	<b>434 Symington Ave</b> <b>Toronto Ontario M6N 2W5</b> Toronto W03 Weston-Pellam Park Toronto <b>Taxes:</b> \$3,970/2024 <b>Sold Date:</b> 08/24/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 16			<b>Sold:</b> \$660,000 <b>List:</b> \$699,000 <b>For:</b> Sale <b>% Dif:</b> 94	
	Detached <b>Link:</b> N 2-Storey		<b>Fronting On:</b> W <b>Acreage:</b> 22 x 116 Feet <b>Irreg:</b>		<b>Rms:</b> 7 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 1 1x3
	<b>Dir/Cross St:</b> Symington Ave & Davenport Rd <b>Directions:</b> Symington Ave & Davenport Rd				
	<b>MLS#:</b> W12334617 <b>PIN#:</b> 213260714 <b>Legal:</b> PT LT 10 PL 771 WEST TORONTO JUNCTION AS IN CT996239; S/T & T/W CT996239; CITY OF TORONTO				
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Water / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Shingles <b>Foundation:</b> Other <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>		<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> Available <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Interior <b>Feat:</b> Other		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown	
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Attention Builders! A rare opportunity to build your dream home in one of Torontos most family-friendly communities. With solid location value its a true builders dream steps to parks, schools, shops, and transit. Property is being sold as-is <b>Inclusions:</b> All chattels and fixtures in as-is, where-is condition <b>Listing Contracted With:</b> ROYAL LEPAGE YOUR COMMUNITY REALTY905-731-2000					



<b>526 Quebec Ave</b> <b>Toronto Ontario M6P 2V7</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$3,691/2024 <b>Sold Date:</b> 10/24/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 37			<b>Sold:</b> \$850,000 <b>List:</b> \$850,000  <b>For:</b> Sale <b>% Dif:</b> 100
Detached <b>Link:</b> N Bungalow	<b>Fronting On:</b> W <b>Acreage:</b> 16 x 100 Feet <b>Irreg:</b>	<b>Rms:</b> 4 + 4 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 2 1x3xMain, 1x3xBsmt	<b>Dir/Cross St:</b> Dundas & Quebec <b>Directions:</b> West of Keele & North of Dundas

**MLS#:** W12411228      **PIN#:** 105180587  
**Legal:** Pt Lt 43 Pl 593


<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished with Walk-Out / Separate Entrance <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>Year Built:</b> 1900 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> < 700 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Stucco/Plaster <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Exterior <b>Feat:</b> Patio <b>Interior Feat:</b> Carpet Free, In-Law Suite	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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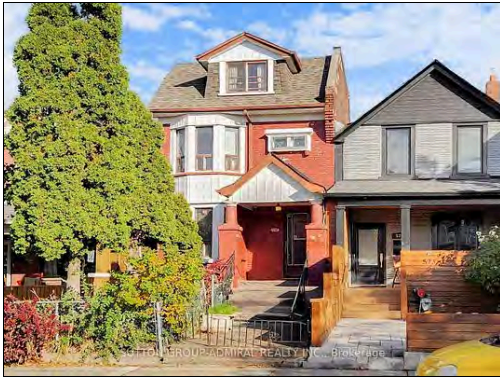
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.65	x 10.93	Laminate	Large Window	
2	Kitchen	Main	8.37	x 5.68	Laminate	Skylight	
3	Dining	Main	11.68	x 11.65	Combined W/Den	Laminate	Combined W/Laundry
4	Br	Main	11.78	x 9.81	Laminate	Large Window	Walk-Out
5	Kitchen	Lower	14.6	x 11.29	Eat-In Kitchen	Laminate	Combined W/Dining
6	Living	Lower	16.54	x 11.48	Laminate	Combined W/Den	Combined W/Laundry
7	Br	Lower	11.48	x 10.79	Above Grade Window	Laminate	W/O To Patio

**Client Remks:** Friends with Mortgages Say Yes to the Address! Prime Junction opportunity! This bright and move-in ready property offers two self-contained 1-bedroom units, each with its own entrance (both have front & back) outdoor space & separate laundry. The upper suite is filled with natural light thanks to skylights and pot lighting, while the lower level enjoys laminate flooring, pot lighting and easy walk-out access to outdoor space. Perfect for multi-family living, an in-law suite, a private retreat for a teenager or even co-buying with a friend at just \$425K each! Both units feature their own outdoor areas, and parking is conveniently available off the laneway. Modern updates include laminate flooring and a thoughtful layout that maximizes space and functionality. Ideally located in the heart of The Junction, you're steps from shops, cafes, transit, and parks. An excellent opportunity to invest or live in one of Torontos most sought-after neighbourhoods!

