

	<b>139 Kenwood Ave</b> <b>Toronto Ontario M6C 2S4</b> Toronto C03 Humewood-Cedarvale Toronto <b>Taxes:</b> \$3,862.56/2024 <b>Sold Date:</b> 03/28/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9				<b>Sold: \$845,000</b> <b>List: \$699,999</b> <b>% Dif:</b> 121						
	Semi-Detached <b>Link:</b> 1 1/2 Storey		<b>Fronting On:</b> E <b>Acreage:</b> 49.62 x 47.66 Feet <b>Irreg:</b>		<b>Rms:</b> 4 + 2 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 2 1x4xBsmt, 1x2xLower						
	<b>Dir/Cross St:</b> North of St. Clair Ave & West of Vaughan Rd										
<b>MLS#:</b> C12028916						<b>PIN#:</b> 104680297					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower				<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Arts Centre, Library, Place Of Worship, Public Transit, Ravine, School				<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b>			
				<b>Hydro:</b> Municipal <b>Phone:</b> <b>Sewers:</b> <b>Unknown:</b>							



<b>401 Arlington Ave</b> <b>Toronto Ontario M6C 3A1</b> Toronto C03 Humewood-Cedarvale Toronto <b>Taxes:</b> \$4,548/2025 <b>For:</b> Sale <b>% Dif:</b> 90 <b>Sold Date:</b> 04/17/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 3			<b>Sold: \$1,036,018</b> <b>List: \$1,150,000</b>
Semi-Detached <b>Link:</b> 2-Storey  <b>Dir/Cross St:</b> Arlington Ave. & Vaughan Road	<b>Fronting On:</b> E <b>Acreage:</b> 16.31 x 121.13 Feet <b>Irreg:</b>	<b>Rms:</b> 5 + 1 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x3x2nd, 1x3xBsmt	

<b>MLS#:</b> C12082351	<b>PIN#:</b> 104640109
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<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Board/Batten / Insulbrick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Grnbelt/Conserv, Level, Place Of Worship, Rec Centre	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Fence - Full <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.29	x 10.17	Hardwood Floor	Combined W/Dining	West View
2	Dining	Main	23.29	x 13.45	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	14.76	x 10.83	W/O To Garden	East View	Side Door
4	Prim Bdrm	2nd	14.11	x 10.5	Hardwood Floor	Large Closet	Window
5	2nd Br	2nd	13.45	x 13.12	Hardwood Floor	O/Looks Backyard	
6	3rd Br	Bsmt	31.5	x 9.84	3 Pc Ensuite	Open Stairs	Laminate

**Client Remks:** Fantastic Location! Walking Distance To Cedarvale Park & Leo Baeck. Extensively Renovated Throughout Including: Newer Spacious Kitchen, Quartz Countertops, Abundance of Kitchen Cabinets, All Kitchen Hardware, Engineered Hardwood Flooring Throughout The House, 3pc bathroom on the 2nd floor, 3pc Bathroom In The Basement, Fully Painted, All Newer Light Fixtures, Lighting Along Stair Railing From Main Floor To 2nd Floor, High Efficiency Furnace, Sump Pump, 200 AMP Electrical, Copper Wires, Newer Front Porch And Back Deck, Foundation Walls Have Been Water Proofed, Gutter Guards Installed, Landscaping In The Front Yard. 2 car parking side-by-side In Back, Access Through Laneway. The Basement Also Has Roughed-In Hook-Ups For Dishwasher & Fridge. This Home Has Timeless Warmth, Coziness, & Very Charming. Opportunity to build a double car garage with unit up top. Don't Miss Your Opportunity To Move-Into This Thriving Neighbourhood.

