	10.93	x 6.04	
11	Utility	Bsmt	7.91	x 21.23	

Client Remks: Don't Miss This Opportunity! Steps to St. Clair in the desirable Humewood-Cedarvale community, with easy access to transit, shops, dining, Wychwood Barns Farmers Market, and top schools including Leo Baeck. Timeless warmth and character, Beautifully maintained original oak trim, picture rail and beamed ceiling, stained glass accents. The thoughtful layout features a kitchen walk-out to the private backyard with play structure and Garden Shed. Side entrance to the basement for added flexibility. Zoning allows for a back addition and garden suite. Seller open to signing a lease at market rent, offering buyers immediate flexibility and potential for rental income right after closing

Inclusions: Fridge, Stove, Hood Fan, Dishwasher, Gas Furnace, Central Air Conditioner, represented in (as is condition)

Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. 416-762-4200



155 Pinewood Ave Toronto Ontario M6C 2V6 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$6,373/2024 For: Sale % Dif: 102 Sold Date: 07/07/2025 SPIS: N Last Status: SLD DOM: 5		
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 125 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Pinewood and Valewood Directions: Pinewood is a one way headed north		

MLS#: C12257092 **PIN#:** 104690310

Legal: Plan M-316, Lot 49

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	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: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Ravine, School Interior Feat: On Demand Water Heater, Sump Pump Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.32	x 7.09	Closet	Hardwood Floor	Window
2	Living	Main	15.32	x 10.99	French Doors	Crown Moulding	Hardwood Floor
3	Dining	Main	14.67	x 9.09	O/Looks Backyard	Crown Moulding	Hardwood Floor
4	Kitchen	Main	14.67	x 8.99	Ceramic Floor	W/O To Sundeck	Updated
5	Prim Bdrm	2nd	13.68	x 12.99	O/Looks Backyard	Hardwood Floor	Closet
6	2nd Br	2nd	14.01	x 9.42	O/Looks Frontyard	Closet	Hardwood Floor
7	3rd Br	2nd	10.5	x 9.42	O/Looks Frontyard	Closet	Hardwood Floor
8	Rec	Lower	10.99	x 12.24	Pot Lights	Tile Floor	Irregular Rm
9	Br	Lower	8.6	x 10.33	Tile Floor	Pot Lights	
10	Laundry	Lower	8.01	x 9.09	Tile Floor	Window	

Client Remks: Looking for a home you can live in now, and grow into while living in one of Toronto's best neighbourhoods? Welcome to 155 Pinewood. This house is more than just a place to live. It's got that "home" feeling in its bones. An oversized front porch perfect for morning coffee with friends. An entry foyer with a proper sized coat closet. An elegant living room with a fireplace, french doors and wide oak baseboards and casings. A dining room large enough not only for big family gatherings, but a piano too. A kitchen that is efficient and punches above its weight for storage and function. A large primary bedroom that offers a respite from a hectic world with a lovely view of the backyard. Two more bedrooms with closets and both are flooded with natural light. Two modern baths, one upstairs, and one downstairs with just the right amount of storage for a family. A basement recreation room that has fun times written all over it, but also an office nook under the stairs perfect for focused studies or serious work. Overnight guests? There's a basement bedroom for them. And the laundry room isn't an afterthought. Oh, and then there's the oasis in the backyard. Sun deck, mature trees everywhere, a place for a tire swing...you feel like you're not even in the city. All this as well as Cedarvale Ravine, top schools (Humewood French Immersion, Leo Baeck), and the magic of the St. Clair West strip. Welcome home.

Inclusions: Furnace, central air conditioning, stainless steel fridge, gas stove, B/I dishwasher, microwave with integrated fan, washer, gas dryer (as is, older), blinds, garden shed.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016



36 Claxton Blvd W			Sold: \$1,550,000
Toronto Ontario M6C 1L8			List: \$1,399,999
Toronto C03 Humewood-Cedarvale Toronto			
Taxes: \$8,931/2025		For: Sale	% Dif: 111
Sold Date: 11/13/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Detached	Fronting On: N	Rms: 6 + 4	
Link: N	Acreage:	Bedrooms: 3 + 1	
Bungalow	36.05 x 120.13 Feet	Washrooms: 2	
	Irreg: REGULAR	1x3xGround, 1x3xBsmt	
Dir/Cross St: BATHURST/ST. CLAIR			
Directions: WEST SIDE OF BATHURST, NORTH OF ST. CLAIR			

MLS#: C12516018	PIN#: 104650044
Legal: PCL 245-1 SEC M367; PT LT 245	

Kitchens: 1 + 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Water / Gas A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.09	x 15.12	Hardwood Floor	Open Concept	Picture Window
2	Dining	Ground	12.73	x 11.65	Hardwood Floor	Combined W/Living	
3	Kitchen	Ground	11.15	x 10.83	Ceramic Floor	Closet	Double Sink
4	Prim Bdrm	Ground	14.04	x 12.7	Hardwood Floor	Closet	O/Looks Backyard
5	2nd Br	Ground	14.04	x 11.19	Hardwood Floor	Closet	O/Looks Backyard
6	3rd Br	Ground	9.06	x 10.79	Hardwood Floor	Closet	