**Inclusions:** 2 refrigerators, 2 stoves, 2 microwave range hoods, 2 washers, 2 dryers, all electric light fixtures and blinds

**Listing Contracted With:** EVANS REAL ESTATE 416-763-4189

	<b>947 Saint Clarens Ave W</b> <b>Toronto Ontario M6H 3X8</b> Toronto W03 Corso Italia-Davenport Toronto		<b>Sold: \$1,000,000</b> <b>List: \$1,050,000</b>
	<b>Taxes:</b> \$5,086/2024 <b>Sold Date:</b> 07/08/2025		<b>For:</b> Sale <b>% Dif:</b> 95
	<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 14
	<b>Detached</b> <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 28 x 140 Feet <b>Irreg:</b>	<b>Rms:</b> 8 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x3x2nd, 1x2xBsmt
	<b>Dir/Cross St:</b> Davenport & St. Clair <b>Directions:</b> Davenport & St. Clair		
<b>MLS#:</b> W12242632 <b>PIN#:</b> 213240606			
<b>Legal:</b> PT BLK B PL 979 WYCHWOOD BRACONDALE DOVERCOURT AS IN CT657369; S/T & T/W CT657369; CITY OF TORONTO			
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <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>Year Built:</b> 1964 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Concrete <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Brick Front <b>Gar/Gar Spcs:</b> Attached / 2 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual, Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room <b>Exterior Feat:</b> Porch <b>Interior Feat:</b> None <b>Security Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Heater <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Year:</b> 1964 <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> Municipal Sewers
<b>Water Body Type:</b> River			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>
			<b>Width (ft)</b>
			<b>Description</b>
<b>Client Remks:</b> Your search ends here. Step into a world of opportunity with this fully detached 3-bedroom 2-washroom home ideally situated on a 28 x 140 ft lot in the heart of the vibrant neighbourhood of Corso Italia. Whether you're looking for a move-in-ready home, a renovation project, or a complete rebuild, this property offers the space and flexibility to bring your vision to life. Windows bring in natural light, the kitchen and seasonal room lead to a private backyard, and the garage located at the rear of the home offers secure parking and additional storage. The home also features a shared driveway, allowing for the parking of vehicles upon arrival. Nestled in a vibrant, family-friendly community, this home is just steps from the TTC and St. Clair West Subway, within the school's community, and close to restaurants, cafes, shopping, parks, and a recreation center. With numerous new builds in the area yielding impressive returns, this neighbourhood is bursting with potential. Whether you're an investor seeking strong appreciation or a family looking to settle in a welcoming community, this is the perfect place to make your move. Don't miss out, book your showing today.** EXTRAS Amazing opportunity to renovate and uncover the home's full potential. Restore or reimagine this space to suit your vision.			
<b>Inclusions:</b> NOTE: Stove,(As Is Condition), Light fixtures, Washer & Dryer (Working Condition)			
<b>Listing Contracted With:</b> COLDWELL BANKER THE REAL ESTATE CENTRE905-737-5700			



575 St Clarens Ave			Sold: \$1,040,000
Toronto Ontario M6H 3W8			List: \$1,099,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$5,987.45/2025		For: Sale	% Dif: 95
Sold Date: 11/21/2025			
SPIS: N	Last Status: SLD	DOM: 11	
Detached	Fronting On: E	Rms: 9 + 1	
Link: N	Acreage:	Bedrooms: 5	
2 1/2 Storey	18 x 120.17 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x4xBsmt, 1x3xBsmt	
Dir/Cross St: Lansdowne Ave/Wallace Ave Directions: Dupont/Dufferin			