<b>Extras:</b> <b>Listing Contracted With:</b> SUTTON GROUP-ADMIRAL REALTY INC.416-739-7200
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<b>115 Humewood Dr</b>		<b>Sold: \$1,100,000</b>
<b>Toronto Ontario M6C 2W6</b>		<b>List: \$1,098,000</b>
Toronto C03 Humewood-Cedarvale Toronto		
<b>Taxes:</b> \$6,101.42/2024	<b>For:</b> Sale	<b>% Dif:</b> 100
<b>Sold Date:</b> 05/29/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 22
Semi-Detached	<b>Fronting On:</b> E	<b>Rms:</b> 7
<b>Link:</b>	<b>Acreage:</b> < .50	<b>Bedrooms:</b> 3 + 1
2-Storey	18.29 x 122 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt
<b>Dir/Cross St:</b> Bathurst St/ St. Clair Ave W		

<b>MLS#:</b> C12133324	<b>PIN#:</b> 104690344
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<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b>	<b>Cable TV:</b> A <b>Hydro:</b> Y
<b>Basement:</b> Finished / Sep Entrance	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b> Y <b>Phone:</b> A
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b> Unknown
<b>A/C:</b> Central Air	<b>UFFI:</b> No	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b> N
<b>Apx Sqft:</b> 1100-1500	Clear View, Family Room, Fenced Yard,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Fireplace/Stove, Park, Public Transit,	<b>Oth Struct:</b> Fence - Full, Garden Shed
<b>POTL Mo Fee:</b>	Ravine, School	<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

<b>Topography:</b> Level							
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	11.15	x 10.83	Combined W/Dining	Hardwood Floor	W/O To Porch
2	Dining	Main	11.94	x 11.22	Combined W/Living	Hardwood Floor	Window
3	Kitchen	Main	12.5	x 11.25	O/Looks Backyard	Pantry	Vinyl Floor
4	Prim Bdrm	2nd	15.78	x 11.15	Closet	Hardwood Floor	
5	2nd Br	2nd	12.34	x 9.61	Closet	Hardwood Floor	
6	3rd Br	2nd	11.61	x 10.24	Closet	Hardwood Floor	

**Client Remks:** In the heart of Humewood-Cedarvale, where cozy streets meet a rare sense of community, this 3-bedroom, 2-bathroom home waits for its next chapter. It isn't polished to perfection but that's exactly the point. With solid bones and a layout that works from day one, it invites imagination without demanding it. There's a separate side entrance that hints at real flexibility: a private suite for extended family, or a nanny. The backyard is wide and open, a quiet space, ready for anything from summer dinners to snowmen. What makes this house stand out is not granite or glass - it's the opportunity. Humewood-Cedarvale doesn't give up homes like this often, and certainly not at this price. For someone looking to live in a real neighbourhood and add value over time, this is a smart and rare move.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-485-2299



**43 Cherrywood Ave**  
**Toronto Ontario M6C 2X4**  
Toronto C03 Humewood-Cedarvale Toronto  
**Taxes:** \$5,780/2024      **For:** Sale      **% Dif:** 102  
**Sold Date:** 06/06/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 1

**Semi-Detached**      **Fronting On:** E      **Rms:** 6  
**Link:**      **Acreage:**      **Bedrooms:** 2  
**2-Storey**      22.27 x 120 Feet      **Washrooms:** 3  
                         **Irreg:**      1x3xMain, 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Vaughan Rd & St. Clair Ave. W.

**MLS#:** C12198616      **PIN#:** 104690182

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Sep Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Public Transit, Ravine, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b>	<b>Hydro:</b> <b>Phone:</b> Municipal  Sewers   Garden Shed Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.81	x 15.94	Hardwood Floor      Fireplace      Bay Window
2	Dining	Main	9.15	x 14.24	Hardwood Floor
3	Kitchen	Main	7.28	x 10.56	Stainless Steel Appl      Hardwood Floor
4	Sunroom	Main	8.79	x 10.43	Hardwood Floor      W/O To Yard
5	Prim Bdrm	2nd	11.15	x 18.8	Hardwood Floor
6	Nursery	2nd	7.19	x 7.74	Hardwood Floor      W/O To Balcony
7	2nd Br	2nd	13.75	x 10.7	Hardwood Floor
8	Rec	Bsmt	11.91	x 30.71	Hardwood Floor      Above Grade Window
9	Exercise	Bsmt	8.2	x 17.13	Hardwood Floor
10	Laundry	Bsmt	4.49	x 5.48	
11	Utility	Bsmt	4.53	x 9.58	