Client Remks: WELCOME HOME TO THIS SPACIOUS BUNGALOW ON A MOST BELOVED STUNNING TREE LINE CEDARVALE STREET ON A VERY PRIVATE MATURE GENEROUS 36 X 120 FOOT LOT. ENDLESS OPPORTUNITIES FOR FAMILIES WHETHER YOUR A FIRST TIME BUYER READY TO MOVE IN AND MAKE IT YOUR OWN, OR DOWNSIZERS WANTING ALL THE LOCAL CONVENIENCES OR SOMEONE LOOKING TO RENOVATE OR BUILD THEIR OWN HOME! AN IDEAL LOCATION TO LIVE AND PLAY IN THE HEART OF THIS VIBRANT COMMUNITY. STEPS TO THE ST. CLAIR WEST SUBWAY, GREAT SHOPPING,RESTAURANTS, PARKS TO STROLL THRU, WYCHWOOD BARNs, LOBLAWS AND MUCH MORE. DON'T MISS THIS SPECIAL RARE OPPORTUNITY TO CREATE YOUR DREM HOME IN THIS DESIRABLE COMMUNITY!

Inclusions: 2 FRIDGES, 2 STOVE, DISHWASHER, WASHER, DRYER, ALL ELECTRIC LIGHT FIXTURES, ALL WINDOW COVERINGS.

Listing Contracted With: RE/MAX REALTRON REALTY INC.416-222-8600



155 Maplewood Ave		Sold: \$1,425,000
Toronto Ontario M6C 1J8		List: \$1,449,000
Toronto C03 Humewood-Cedarvale Toronto		
Taxes: \$6,764.16/2024	For: Sale	% Dif: 98
Sold Date: 07/27/2025		
SPIS: N	Last Status: SLD	DOM: 17
Detached	Fronting On: S	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 4
2-Storey	25 x 120.33 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: St Clair & Christie Directions: Between Humewood & Rushton Rd		

MLS#: C12277217 **PIN#:** 104700035
Legal: PCL 4335 SEC WEST TOWNSHIP OF YORK; PT LT 36

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apex Age: Apex Sqft: 1100-1500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.71	x 4.33	Granite Floor	Closet	
2	Living	Main	15.09	x 11.48	Hardwood Floor	Large Window	Crown Moulding
3	Dining	Main	13.45	x 10.31	Hardwood Floor	Large Window	Crown Moulding
4	Kitchen	Main	19.25	x 8.05	Granite Floor	Granite Counter	Walk-Out
5	Br	2nd	12.8	x 9.32	Hardwood Floor	Large Window	South View
6	2nd Br	2nd	12.77	x 9.33	Hardwood Floor	Window	Closet
7	3rd Br	2nd	13.02	x 9.29	Broadloom	Window	
8	4th Br	2nd	9.28	x 8.92	Hardwood Floor	Window	Closet
9	Bathroom	2nd	0	0	4 Pc Bath	Tile Floor	Window
10	Rec	Lower	14.1	x 9.28	Tile Floor	Open Concept	Fireplace
11	Kitchen	Lower	13.05	x 8.54	Tile Floor	Eat-In Kitchen	Open Concept
12	Bathroom	Lower	0	0	3 Pc Bath	Tile Floor	
13	Laundry	Lower	8.55	x 7.32	Laundry Sink		

Client Remks: This charming south-facing home in prime Humewood, shows off great curb appeal with its inviting front porch verandah and timeless character. Inside, you'll find spacious principal rooms with original details including plaster crown molding, a decorative fireplace with granite surround, and hardwood floors. The renovated eat-in kitchen features granite countertops, backsplash, and flooring, with a walk-out to a large, fenced backyard ideal for entertaining or future expansion. Upstairs, four well-proportioned bedrooms await, with the flexibility to convert the fourth into a spa-like ensuite creating a luxurious and private primary retreat. The finished lower level offers good ceiling height, open-concept living area with fireplace, full kitchen, large 3-piece bathroom, laundry and plenty of storage space perfect for guests, extended family, or future rental potential. Located in the heart of the Humewood community, just minutes to Wychwood Barns, Cedarvale Ravine, St. Clair Wests shops, restaurants, top-rated schools, and parks, this is the kind of home you stay in for years. Move in and enjoy, or unlock its full potential over time either way, this is a rare opportunity to make a forever home in a truly special location.

Inclusions: Main floor: Fridge, stove & hoodfan, Basement: Fridge, stove & hoodfan, washer, dryer. Wardrobe closet in back bedroom, window coverings, electrical light fixtures, custom rad covers, A/C wall unit(as is).

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



122 Kenwood Ave Toronto Ontario M6C 2S3 Toronto C03 Humewood-Cedarvale Toronto		Sold: \$1,500,000 List: \$1,475,000
Taxes: \$6,817/2025	For: Sale	% Dif: 102
Sold Date: 11/15/2025		
SPIS: N	Last Status: SLD	DOM: 3
Detached	Fronting On: W	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 3 + 2
2-Storey	25 x 130 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: St. Clair/Bathurst Directions: Use GPS		