**MLS#:** W12529732      **PIN#:** 213120317  
**Legal:** PLAN M88 BLK R S PT LOT 36

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / Partially 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> 100+ <b>Year Built:</b> 1910 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Stone <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Arts Centre, Hospital, Park, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free	<b>Zoning:</b> Residential <b>Cable TV:</b> A <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> Unknown <b>Sewer:</b> Sewers <b>Waterfront:</b> None <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown	<b>Hydro:</b> Y <b>Phone:</b> A
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<b>Waterfront:</b> None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.76	x 13.09	Family Size Kitchen	Backsplash	Window
2	Dining	Main	12.47	x 10.37	Ceiling Fan	Hardwood Floor	Large Window
3	Living	Main	10.33	x 10.37	Combined W/Dining	Bay Window	Hardwood Floor
4	Br	2nd	13.09	x 9.02	Hardwood Floor	Window	W/O To Sunroom
5	Sunroom	2nd	7.87	x 7.41	Broadloom	Window	French Doors
6	2nd Br	2nd	11.15	x 9.48	Window	Hardwood Floor	Closet
7	Prim Bdrm	2nd	14.76	x 11.65	Bay Window	Closet	Hardwood Floor
8	4th Br	3rd	11.52	x 9.38	Closet	Window	Hardwood Floor
9	5th Br	3rd	14.3	x 10.66	O/Looks Frontyard	Closet	Hardwood Floor
10	Rec	Bsmt	23.59	x 11.22	4 Pc Bath	3 Pc Bath	Panelled

**Client Remks:** Step inside 575 St. Clarens and prepare yourself... not just for a home, but for an adventure. Built in 1910 - the same year Halley's Comet lit up the sky, Thomas Edison introduced talking motion pictures, and the Montreal Canadiens were founded - this detached 2-storey classic has stories to tell and secrets still hidden behind its walls. And when those walls eventually come down? Who knows what treasures you might uncover... perhaps even a Topps 1952 Mickey Mantle rookie card. One can dream. What is certain: this is a renovator's dream opportunity, the kind of home where vision becomes magic. A formal front hall entry opens to combined living and dining rooms with hardwood flooring and warm light that hints at the character beneath. The gigantic family-sized kitchen offers a pass-through to the dining area, yard access, and stairs to the basement - practical today, overflowing with possibility tomorrow. Five bedrooms in total, including a spacious primary overlooking the front, plus two loft bedrooms perfect for late-night storytelling or creative hideaways. Hardwood flows throughout the home, and an adorable rear sun/sewing room with a real brick accent wall adds a pocket of charm. The partially finished basement offers a rec room, kitchenette, storage, and a walk-up to the yard. Outside, enjoy a covered rear area for storage, a veggie garden wrapped in lush greenery, and a newer cinderblock-and-brick 2-car detached garage with laneway access. Moments to excellent schools - including the new state-of-the-art Bloor C.I. open in September 2025, plus Dufferin Grove Park, cafes, festivals, and the beloved farmers' market. Fantastic walk score, easy transit, and quick highway access. 575 St. Clarens isn't just a house, it's a century-old invitation to imagine, explore, and create something extraordinary.

**Inclusions:** All Inclusions are in "As Is" Condition - Washer and Dryer, Flooring where laid, Electric Light Fixtures, Window Coverings, Basement Kitchenette, Taps/Knobs/Faucets

**Listing Contracted With:** SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200





<b>71 Russett Ave</b> <b>Toronto Ontario M6H 3M4</b> Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto <b>Taxes:</b> \$5,165.49/2025 <b>For:</b> Sale <b>% Dif:</b> 99 <b>Sold Date:</b> 10/28/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9			<b>Sold: \$1,084,000</b> <b>List: \$1,099,900</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 19 x 120 Feet <b>Irreg:</b>	<b>Rms:</b> 6 + 2 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt	<b>Dir/Cross St:</b> Bloor/Dufferin <b>Directions:</b> One way street south of Wallace Avenue

**MLS#:** W12470928      **PIN#:** 213100298  
**Legal:** PT LT 21 BLK B PL 622 NORTH WEST ANNEX AS IN CA718081; CITY OF TORONTO