**Client Remks:** Tucked into the heart of Humewood-Cedarvale, this beautifully updated home blends classic charm with thoughtful contemporary upgrades ideal for families and urban dwellers seeking green space and a quieter rhythm within city limits. Warm hardwood floors flow through a cohesive main level where a bay window invites soft light and a decorative fireplace anchors the living and dining space. At the rear, a bright sunroom adds flexibility, perfect as an office, family room, or guest bedroom. A convenient main floor bathroom adds practicality. Upstairs, the spacious primary suite accommodates a king-sized bed and opens onto a private balcony, perfect for morning coffee or evening wine. A bonus room offers versatility as a nursery, dressing area, or reading lounge. The second bedroom is also unusually largeeasily fitting two twin beds with room to spare. A newly renovated bathroom combines clean lines with timeless character. The lower level features a sleek three-piece bath with steam shower, home gym, recreation room, and private entranceideal for modern living. The lot is wider than most area semis enhancing the spacious feel and offering potential for future expansion. Out back, a sun-filled, perennial garden retreat awaits ideal for entertaining or quiet evenings. This turnkey home delivers lasting comfort, flexibility, and room to grow.

**Extras:**

**Listing Contracted With:** EXP REALTY866-530-7737





	<b>389 Arlington Ave</b>		<b>Sold: \$1,350,000</b>
	<b>Toronto Ontario M6C 3A1</b>		<b>List: \$1,419,000</b>
	Toronto C03 Humewood-Cedarvale Toronto		
	<b>Taxes:</b> \$4,413.34/2025	<b>For:</b> Sale	<b>% Dif:</b> 95
	<b>Sold Date:</b> 05/28/2025		
	<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 13
	Semi-Detached	<b>Fronting On:</b> E	<b>Rms:</b> 6 + 1
	<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1
2-Storey	21 x 120 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x4x2nd, 1x3xBsmt	
<b>Dir/Cross St:</b> Arlington / Vaughan			

MLS#: C12150037

PIN#: 104640116

<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> Detached / 1	<b>Gas:</b>		
<b>Fireplace/Stv:</b> N		<b>Drive Park Spcs:</b> 1	<b>Water:</b>		
<b>Heat:</b> Radiant / Gas		<b>Tot Prk Spcs:</b> 1	<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>	<b>Retirement:</b>		
<b>Apx Sqft:</b> 1100-1500		Park, Place Of Worship, Public Transit,	<b>Farm/Agr:</b>		
<b>Assessment:</b> POTL:		School	<b>Oth Struct:</b>		
<b>Laundry lev:</b>			<b>Spec Desig:</b> Unknown		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25	x 12.34	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	25	x 12.34	Hardwood Floor	Crown Moulding	Combined W/Living
3	Kitchen	Main	8.66	x 14.83	Stainless Steel Appl	Ceramic Back Splash	W/O To Deck
4	Prim Bdrm	2nd	9.74	x 12.6	Broadloom	W/W Closet	Large Window
5	2nd Br	2nd	9.84	x 9.58	Broadloom	W/W Closet	O/Looks Backyard
6	3rd Br	2nd	8.23	x 12.76	Broadloom	Closet	Track Lights
7	Rec	Lower	16.57	x 11.58	W/W Closet	Above Grade Window	Ceramic Floor

**Client Remks:** Charming, fully renovated 2-storey home in the heart of the Humewood-Cedarvale community! Thoughtfully updated with over \$120K in renovations, this turnkey home blends modern convenience with classic character. Featuring 3 generously sized bedrooms, stylish hardwood floors (2020) on both main & upper levels, a sleek, renovated kitchen (2022), and updated bathrooms (2020). The open-concept layout is bright and airy, enhanced by two large skylights & pot lights throughout. Smart home upgrades include dimmable lighting, smart doorbell & camera, all compatible w/Google Home or Alexa. The finished lower level offers great flexibility . Step outside to a beautiful backyard retreat w/a deck perfect for summer barbeque. Detached garage for added convenience. Located just steps to TTC, LRT, top-rated schools, Cedarvale park, Phil White Arena and trendy St. Clair West shops and restaurants. A true gem in a warm, friendly neighbourhood!