MLS#: C12539690 **PIN#:** 104680283

Legal: Plan 1322 S Pt Lot 82

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Park, Place Of Worship, Public Transit, School 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	Foyer	Main	11.02	x 4	Double Closet	Tile Floor	2 Pc Bath
2	Living	Main	23.62	x 14.11	Gas Fireplace	Hardwood Floor	O/Looks Frontyard
3	Dining	Main	23.62	x 14.11	Combined W/Living	Hardwood Floor	Large Window
4	Kitchen	Main	17.39	x 11.15	Breakfast Bar	Hardwood Floor	Granite Counter
5	Family	Main	11.48	x 11.15	Gas Fireplace	Hardwood Floor	W/O To Deck
6	Prim Bdrm	2nd	15.42	x 12.8	W/I Closet	Cathedral Ceiling	W/O To Deck
7	2nd Br	2nd	14.44	x 10.17	W/I Closet	Hardwood Floor	Bay Window
8	3rd Br	2nd	10.5	x 10.5	Closet	Hardwood Floor	4 Pc Bath
9	Rec	Lower	13.45	x 7.87	Pot Lights	Laminate	3 Pc Bath
10	Br	Lower	11.48	x 9.51	W/I Closet	Laminate	Pot Lights
11	Br	Lower	16.73	x 9.19	Double Closet	Laminate	Pot Lights
12	Laundry	Lower	0	0	Concrete Floor		

Client Remks: Experience the ease and comfort of freehold living in the heart of Humewood-Cedarvale, a community known for its welcoming character, mature tree lined streets, and outstanding access to everyday conveniences. This well maintained 2-storey residence sits on a generous 25 by 130 foot lot and offers three car parking via the laneway. Inside, the main floor provides a warm and functional layout with a gas fireplace in the living area, a combined dining space, and a thoughtfully designed kitchen with a breakfast bar and granite counters. A spacious family room with a second gas fireplace and walk-out to the rear deck creates an ideal gathering place. The second level features a serene primary bedroom with a walk-in closet, gas fireplace, cathedral ceiling, and walk-out to a private deck. Two additional bedrooms, both with excellent storage and natural light, complete this level along with a four piece bath. The finished lower level provides valuable extended living space with a recreation room, two guest bedrooms, a three piece bath, storage, and a dedicated laundry area. Residents enjoy close proximity to St. Clair West shops, cafes, restaurants, and the vibrant Wychwood Barns Farmers Market. The home is located within a coveted school district and offers convenient access to the St. Clair streetcar and subway connection. A wonderful opportunity to join a community where families choose to live, grow, and thrive.

Inclusions: KitcheAid S/S Refrigerator, Miele S/S Dishwasher, Wolf Gas Stove, Miele Microwave/Convection Oven, Kenmore Washer, Kenmore Dryer, 3 Ceiling Fans, Window Coverings, Electric Light Fixtures, TV's in Main Flr Fam.Rm., Primary Bdrm, Bsmt Rec Rm, Hot Water Tank (Owned)

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



209 Arlington Ave Toronto Ontario M6C 2Z4 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$8,068.73/2025 For: Sale % Dif: 97 Sold Date: 10/31/2025 SPIS: N Last Status: SLD DOM: 57		
Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 106.41 Feet Irreg:	Rms: 15 + 3 Bedrooms: 4 Washrooms: 2 1x4xMain, 1x4x2nd
Dir/Cross St: Arlington and St Clair Directions: North of St Clair		

MLS#: C12381499 **PIN#:** 104700013
Legal: See Schedule B

Kitchens: 2 Fam Rm: N Basement: Full / Walk-Out Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Shingles Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Other	Zoning: Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.5	x 17.75	Brick Fireplace	Large Window	Broadloom
2	Dining	Main	13.68	x 10.99	Large Window	Broadloom	
3	Kitchen	Main	9.74	x 9.51	Backsplash	Large Window	Linoleum
4	Br	Main	16.5	x 10.99	B/I Closet	Window	Broadloom
5	2nd Br	Main	12.99	x 9.51	Window	Broadloom	
6	Living	2nd	12.99	x 21.33	Brick Fireplace	Open Concept	Hardwood Floor
7	Dining	2nd	14.07	x 10.99	Open Concept	Window	Hardwood Floor
8	Sunroom	2nd	7.25	x 20.51	Large Window	Pot Lights	Hardwood Floor
9	Kitchen	2nd	16.4	x 10.99	Granite Counter	Custom Backsplash	Pot Lights
10	Br	2nd	13.09	x 10.01	Double Closet	Semi Ensuite	Hardwood Floor
11	2nd Br	2nd	8.6	x 10.01	B/I Closet	Hardwood Floor	Murphy Bed
12	Office	2nd	7.74	x 19.26	Spiral Stairs	O/Looks Backyard	Hardwood Floor
13	Laundry	Bsmt	27	x 10.01	Laundry Sink	Above Grade Window	
14	Furnace	Bsmt	16.67	x 21.33	Open Concept	Above Grade Window	
15	Other	Bsmt	27.43	x 10.99	Open Concept	Above Grade Window	

Client Remks: Mortgage relief and lifestyle flexibility in the heart of St. Clair West. Welcome to 209 Arlington, a purpose-built duplex offering the rare combination of stylish living and smart financial sense. Whether you're looking to downsize with income support, co-purchase with family or friends, or create a multi-generational home, this property adapts beautifully to your needs. The renovated upper unit is move-in ready, featuring a chefs kitchen perfectly suited for cooking and entertaining. The open-concept living and dining areas are bright and inviting, while the spa-like bathroom offers a luxurious retreat. Two spacious bedrooms plus a dedicated home office provide flexibility for family, work-from-home, or guest space. The bright main floor 2-bedroom rental unit aka mortgage payment, or shared ownership opportunity, providing income and flexibility to make city living more accessible. The expansive unfinished lower level offers endless possibilities - you could create a fully separate 1-2-bedroom unit to maximize untapped potential. All this sits on a charming tree-lined street just steps from Wychwood Barns, top-rated schools, parks, transit, and the shops, cafes, and community spirit that make St. Clair West one of Toronto's most vibrant neighbourhoods. Live in one unit while the other helps pay your mortgage, downsize with income support, or co-own with family and friends 209 Arlington is a rare opportunity to enjoy the lifestyle you want with smart financial sense.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