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / 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> 1100-1500 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Alum Siding <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Library, Park, Public Transit, Rec Centre <b>Exterior Feat:</b> Deck <b>Interior Feat:</b> Water Heater <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Garden Shed, Shed, Storage <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.97	x 3.64	Ceramic Floor		
2	Living	Main	8.63	x 14.07	Hardwood Floor	Combined W/Dining	Open Concept
3	Dining	Main	8.63	x 9.06	Hardwood Floor	Combined W/Living	Open Concept
4	Kitchen	Main	11.32	x 11.75	Ceramic Floor	Eat-In Kitchen	Walk-Out
5	Prim Bdrm	2nd	14.86	x 12.47	Laminate	Double Closet	
6	2nd Br	2nd	9.61	x 9.68	Laminate	Closet	
7	3rd Br	2nd	9.61	x 11.68	Laminate	Closet	
8	Kitchen	Bsmt	13.62	x 6.3	Ceramic Floor	Window	
9	Living	Bsmt	13.71	x 21.98	Laminate	Open Concept	Combined W/Br
10	Laundry	Bsmt	10.2	x 11.65	Ceramic Floor		

**Client Remks:** Wonderful Detached 2 Storey Home Nestled In Beautiful Downtown Community Having 3 Bedrooms, 2 Kitchens, Separate Entrance, Finished Basement And Side Yard Walk Way To Great Backyard With Large Garden Shed. Fantastic Home For Family Living Or Investment Opportunity For Great Renovations. Front Yard Car Parking. Walking Distance To Bloor Subway And Many Wonderfull Developments.

**Inclusions:** Gas Burner Equipment, Central Air Conditioning And Equipment, All Electric Light Fixtures, Gas Hot Water Tank, 2 Fridges, 2 Stoves, Clothes Washer, Clothes Dryer, Garden Shed

**Listing Contracted With:** HOMELIFE/CITY HILL REALTY INC. 416-658-1300



<b>511 Perth Ave</b> <b>Toronto Ontario M6N 2W6</b> Toronto W03 Weston-Pellam Park Toronto <b>Taxes:</b> \$5,694/2024 <b>For:</b> Sale <b>% Dif:</b> 101 <b>Sold Date:</b> 09/05/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 17			<b>Sold: \$1,268,500</b> <b>List: \$1,249,900</b>
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> E <b>Acreage:</b> 20 x 130 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 0 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 1 1x4x2nd	<b>Dir/Cross St:</b> Davenport Rd & Symington <b>Directions:</b> Symington/South Of Davenport

**MLS#:** W12353021      **PIN#:** 213260698  
**Legal:** PT LT 11 PL 771 WEST TORONTO JUNCTION AS IN CT522535 EXCEPT WH25079; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished <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>Year Built:</b> 1912 <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Park, Public Transit, Rec Centre, School <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.83	x 13.09	Hardwood Floor	Crown Moulding	Window
2	Dining	Main	9.51	x 14.07	Hardwood Floor	Window	
3	Kitchen	Main	12.93	x 15.09	Hardwood Floor	Centre Island	Backsplash
4	Breakfast	Main	8.6	x 7.84	Hardwood Floor	W/O To Deck	Window
5	Prim Bdrm	2nd	15.75	x 12.01	Hardwood Floor	Large Window	O/Looks Frontyard
6	2nd Br	2nd	10.33	x 8.83	Hardwood Floor	Window	Closet
7	3rd Br	2nd	13.09	x 15.09	Hardwood Floor	B/I Closet	O/Looks Backyard
8	Loft	3rd	15.98	x 12.96	Hardwood Floor	B/I Bookcase	

**Client Remks:** Step into this lovingly maintained 2 story home, built circa 1908, where timeless character meets modern updates. Featuring beautiful crown moulding, original stained glass windows, and thoughtful details throughout, this 3-bedroom home offers a perfect blend of historic charm and contemporary comfort. The updated kitchen is a chefs dream, complete with a large butcher block island thats ideal for meal prep, entertaining, or casual dining. The home also features an updated European-style bathroom, adding a touch of refinement elegance to its classic feel. An unfinished basement provides ample storage or the opportunity to create your dream rec room, studio, or workshop. Outdoors, enjoy a lush front yard adorned with a strawberry bush and a mature peach tree. The backyard has been a productive urban garden, yielding sweet corn and juicy watermelons in the summer. With two convenient parking spots accessible from the laneway, this home combines functionality with curb appeal. Whether youre drawn to the character-rich details or the potential of the garden and basement spaces, this unique home offers something special for every kind of buyer.