**Extras:**

**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA416-913-7930


**1B Heathdale Rd**  
**Toronto Ontario M6C 1M5**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$6,316/2024**For:** Sale**Sold:** \$1,467,000**List:** \$1,399,900**% Dif:** 105**Sold Date:** 03/13/2025**SPIS:** N**Last Status:** SLD**DOM:** 3

Semi-Detached

**Fronting On:** S**Rms:** 7**Link:****Acreage:****Bedrooms:** 3

3-Storey

22.23 x 50.04 Feet

**Washrooms:** 4**Irreg:**

1x2, 1x2, 1x3, 1x4

**Dir/Cross St:** Bathurst & St.Clair**MLS#:** C12010900**PIN#:** 104680046

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	None	<b>Gar/Gar Spcs:</b>	Built-In / 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>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<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>				<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
<b>Client Remks:</b> This Heathdale Road semi-detached presents a sophisticated, modern living experience across 3.5 thoughtfully designed levels. The home's all-above-grade construction ensures abundant natural light throughout, complemented by newly installed windows. Hardwood floors flow seamlessly through the open-concept living and dining areas, creating an ideal space for contemporary entertaining. Tall ceilings enhance the sense of spaciousness, while a walkout to a generously sized yard extends the living area outdoors. The main floor offers direct access to a garage and an oversized laundry area, adding practical convenience. The master suite, a highlight of the home, features a striking cathedral ceiling, a large window, and a luxurious 4-piece ensuite. All three bedrooms are generously proportioned, with the third-floor bedroom boasting a private balcony overlooking the yard. This residence offers seamless connectivity to urban amenities, with easy walking access to TTC, subway, parks, and shopping. This is a residence designed for contemporary lifestyles, blending comfort, style, and urban convenience.					
<b>Extras:</b> <b>Listing Contracted With:</b> RE/MAX ULTIMATE REALTY INC.416-656-3500					


**53 Cherrywood Ave**  
**Toronto Ontario M6C 2X4**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$6,051.35/2024**For:** Sale**% Dif:** 129**Sold Date:** 01/21/2025**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

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

2-Storey

18 x 120 Feet

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

1x4xUpper, 1x4xLower

**Dir/Cross St:** Maplewood/Cherrywood**MLS#:** C11925185**PIN#:** 104690177

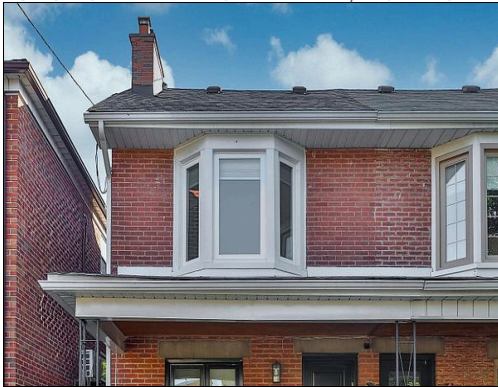
<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Front Yard	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Sep Entrance	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</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>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>				<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	13.68	x 12.99	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	10.99	x 12.99	Hardwood Floor	Picture Window	Combined W/Kitchen
3	Kitchen	Main	10.17	x 12.99	Tile Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	10.99	x 10.43	Hardwood Floor	Picture Window	Closet
5	2nd Br	2nd	9.74	x 9.68	Hardwood Floor	Picture Window	Closet
6	3rd Br	2nd	9.74	x 9.68	Hardwood Floor	Picture Window	Closet
7	4th Br	2nd	8.66	x 13.09	Hardwood Floor	Picture Window	Closet
8	Rec	Lower	22.67	x 12.24	Vinyl Floor	Combined W/Laundry	Above Grade Window
9	5th Br	Lower	8.33	x 12.34	Vinyl Floor	Above Grade Window	
10	Bathroom	Lower	8.33	x 6	Tile Floor	4 Pc Bath	Above Grade Window
11	Laundry	Lower	22.67	x 12.24	Vinyl Floor	Combined W/Rec	B/I Shelves
12	Furnace	Lower	9.32	x 6.33	Concrete Floor		