612 Rushton Rd Toronto Ontario M6C 2Y7 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$6,741.35/2024 For: Sale % Dif: 103 Sold Date: 07/09/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,650,000 List: \$1,599,000
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 32 x 132.06 Feet Irreg: Irregular	Rms: 8 + 1 Bedrooms: 4 Washrooms: 2 1x4, 1x3	Dir/Cross St: Arlington/North of Vaughan Directions: Arlington/North of Vaughan

MLS#: C12261570 **PIN#:** 104640207
Legal: PT LT 131 PL 1741 TWP OF YORK; PT LT 132 PL 1741 TWP OF YORK AS IN CA465347; S/T & T/W CA465347; TORONTO (YORK) , CITY OF TORONTO Ie

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck Interior Feat: None, Water Heater Owned	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.57	x 13.91	Hardwood Floor Fireplace
2	Dining	Main	14.14	x 10.53	Hardwood Floor Wainscoting French Doors
3	Kitchen	Main	22.83	x 10.6	Ceramic Floor Heated Floor Quartz Counter
4	Breakfast	Main	22.83	x 10.6	Ceramic Floor Combined W/Kitchen W/O To Deck
5	Prim Bdrm	2nd	12.11	x 11.91	Hardwood Floor W/W Closet
6	Br	2nd	11.98	x 7.91	Hardwood Floor Closet
7	Br	2nd	11.19	x 9.15	Hardwood Floor Combined W/Office
8	Tandem	2nd	9.09	x 6	Hardwood Floor Combined W/Br
9	Br	3rd	15.22	x 10.43	Broadloom Heated Floor
10	Office	3rd	12.34	x 11.45	Broadloom Closet Skylight
11	Rec	Bsmt	18.7	x 27.33	Hardwood Floor Heated Floor

Client Remks: You'll love 612 Rushton Road where Cedarvale charm meets city living! Tucked between the lush ravine trails of Cedarvale Park, the Upper Village, and St. Clair West, this sought-after neighbourhood is a stroll to schools (steps from Leo Baeck Day School), vibrant local shops, cafes, gyms, restaurants and the Wychwood Barns. This 4 bedroom home blends timeless character with modern updates. An inviting living room for those cozy evenings by the fireplace and a dining room that is perfect for quiet dinners or holiday entertaining. The modern sun filled kitchen has heated floors and is combined with a breakfast nook that leads to a large deck and private oasis with its manicured yard that awaits summer BBQs. Spacious bedrooms, and 3rd floor for that additional space we all need. Did I mention the newly renovated dug down basement with heated floors? A detached garage + EV ready driveway. This is perfect for the family to unwind. 612 delivers the space families want and the character buyers crave! Now move in, breathe out, and start living the Cedarvale lifestyle!

Inclusions: Jenn-Air Glass Front French Door Counter Depth Fridge, Miele Custom Paneled Dishwasher, Flat Top Stove, LG Front Load Stacked Washer/Dryer

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



143 Pinewood Ave Toronto Ontario M6C 2V6 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$7,039.98/2025 For: Sale % Dif: 95 Sold Date: 09/15/2025 SPIS: Y Last Status: SLD DOM: 28		
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 95 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4xLower
Dir/Cross St: Vaughan / Pinewood Directions: North		

MLS#: C12352618 **PIN#:** 104690316
Legal: PCL 52-2 SEC M316; PT LT 52 PL M316 YORK BEING THE MOST NLY 25 FT OF THE MOST WLY 95 FT; T/W A ROW OVER THE...

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Metal Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Other Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N Included In Garden Shed, Fence - Full None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.89	x 5.41	Stained Glass	Pot Lights	Porcelain Floor
2	Living	Main	14.11	x 11.32	Pot Lights	Hardwood Floor	Gas Fireplace
3	Dining	Main	11.15	x 7.38	Hardwood Floor	W/O To Yard	Pot Lights
4	Kitchen	Main	13.78	x 7.22	Centre Island	Quartz Counter	Pot Lights
5	Prim Bdrm	2nd	13.29	x 9.84	Hardwood Floor	Double Closet	Ceiling Fan
6	2nd Br	2nd	13.45	x 8.86	Hardwood Floor	Double Closet	Ceiling Fan
7	3rd Br	2nd	9.35	x 9.02	Hardwood Floor	Closet	Picture Window
8	4th Br	2nd	10.17	x 8.86	Hardwood Floor	Closet	Window
9	Great Rm	Lower	21.82	x 14.11	Side Door	4 Pc Bath	Pot Lights

Client Remks: Some homes simply have more to offer and this one raises the bar. With extensive, quality renovations, thoughtful design, and quality craftsmanship, this refreshing home delivers a lifestyle upgrade far beyond what you'd expect at this price point. An open-concept main floor flows seamlessly into a spectacular chefs kitchen which has been expanded by a small three-storey addition. It features a large central island, deep pantry with drawers, a Wolf six-burner range, built-in illuminated china cabinet, and abundant cabinetry every detail designed for both practicality and beauty. Its an entertainers delight indoors, and when the party moves outside, the backyard becomes a second living space surrounded by tall grasses and lush perennials - an entertainer's paradise. Three bathrooms all feature heated floors and a widened staircase to the second floor adds both elegance and functionality, while each bedroom offers double closets. One of the four bedrooms can even be converted into an en-suite bathroom, adding long-term value. The finished lower level adds versatility with heated floors, rough-in kitchen and convenient separate front and side entrances - perfect for a recreation space, guest suite, or income potential. All this, just steps to St. Clair West's vibrant shops, cafes, and transit, and within walking distance to Cedarvale Ravine. Speak to LA re parking.