**Inclusions:** Fridge, Oven, Dishwasher, Range Hood.  
**Listing Contracted With:** KELLER WILLIAMS ENERGY REAL ESTATE 905-723-5944



<b>650 Brock Ave</b>			<b>Sold: \$1,284,200</b>
<b>Toronto Ontario M6H 3P2</b>			<b>List: \$1,180,000</b>
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
<b>Taxes:</b> \$5,979.91/2025		<b>For:</b> Sale	<b>% Dif:</b> 109
<b>Sold Date:</b> 07/11/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 3	
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 8 + 4	
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 2	
2-Storey	23.5 x 106.8 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b>	1x4xGround, 1x4x2nd, 1x4xBsmt	
<b>Dir/Cross St:</b> Bloor (N) & Dufferin (W) <b>Directions:</b> Bloor and Dufferin			

**MLS#:** W12269498      **PIN#:** 213110160  
**Legal:** Plan M136, Pt Lot 13

<b>Kitchens:</b> 3 <b>Fam Rm:</b> N <b>Basement:</b> Apartment <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>Year Built:</b> 1900 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> Survey <b>Roof:</b> Shingles <b>Foundation:</b> Block <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Park, Place Of Worship, Public Transit, Rec Centre, School <b>Interior Feat:</b> Auto Garage Door Remote, In-Law Suite	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Tank-Gas Included In <b>HST Applicable to Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Year:</b> 1949 <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	16.08	x 9.68	Family Size Kitchen	Double Sink	W/O To Yard
2	Living	Ground	11.35	x 11.98	Fireplace	Picture Window	Broadloom
3	2nd Br	Ground	10.99	x 10.17	Closet	Hardwood Floor	
4	3rd Br	Ground	9.84	x 10.01	Window	Broadloom	
5	Kitchen	2nd	9.19	x 9.35	W/O To Deck	Linoleum	Double Sink
6	Living	2nd	12.47	x 10.66	Bay Window	Hardwood Floor	
7	Prim Bdrm	2nd	13.12	x 10.17	Closet	Hardwood Floor	
8	4th Br	2nd	6.56	x 8.2	Hardwood Floor	Window	
9	Kitchen	Bsmt	7.55	x 8.2	Galley Kitchen	Linoleum	
10	Rec	Bsmt	10.17	x 19.36	Linoleum	Above Grade Window	
11	5th Br	Bsmt	13.45	x 9.19	Closet	Broadloom	
12	Br	Bsmt	8.2	x 10.01	Linoleum	Closet Organizers	

**Client Remks:** Attention Investors, Renovators, and First Time Home Buyers! A large detached, solid brick home with good bones awaits your personal touch. This versatile property offers endless possibilities whether you want to generate steady rental income or transform it back into a charming single-family home. Live-in or rent out, the choice is yours. Featuring 3 separate entrances, 3 kitchens, and 3 full bathrooms, this property is ideal for extended families or anyone seeking income-producing potential. The oversized double-block garage with access via a wide laneway adds even more value to this property. Prime Bloordale location. Just steps from Pauline Jr P.S., St. Sebastian, and Wallace Emerson Community Centre, with 2 subway stations within walking distance. Bloor Go, UPS, Galleria, and Dufferin Malls are all close by. Plus enjoy the benefits of this upcoming neighbourhood filled with vibrant cafes, bars and restaurants. Don't miss this excellent opportunity!

**Inclusions:** 3 Fridges, 3 stoves, all window coverings, electric light fixtures, auto garage door opener and remote, FAG + equipment, CAC + equipment, ladder in garage. All in "AS IS" and "WHERE IS" condition.

**Listing Contracted With:** HOMELIFE/CIMERMAN REAL ESTATE LIMITED 416-534-1124



<b>26 Brad St</b> <b>Toronto Ontario M6P 1N1</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$7,760.89/2024 <b>Sold Date:</b> 08/27/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9			<b>Sold: \$1,355,000</b> <b>List: \$1,399,000</b>  <b>For:</b> Sale <b>% Dif:</b> 97
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 39.89 x 75.2 Feet <b>Irreg:</b>	<b>Rms:</b> 7 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xLower	<b>Dir/Cross St:</b> Dundas/North Of Bloor <b>Directions:</b> North of Bloor west off Dundas