**Client Remks:** This is not just a light filled 4 Bedroom Semi detached home located in the vibrant St Clair west community!! This is the opportunity for entry level city living home ownership. This is the opportunity to tumble right in and get down to living. This is your opportunity to live on a tree lined street in a community that you thought was out of reach. This is the opportunity to take advantage of great local schools, parks, shops and restaurants that the St Clair strip has to offer. This is your opportunity to make new friends and be part of a neighbourhood that is urban and dynamic. It all starts somewhere for someone. Let this be your opportunity hurry home!! Light filled open plan main floor with a modern kitchen. Second floor features 4 equally sized bedrooms and a renovated modern bathroom. Easily live in as is or go from 4-3 bedrooms and create a charming primary with ensuite bathroom so many options here. The lower level has a separate entrance a 5th bedroom and oversized rec room, a full family bathroom and dedicated laundry easily converted into a second kitchen if you want an in-law or income suite in the basement. Walk out from the main floor onto your deck and into your deep east facing yard lots of space for play or easy summertime. Be right where you belong in this outstanding St Clair W community. Plus Easy parking on the licensed front pad.

**Extras:** Close to everything fabulous walking distance to the park Cedervale, Humewood, Wychwood that is, to the school hello Humewood PS, cafes Hunter coffee, restaurants too many to name, all are easily enjoyed from this outstanding location.

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300


**33 Kenwood Ave**  
**Toronto Ontario M6C 2R8**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$5,729.46/2024**For:** Sale**Sold:** \$1,610,000**List:** \$1,299,000**Sold Date:** 03/26/2025**% Dif:** 124**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

17 x 130 Feet

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

1x2xMain, 1x4xUpper, 1x3xBsmt

**Dir/Cross St:** Bathurst and St. Clair West**MLS#:** C12028876**PIN#:** 104680355

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Lane	<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>	N	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<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>	Arts Centre, Library, Park, Place Of	<b>Retirement:</b>	
<b>Apx Sqft:</b>			Worship, Public Transit, School	<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	Fence - Full, Shed
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.68	x 3.74	Hardwood Floor	Pot Lights	
2	Living	Main	10.99	x 8.99	Open Concept	Large Window	Pot Lights
3	Dining	Main	11.52	x 10.33	Open Concept	Large Window	Hardwood Floor
4	Kitchen	Main	10.66	x 12.6	Modern Kitchen	Quartz Counter	Pot Lights
5	Mudroom	Main	9.32	x 8.01	2 Pc Bath	W/O To Deck	Combined W/Laundry
6	Prim Bdrm	2nd	11.32	x 10.33	Bay Window	W/W Closet	Pot Lights
7	2nd Br	2nd	11.75	x 7.51	Closet Organizers	Hardwood Floor	Pot Lights
8	3rd Br	2nd	9.68	x 7.51	Closet Organizers	Hardwood Floor	Pot Lights
9	Rec	Bsmt	21.65	x 12.01	3 Pc Bath	Window	Pot Lights

**Client Remks:** Unbeatable location for this stunning home in prime Humewood only steps to bustling St. Clair Ave West! Extensively renovated throughout while still maintaining timeless warmth and charm, this spacious 3-bedroom beauty features an open concept living room and dining room, gorgeous chef's kitchen and rear addition complete with laundry, main floor powder room and loads of storage. Beautiful hardwood floors, pot lights throughout, large and functional finished basement with oversized 3rd bathroom, recreation room and additional storage make this a perfect family home. Lovely landscaped backyard with expansive deck awaits you for summer relaxation and entertainment and leads to two coveted parking spaces in the rear. Potential for construction of a laneway house adds living space/rental possibilities to this special property. Perfectly located near the shops on St. Clair, Wychwood Barns, public transit, beautiful parks, trendy cafes and restaurants, fantastic daycares and renowned private and public schools including Humewood PS, 33 Kenwood offers an exciting and convenient lifestyle. Come and see your next family home today!