Inclusions: Fridge, Wolf 6 gas burner stove, Miele dishwasher, front load washer/dryer, wine fridge, electrical light fixtures, ceiling fans, black out blinds, closet organizers, gas line for bbq, 2 ductless A/C units, garden shed, 40 year transferrable warranty metal roof(2020), rough-in kitchen in basement

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



116 Pinewood Ave Toronto Ontario M6C 2V3 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$7,861/2025 For: Sale % Dif: 96 Sold Date: 10/10/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,925,018 List: \$1,999,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 25 x 122 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 3 1x3x2nd, 1x2xBsmt, 1x2xMain Dir/Cross St: St Clair and Christie Directions: Between Maplewood and Valewood	

MLS#: C12431636 **PIN#:** 104690366
Legal: PLAN M316 PT LOT 60

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2024 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: Electric Car Charger, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	19	x 6.33	French Doors	B/I Shelves	Large Window
2	Living	Main	14.01	x 12.01	Hardwood Floor	Led Lighting	Fireplace
3	Dining	Main	11.75	x 9.74	Hardwood Floor	Led Lighting	B/I Bar
4	Kitchen	Main	14.99	x 9.15	Stainless Steel Appl	Centre Island	O/Looks Family
5	Family	Main	17.16	x 14.99	Heated Floor	2 Pc Bath	W/O To Garden
6	Prim Bdrm	2nd	12.01	x 11.58	Hardwood Floor	Large Window	3 Pc Bath
7	2nd Br	2nd	15.49	x 9.15	Hardwood Floor	Large Window	Closet
8	3rd Br	2nd	12.01	x 8.99	Hardwood Floor	Large Window	Double Closet
9	Rec	Bsmt	16.01	x 10.99	Cork Floor	Led Lighting	2 Pc Bath

Client Remks: If you are looking for a turnkey home with lots of bells and whistles, then look no further. Located on the best block of Pinewood in the highly sought-after Humewood community, 116 Pinewood is a beautifully appointed home that has been extensively renovated. Featuring large principal rooms; a stunning Chefs kitchen with a 36 Bosch gas range, a huge walnut island, and quartz countertops; an incredible family room with a 15-foot ceiling, a heated floor, an office nook, and an on-grade walkout to a serene backyard and deck; a massive mudroom with windows on three sides; renovated bathrooms; a wood-burning fireplace; and so much more. The seller is obsessed with infrastructure: dedicated cat6 Ethernet from the utility room to each floor; 200A service with a Leviton Level 2 car charger in the legal front pad parking; our beautiful Norway Maple in the back yard has been cabled to secure it against ice storms and severe weather; the basement is water-proofed with internal membrane and weeping tile; nearly every switch in the house is a Leviton smart switch, compatible with HomeKit, Alexa, and Google Home; the dining room and family room feature Philips Hue colour lightstrips; and the garden shed features a workbench with a woodworking vice, for the handtool woodworker you are destined to become. Humewood Community School with French Immersion is just around the corner, and Leo Baeck Jewish Day School is just a short drive. Steps to St. Clair Avenue West, Wychwood Barns, Cedarvale Park, and transit. Come see for yourself, and fall in love!

Inclusions: All Appliances, Washer, Dryer, Basement Fridge, All Elfs, All Bathroom Mirrors, All Built-Ins, Navien Tankless HWT (owned), Leviton Level 2 Car Charger, All Attached Flat Screen TVs and Bracketsexclusions

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



82 Pinewood Ave			Sold: \$2,250,000
Toronto Ontario M6C 2V1			List: \$2,349,000
Toronto C03 Humewood-Cedarvale Toronto			
Taxes: \$10,474.27/2025		For: Sale	% Dif: 96
Sold Date: 10/31/2025			
SPIS: N	Last Status: SLD	DOM: 10	
Detached	Fronting On: W	Rms: 8	
Link: N	Acreage:	Bedrooms: 4	
2-Storey	24.92 x 129.33 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x3x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: St Clair & Pinewood Directions: St Clair & Pinewood			