**MLS#:** W12349898      **PIN#:** 213550222  
**Legal:** PCL 39-10 SEC M43; PT LT 39 PL M43 TORONTO PT 1, 66R17006

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished / Separate Entrance <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> 16-30 <b>Year Built:</b> 2005 <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Shingles <b>Foundation:</b> Concrete Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Stucco/Plaster <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Public Transit <b>Exterior Feat:</b> Patio, Privacy <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Sump Pump, Water Heater Owned	<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Gas:</b> Hydro: <b>Water:</b> Phone: Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Gazebo, Shed <b>Survey Year:</b> 2008 <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 12.4	Hardwood Floor	Pocket Doors	Stained Glass
2	Family	Main	12.04	x 11.45	Hardwood Floor	Separate Rm	Stained Glass
3	Dining	Main	19.49	x 8.53	Hardwood Floor	Combined W/Kitchen	W/O To Yard
4	Kitchen	Main	12.93	x 9.81	Hardwood Floor	Stainless Steel Appl	Granite Counter
5	Prim Bdrm	2nd	18.47	x 12.99	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	2nd	12.63	x 8.01	Hardwood Floor	O/Looks Backyard	Double Closet
7	3rd Br	2nd	12.76	x 11.81	Hardwood Floor	O/Looks Backyard	Closet
8	Den	Lower	9.74	x 7.74	Vinyl Floor	W/O To Garage	3 Pc Bath
9	Rec	Lower	14.5	x 11.15	Vinyl Floor	Walk-Out	

**Client Remks:** Hidden Gem in Prime Location - 3 Bed, 4 Bath Detached Home tucked away on a quiet dead end street between The Junction & High Park North. Steps from shops, restaurants, cafes, the Rail Path, and transit including Dundas West Subway, UP Express, and GO Train you'll have the city at your doorstep. Chef's Kitchen with High End Stainless Steel Appliances & Granite Counters. Walk out to West Facing Sun-filled, Fully Fenced Yard with Gazebo, your own Private Urban Sanctuary. Landscaped Front Yard with Shed great for Bike Storage. Huge Primary Bedroom Suite and Ensuite Bath with Separate Shower, & Walk-In Closet. Hardwood Floors Throughout, Beautiful Airy & Open Oak Staircase. Main Floor 2 Piece Bathroom & Family Room that could be used as Home Office or even a 4th Bedroom. Built-In Garage with Access Door to Basement directly from Garage. Additional Door directly from Basement out to Driveway. Good Potential for In-Law/Nanny/Teenager Suite. 8' Ceilings in Basement with Separate Entrance.

**Inclusions:** Fridge, Stove, Built-In Dishwasher, Stacked Washer/Dryer, All Electric Light Fixtures, All Ceiling Fans, All Existing Window Blinds & Curtain Rods, All Fittings & Fixtures in Bathrooms, All Attached Mirrors in Bathrooms, Gazebo in Backyard, Shed in Front Yard, Automatic Garage Door Opener with Remote, Furnace (owned), Air Conditioning System & Equipment (owned), Hot Water Heater (owned), 1 Sump Pump (owned), 1 Solid Waste Pump (owned).

**Listing Contracted With:** SUTTON GROUP QUANTUM REALTY INC.905-469-8888





**123 Russett Ave**  
**Toronto Ontario M6H 3M4**  
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto  
**Taxes:** \$6,574/2024 **For:** Sale **% Dif:** 95  
**Sold Date:** 10/11/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 53  
 Detached **Fronting On:** E **Rms:** 6 + 4  
**Link:** N **Acreage:** **Bedrooms:** 3 + 2  
 2-Storey 23.42 x 110 Feet **Washrooms:** 3  
**Irreg:** 1x4x2nd, 1x2xGround, 1x3xBsmt  
**Dir/Cross St:** Dufferin St & Bloor St W  
**Directions:**  
 Parking spot in front of house. Additional street parking on Russett Ave or a short walk from Dufferin Street

**MLS#:** W12361664 **PIN#:** 213100274  
**Legal:** PT LT 15 PL 1195 CITY WEST AS IN CT790043; S/T & T/W CT790043;CITY OF TORONTO