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




**96 Pinewood Ave**  
**Toronto Ontario M6C 2V1**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$7,396.09/2024**For:** Sale**Sold:** \$1,620,000**List:** \$1,399,000**Sold Date:** 02/11/2025**% Dif:** 116**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

**Fronting On:** W**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3

2-Storey

19 x 100 Feet

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

1x4x2nd, 1x2xGround, 1x2xBsmt

**Dir/Cross St:** St. Clair & Pinewood**MLS#:** C11954586**PIN#:** 104700054**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

**Fam Rm:**

N

**Basement:**

Finished

**Fireplace/Stv:**

Y

**Heat:**

Forced Air / Gas

**A/C:**

Central Air

**Central Vac:**

N

**Apx Age:**

51-99

**Apx Sqft:****Assessment:**

\$1,034,000 / 2024

**POTL:**N **POTL Mo Fee:****Laundry lev:**

Lower

**Exterior:**

Brick

**Drive:**

Mutual

**Gar/Gar Spcs:**

None / 0

**Drive Park Spcs:**

1

**Tot Prk Spcs:**

1

**UFFI:****Pool:**

None

**Prop Feat:**

Fireplace/Stove, Public Transit, School, Wooded/Treed

**Zoning:****Cable TV:**

Y

**Hydro:**

Y

**Gas:**

Y

**Phone:**

Y

**Water:**

Municipal

**Water Supply:****Sewer:**

Sewers

**Waterfront:****Retirement:**

N

**Farm/Agr:****Oth Struct:**

Garden Shed

**Spec Desig:**

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.67	x 13.45	Open Concept	Hardwood Floor	Fireplace Insert
2	Dining	Ground	10.43	x 9.81	Hardwood Floor	Open Concept	
3	Kitchen	Ground	13.85	x 13.25	Quartz Counter	Breakfast Bar	Combined W/Dining
4	Prim Bdrm	2nd	18.73	x 13.52	Hardwood Floor	Large Window	B/I Closet
5	2nd Br	2nd	11.42	x 10.24	Hardwood Floor	B/I Closet	
6	3rd Br	2nd	10.6	x 7.97	Hardwood Floor	B/I Closet	
7	Rec	Bsmt	21.03	x 12.53			

**Client Remks:** Taste and style greet you at the front door of this beautifully renovated home on one of the most desirable streets in Cedarvale/Humewood. Impeccably designed and completely renovated in 2021 with permits. Every room has been thoughtfully planned to maximize form and function. The kitchen features high end appliances, quartz counters and room to sit for casual chats or meals. Family dining and parties are easy in the open concept dining/living room which also features a gas fireplace. Hardwood floors throughout. Bonus main floor powder room and rear closet and pantry. As you head upstairs, note the stylish glass wall which gives the space a light/bright vibe. All bedrooms have custom built-in closets. In the finished basement there is a rec/playroom and a 2 piece bathroom. Mutual drive with one car parking at the back. (Permit parking on street). Idyllic Humewood Park is just down the street; great for kids & parents. Iconic Cedarvale Ravine park/bike trail system, Wychwood Barns, Casa Loma & St.Clair W station all a short walk. Humewood PS & St. Alphonsus Catholic schools nearby too. The St. Clair strip offers trendy restaurants/coffee and shopping. It's going to be easy for you to love this Pinewood home. Just unpack and enjoy because it is all done and it's the one. **\*\*EXTRAS\*\*** Spray foam insulation, re-insulated attic. Gas line for BBQ, exterior clay sanitary pipe replaced.

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


**420 Rushton Rd**  
**Toronto Ontario M6C 2Y3**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$7,020.55/2025**For:** Sale**Sold:** \$1,675,000**List:** \$1,389,000**Sold Date:** 06/24/2025**% Dif:** 121**SPIS:** N**Last Status:** SLD**DOM:** 1