MLS#: C12474722	PIN#: 104700079
Legal: PLAN 922 PT LOT 52	

Kitchens: 1	Exterior: Brick / Metal/Side	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1930	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Sale Price: Included In
Apx Sqft: 1500-2000	Interior Feat: Other	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles, Flat		Survey Type: Available
Foundation: Concrete		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.4	x 6.59	Hardwood Floor	Closet	Window
2	Dining	Main	17.49	x 11.84	Hardwood Floor	Fireplace	Large Window
3	Living	Main	18.93	x 8.99	Hardwood Floor	Combined W/Kitchen	
4	Kitchen	Main	18.93	x 9.84	Hardwood Floor	Combined W/Living	Modern Kitchen
5	Family	Main	14.67	x 14.67	Hardwood Floor	Gas Fireplace	W/O To Yard
6	Prim Bdrm	2nd	17.65	x 13.75	Broadloom	W/I Closet	3 Pc Ensuite
7	2nd Br	2nd	14.01	x 9.58	Hardwood Floor	Closet	Window
8	3rd Br	2nd	15.09	x 9.58	Hardwood Floor	Closet	Window
9	3rd Br	2nd	15.09	x 9.58	Hardwood Floor	Closet	Window
10	4th Br	2nd	14.4	x 8.83	Hardwood Floor	Closet	Window
11	Rec	Lower	18.83	x 15.75	Vinyl Floor	Mirrored Walls	
12	Other	Lower	33.23	x 18.08	Concrete Floor	Side Door	3 Pc Ensuite

Client Remks: Nestled on one of the most tightly held streets in the city, this classic brick beauty has been brilliantly extended and reimagined for real life and real fun. You'll feel at home before you even step inside with the dreamy porch made for morning coffees, evening wine, and chats with your friendly Pinewood neighbors. Once inside, you will be stopped in your tracks by the dining room with a wood-burning fireplace. It's grand, and it practically begs you to host holiday dinners. Be warned: you will fall in love with this kitchen. A massive island anchors the space, ideal for gourmet prep, or gathering with family and friends. Wall-to-wall storage and smart design make it as functional as it is fabulous. Don't forget the spacious family room, where you can relax around the gas fireplace and take in the serene view of the lush backyard. There is even the coveted and perfectly tucked-away main floor powder room. Upstairs, the primary suite feels like a secret getaway. With tree-top views, a walk-in closet, and a private en-suite; it's the kind of space that whispers, 'stay in bed just a little longer'. Three more generously sized bedrooms, 2nd floor laundry, and a sleek family bath complete the upper level. No one's drawing the short straw here! The lower level offers even more room to play. A fully finished family room with very high ceilings is the perfect teenager retreat and room for a gym. A massive second space with laundry, a bathroom and side entrance has loads of potential. Dreaming of a studio, the ultimate home office, or a separate rental suite? And just when you think it can't get any better, step out back. The rear of the house has been transformed with a stunning modern facade that contrasts beautifully with the timeless brick in the front. The west-facing backyard and deck are perfect for hosting summer BBQs. Homes like this rarely come to market on Pinewood, so don't wait. Once you're here, you won't want to leave.

Inclusions: See Schedule C

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-901-5700



83 Pinewood Ave Toronto Ontario M6C 2V2 Toronto C03 Humewood-Cedarvale Toronto		Sold: \$2,379,000 List: \$2,379,000
Taxes: \$11,394.26/2025	For: Sale	% Dif: 100
Sold Date: 10/08/2025		
SPIS: N	Last Status: SLD	DOM: 5
Detached Link: N 2-Storey	Fronting On: E Acreage: 30 x 145 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x6x2nd, 1x3xLower
Dir/Cross St: St Clair/Christie Directions: First block North of St Clair just south of Maplewood		

MLS#: C12444113 **PIN#:** 104700302
Legal: PT BLK A PL 1342 TWP OF YORK AS IN CY637261; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 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 Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Front Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School Interior Feat: Carpet Free, On Demand Water Heater, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.2	x 5.58	Hardwood Floor	Pot Lights	W/I Closet
2	Dining	Main	17.72	x 12.14	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	15.75	x 12.8	Hardwood Floor	Pantry	Centre Island
4	Living	Main	12.8	x 10.83	Hardwood Floor	Sunken Room	Walk-Out
5	Office	Main	11.15	x 11.15	Hardwood Floor	Pot Lights	Walk-Out
6	Powder Rm	Main	0	0	Marble Floor	Corian Counter	Combined W/Sitting
7	Prim Bdrm	2nd	18.7	x 13.12	Walk-Out	Vaulted Ceiling	W/I Closet
8	Other	2nd	13.12	x 7.87	W/I Closet	Hardwood Floor	Closet Organizers
9	Bathroom	2nd	14.76	x 7.87	6 Pc Ensuite	Heated Floor	Soaker
10	2nd Br	2nd	13.78	x 10.5	Hardwood Floor	Large Window	Beamed
11	3rd Br	2nd	13.78	x 9.19	Hardwood Floor	Large Window	Pot Lights
12	Bathroom	2nd	9.19	x 7.55	4 Pc Bath	Corian Counter	Pot Lights
13	Laundry	2nd	8.2	x 7.87	B/I Closet	Corian Counter	Stainless Steel Sink
14	Bathroom	Lower	6.89	x 5.91	3 Pc Bath	Tile Floor	Window
15	Utility	Lower	24.93	x 7.55	Unfinished		

Client Remks: Rarely does a home of this caliber come to market on Pinewood Avenue, Humewood's most coveted street - a beautiful high-end renovation on a 30 by 145-foot pool-size lot. Ideal as it stands for a small family, professional couple, or downsizers, the property also offers room to grow, with the possibility of finishing the lower level or adding space in the future - improvements well supported on this great lot and coveted street. Renovated with extraordinary quality, the design showcases clean lines, frameless doors, American black walnut floors, warm natural materials, and seamless indoor/outdoor living. The Boffi kitchen is a showpiece with Corian counters, Wolf Pro range, Sub-Zero fridge, Miele dishwasher, and an oversized island anchoring the main floor. A living room with lift-and-slide doors opens to the backyard, while the dining room, with motorized Silent Gliss drapes and fireplace, sets an elegant tone for entertaining. Outdoors, enjoy a limestone terrace, full kitchen with Lynx BBQ, Marvel fridge, fire pit, and landscaped gardens with potential for 2-car parking. Upstairs, the vaulted primary suite features a Porro walk-in closet and spa-like en-suite with heated limestone floors, double vanities, soaker tub, and walk-in shower. With its timeless aesthetic, refined finishes, and blend of turn-key appeal with expansion potential, this home delivers design, functionality, and opportunity just steps to Humewood Park , St Clair Ave, Wychwood Barns, the Farmers Market, shops, restaurants, and transit.

Inclusions: 42 Subzero Refrigerator, 36" Wolf Pro Cook Series Dual Fuel Range/4 Burners/Griddle, Vent-a-hood range hood, 30" Wolf Speed Oven E Series Transitional Microwave, Miele Diamond knock door dishwasher, 32" Samsung flat screen TV (kitchen pantry), Sonos ceiling speakers (living room), Porro Modern TV unit, 3 camera surveillance/monitoring system, Sump pump, Whole house Hepa air filtration system, Bosch Tankless water heater, Carrier HE furnace / humidifier, Sonos outdoor speakers (master bedroom balcony & terrace), Paloform Caldera Fire Pit, 36 Lynx Built-In Trident Grill W/ Rotisserie, 24 Marvel outdoor refrigerator, Custom outdoor kitchen winter cover, Miele W1 washing machine, Miele T1 dryer, Lutron motorized roller blinds (master bedroom & dining room), Porro closet (master walk-in closet), Roller blinds (bedroom 2&3), Silent Gliss motorized drapes (dining room), Back garden irrigation system.

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



534 Rushton Rd Toronto Ontario M6C 2Y5 Toronto C03 Humewood-Cedarvale Toronto Taxes: \$12,495.22/2024 For: Sale % Dif: 93 Sold Date: 10/25/2025 SPIS: N Last Status: SLD DOM: 51		
Detached Link: N 3-Storey	Fronting On: W Acreage: 25 x 122.35 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x5x2nd, 1x5x3rd, 1x3xLower
Dir/Cross St: St Clair / Christie Directions: St Clair / Christie		

MLS#: C12379825 **PIN#:** 104690021
Legal: Plan M352 Part Lot 10, Subject To And Together With A Right of way as set Out In the Legal Description (2020 survey available)

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 0 Gar/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove Interior Feat: Bar Fridge, Built-In Oven, Central Vacuum, Countertop Range	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	B/I Closet	W/I Closet	Pot Lights
2	Living	Main	12.47	x 11.48	Hardwood Floor	Pot Lights	Window Flr to Ceil
3	Dining	Main	12.14	x 11.15	Hardwood Floor	Pot Lights	Recessed Lights
4	Kitchen	Main	22.64	x 12.8	Centre Island	Breakfast Bar	O/Looks Dining
5	Family	Main	13.45	x 10.17	Gas Fireplace	B/I Shelves	W/O To Deck
6	2nd Br	2nd	12.47	x 10.5	4 Pc Ensuite	W/I Closet	Hardwood Floor
7	3rd Br	2nd	13.78	x 10.83	Semi Ensuite	Closet	Hardwood Floor
8	4th Br	2nd	10.17	x 9.51	Semi Ensuite	W/I Closet	Hardwood Floor
9	Laundry	2nd	0	0	Porcelain Floor	Pot Lights	
10	Prim Bdrm	3rd	15.09	x 13.12	5 Pc Ensuite	W/I Closet	W/O To Balcony
11	Rec	Lower	22.97	x 16.73	Laminate	W/O To Yard	Pot Lights
12	Br	Lower	11.15	x 9.84	Laminate	W/I Closet	Above Grade Window
13	Laundry	Lower	8.53	x 5.91	Porcelain Floor	Pot Lights	

Client Remks: As soon as you step into this detached re-built family friendly home you are immediately wowed by the quality craftsmanship and modern finishes, in almost 3300 sq.ft. of living space. The open concept main floor boasts 10 foot ceilings. The living and dining rooms overlook a Chef's kitchen with large island and breakfast bar as well as a built-in wood table. Stainless steel appliances, compliment the sleek white cabinetry. The family room with gas fireplace connects seamlessly for easy living. Tall windows flood the home with natural light. Interiors include natural oak hardwood floors on 3 levels and laminate floors in the lower level, a dramatic floating staircase with glass railings, and striking millwork. The second floor has 3 bedrooms, one with an ensuite bathroom and the other two share a 5 piece semi ensuite bathroom. Convenient laundry Rm on 2nd Flr as well as an additional washer/dryer with sink the the furnace room. The third-floor primary suite is a serene retreat with a 5 piece ensuite bathroom and a large walk-in closet. The finished lower level with 8 foot ceilings includes a guest bedroom, 3 piece bathroom and a recreation room with a wet bar leading out to the landscaped artificial grass backyard. Fully fenced private backyard with large garage for storage. Unbeatable location just steps to trendy shops, restaurants, bakeries, spin studio, gyms, and much more along St. Clair West. Walking distance to Leo Baeck School, Humewood School and other private/public schools, parks, Cedarvale Ravine, public Transit and St. Clair West Subway.