Semi-Detached

**Fronting On:** W**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3

2-Storey

17.92 x 121.12 Feet

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

1x4x2nd, 1x3x2nd, 1x4xLower

**Dir/Cross St:** St Clair & Christie**MLS#:** C12239872**PIN#:** 104690054

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Vinyl Siding	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Front Yard	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Sep Entrance	<b>Gar/Gar Spcs:</b>	None / 0	<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>	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>	Park, Public Transit, Ravine, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>	1100-1500			<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>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.1	x 3.34	Tile Floor	Hardwood Floor	Window
2	Living	Main	13.04	x 12.18	Hardwood Floor	Window	
3	Dining	Main	13.76	x 9.33	Hardwood Floor	Fireplace	Large Window
4	Kitchen	Main	13.77	x 9.12	Quartz Counter	Pantry	Walk-Out
5	Prim Bdrm	2nd	20.94	x 10.63	Hardwood Floor	W/W Closet	3 Pc Ensuite
6	Bathroom	2nd	7.99	x 6.82	3 Pc Ensuite	Separate Shower	
7	2nd Br	2nd	12.18	x 9.72	Hardwood Floor	Closet	Window
8	3rd Br	2nd	13.08	x 6.75	Hardwood Floor	Window	
9	Bathroom	2nd	9.83	x 4.9	Tile Floor	Soaker	Linen Closet
10	Rec	Lower	15.71	x 12.38	Vinyl Floor	Wet Bar	Above Grade Window
11	Laundry	Lower	11.7	x 7.27	Vinyl Floor	Above Grade Window	B/I Shelves
12	Bathroom	Lower	7.51	x 5.52	4 Pc Bath	Soaker	Tile Floor
13	Utility	Lower	12	x 9.43	Unfinished	Window	

**Client Remks:** It truly doesnt get better than this. Perfectly positioned at Maplewood and Rushton, this beautifully renovated home sits in the heart of prime Humewood where charm, convenience, and community meet. The oversized front porch invites morning coffee or evening cocktails, while inside, thoughtful renovations reflect pride of ownership throughout. The sun-filled main floor pairs timeless elegance with modern function, including a sleek custom kitchen with pantry, high-end appliances, and wide sliding doors to a west-facing deck for seamless indoor-outdoor living. Well-proportioned living and dining areas offer both intimacy and versatility. Upstairs offers three generous bedrooms, including a serene primary with wall-to-wall closets and a stunning en-suite await. The lower-level features excellent ceiling height, a stylish media room, four-piece bath, large laundry room, and ample storage. Lush, professionally landscaped gardens front and back, plus legal front pad parking complete the package. Steps to transit, Wychwood Barns, Cedarvale Ravine, St. Clair West, parks, and top-rated schools.

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


**78-84 Vaughan Rd**  
**Toronto Ontario M6C 2L7**

Toronto C03 Humewood-Cedarvale Toronto

**Taxes:** \$16,556.92/2023**For:** Sale**% Dif:** 91**Sold Date:** 01/17/2025**SPIS:** N**Last Status:** SLD**DOM:** 277

Vacant Land

**Fronting On:** N**Rms:****Link:****Acreage:** < .50**Bedrooms:** 0

70.7 x 132.75 Feet

**Washrooms:** 0**Irreg:**

Irregular site shape

**Dir/Cross St:** St. Clair Ave W/ Vaughan Road**MLS#:** C8244730**PIN#:** 104680377**Kitchens:****Fam Rm:****Basement:****Fireplace/Stv:****Heat:****A/C:****Central Vac:**

N

**Apx Age:****Apx Sqft:****Assessment:****POTL:****POTL Mo Fee:****Laundry lev:****Exterior:****Drive:****Gar/Gar Spcs:****Drive Park Spcs:****Tot Prk Spcs:****UFFI:****Pool:****Prop Feat:****Zoning:**

CR 3.0 (C2.0; r2.0) SS2 (x1971)

**Cable TV:**N **Hydro:**

N

**Gas:**N **Phone:**

N

**Water:**

Municipal

**Water Supply:****Sewer:**

Other

**Waterfront:**

None

**Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:**

Unknown

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
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**Client Remks:** Unique land development opportunity located steps away from St. Clair Ave West. Property is ideal for a variety of residential developments including Townhouse, Stacked Towns, Mid-rise development ranging from 8-12 storeys, including the possibility to develop a Modular Construction Mid-rise concept on the Property. Further mid-rise concept designs are available in the data room. The Property is well positioned being located along the St. Clair Street Car and 500m from the St Clair TTC Subway Station.

**Extras:****Listing Contracted With:** CUSHMAN & WAKEFIELD 416-862-1800