Inclusions: Stainless Steel KitchenAid 48" Refrigerator/freezer, gas cooktop, wall oven, microwave. New Stainless Steel Bosch Dishwasher, Samsung stacked washer/dryer, LG stacked washer/dryer, central vacuum and equipment, built in wine fridge , all electric light fixtures, all window coverings, security system (monitoring not included), carpet runner on stairs, gas line for outdoor barbbque, smart thermostat, security cameras.

Listing Contracted With: FOREST HILL REAL ESTATE INC.416-488-2875



276 Wychwood Ave
Toronto Ontario M6C 2T7
Toronto C03 Humewood-Cedarvale Toronto
Taxes: \$7,216.61/2025
Sold Date: 09/23/2025
SPIS: N
Last Status: SLD
DOM: 19

Sold: \$3,110,018
List: \$3,395,000
For: Sale
% Dif: 92

Detached
Link: N
3-Storey

Fronting On: E
Acreage: < .50
25 x 125.16 Feet
Irreg:

Rms: 15 + 4
Bedrooms: 5 + 1
Washrooms: 6
1x2xMain, 2x3x2nd, 1x4x2nd,
1x5x3rd, 1x3xBsmt

Dir/Cross St: St Clair/ Bathurst St **Directions:** St Clair and Wychwood

MLS#: C12380441
Legal: Plan M316 Pt Lt 31 W/S Wychwood Ave

PIN#: 104690401

Kitchens: 1
Fam Rm: Y
Basement: Separate Entrance / Walk-Up
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: Y
Apx Age:
Apx Sqft: 3000-3500
Lot Shape: Rectangular
Lot Size Source: Other
Roof: Flat
Foundation: Poured Concrete
Assessment: \$2,024 / 2024
POTL: N **POTL Mo Fee:**
Elevator: Y
Laundry lev: Upper

Exterior: Brick / Stucco/Plaster
Gar/Gar Spcs: Built-In / 1
Park/Drive: Private
Drive: Private
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Central Vacuum, Family Room, Fireplace/Stove
Exterior Feat: Landscaped, Porch, Patio
Interior Feat: Auto Garage Door Remote, Central Vacuum, ERV/HRV, In-Law Capability, On Demand Water Heater
Security Feat: Carbon Monoxide Detectors, Smoke Detector

Zoning: Residential
Cable TV:
Gas:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement: N
Accessibility: Elevator
Feat:
HST Applicable to: Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: Up-to-Date
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.42	x 7.61	Heated Floor	Large Closet	2 Pc Ensuite
2	Living	Main	11.06	x 12.53	Picture Window	Open Concept	Built-In Speakers
3	Dining	Main	7.81	x 11.22	Pot Lights	Combined W/Living	Window
4	Kitchen	Main	15.45	x 10.4	Breakfast Bar	B/I Appliances	Pantry
5	Family	Main	15.03	x 17.36	Floor/Ceil Fireplace	W/O To Deck	B/I Shelves
6	Prim Bdrm	2nd	13.29	x 17.39	Juliette Balcony	3 Pc Ensuite	His/Hers Closets
7	2nd Br	2nd	10.79	x 7.48	Double Closet	Window	Hardwood Floor
8	3rd Br	2nd	11.32	x 9.81	W/I Closet	Window	Pot Lights
9	4th Br	2nd	10.83	x 10.89	3 Pc Bath	Picture Window	Double Closet
10	Prim Bdrm	3rd	17.39	x 15.85	W/O To Balcony	5 Pc Ensuite	W/I Closet
11	Office	3rd	17.91	x 10.63	Walk-Out	Built-In Speakers	Skylight
12	Br	Bsmt	7.58	x 12.11	Above Grade Window		
13	Rec	Bsmt	17.98	x 16.47	W/O To Garden	Floor/Ceil Fireplace	

Client Remks: Unique & Truly a Gem in the Vibrant St. Clair community, this Custom Home spans approximate 4200 sq. feet on 4 levels with attention to detail on Design, Function & Usage. With 5+1 Bedrooms, 2 Primary Set up, 5+1 Washrooms, this home offers spacious living & options for large and growing families. Enjoy an Extra Large Primary on 3rd floor with a connected Lounge/ office overlooking the CN tower. A rare 5 stop Elevator takes you across all levels, including garage, basement, & 3 above ground levels. This custom home boasts High Ceilings, Skylights, Multiple Walkouts, Chefs' Dream kitchen with B/I Appl, Waterfall Island with Dinette, Pot filler, B/I speakers, SMART Home, Custom Millwork, Built in Closets throughout, Wide Oak Flooring, Heated floors. Large enclosed backyard great for families & kids. LEGAL Basement Apartment build to Code with Roughed in kitchen, laundry, plumbing offers flexibility. Fantastic Location in the Humewood School District, Near to Leo Beck School & various Private Schools. Steps to Amazing Restaurants & Shops Of St Clair Village, to TTC, Parks, With a Great Walkability Score! Do Not Miss Out on This Amazing Opportunity!

Inclusions: Double Door Panelled Dacor Fridge, Cooktop, Wall Oven and Microwave, Dishwasher, 1 Washer, Dryer, Built In- speakers, all light Fixtures, Three wired Security cameras, Control 4 Automation in full house, Central Vacuum.

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

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