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Apartment / Walk-Up <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>Year Built:</b> 1900 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	22.97	x 10.99	Hardwood Floor	Crown Moulding	Combined W/Dining
2	Kitchen	Ground	10.99	x 14.44	Stainless Steel Appl	Granite Counter	Modern Kitchen
3	Family	Ground	10.99	x 10.99	Hardwood Floor	Crown Moulding	W/O To Patio
4	Prim Bdrm	2nd	13.45	x 9.84	Hardwood Floor	Double Closet	W/O To Balcony
5	2nd Br	2nd	13.12	x 11.48	Hardwood Floor	Double Closet	Window
6	3rd Br	2nd	10.99	x 10.5	Hardwood Floor	Closet	Window
7	Bathroom	2nd	9.84	x 6.56	Ceramic Floor	4 Pc Bath	Window
8	Kitchen	Bsmt	13.12	x 6.56	Ceramic Floor	Eat-In Kitchen	
9	Living	Bsmt	7.87	x 11.98	Ceramic Floor		
10	4th Br	Bsmt	9.84	x 10.99	Ceramic Floor	South View	Window
11	5th Br	Bsmt	10.5	x 10.5	Laminate	North View	Window
12	Bathroom	Bsmt	5.58	x 8.86	3 Pc Bath	Renovated	

**Client Remks:** Location,Location,Location, Beautiful Detached Brick With Front Stone, 3+2 Bdrm Family Home,Plenty Of Natural Light Throughout,Open Concept,Modern Custom Made Kitchen With Granite Countertops And Backsplash,Hardwood Floors & Potlights, Crown Molding,Double car garage + driveway + front interlocking can easily park 5 cars, which is an extremely scarce listing in downtown Toronto.A finished basement with 1 full bathroom, 1 Kitchen, 2 Bedrooms & walk up separate entrance, this rental unit is perfect for additional income or extended family. Investors already know about this goldmine neighbourhood. With this property's potential for easy conversion and impressive ROI, it's a no brainer.Located in the vibrant Bloordale area. It is truly the heart of the city. Hip cafes, cool bars & delicious eats like Taqueria el pastorcito, Sugo, Bar Neon. Bloor Street's vibe is at your doorstep! Steps away from Dufferin Subway Station, Dufferin Mall, grocery stores, newly upgraded community centres, parks, top schools everything you need is a quick stroll away. This is more than just a house - it's the start of your next chapter. Turn the page and make it yours  
**Inclusions:** All Electrical Light Fixtures, 2 Stoves, 2 Fridges , 1 dishwasher, Washer and Dryer, Furnace, Hot Water Tank, A/C, All Inclusions are In " As Is " Where is Condition Without Warranty.

**Listing Contracted With:** HIGHLAND REALTY905-803-3399



<b>336 Pacific Ave</b>		<b>Sold: \$1,375,000</b>
<b>Toronto Ontario M6P 2P9</b>		<b>List: \$1,399,000</b>
Toronto W02 Junction Area Toronto		
<b>Taxes:</b> \$6,145.81/2025	<b>For:</b> Sale	<b>% Dif:</b> 98
<b>Sold Date:</b> 10/31/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 2
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 8
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4
2-Storey	27 x 109 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	2x4
<b>Dir/Cross St:</b> Annette St and Pacific Ave <b>Directions:</b> Annette St and Pacific Ave		

<b>MLS#:</b> W12487584	<b>PIN#:</b> 213650083
<b>Legal:</b> PT LT 16-17 BLK 16 PL 553 WEST TORONTO JUNCTION AS IN WT102131; CITY OF TORONTO	

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b> Municipal
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to</b> In Addition To
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> None	<b>Sale Price:</b>
<b>Roof:</b> Shingles		<b>Farm/Agr:</b>
<b>Foundation:</b> Unknown		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> None
<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> Attention Value-Add investors, renovators and builders! This most desirable south-west corner lot is 27 ft x 109 ft with a double-car garage and rear laneway! Existing duplex Has 2400 Sq Ft above grade. Don't pass on this opportunity in the heart of The Junction and North High Park. Transit oriented, with Toronto's finest bars, restaurants, and parks just steps and blocks from your doorstep. Bonus: Approved Four-Plex! 4 units x 3bedroom, 2bath, + den. Drawings and approvals available.					
<b>Listing Contracted With:</b> INTRUST COMMERCIAL REAL ESTATE BROKERAGE INC.416-930-3890					



150 Edwin Ave			Sold: \$1,448,000
Toronto Ontario M6P 3Z9			List: \$1,499,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$5,821.55/2025		For: Sale	% Dif: 97
Sold Date: 08/24/2025			
SPIS: N	Last Status: SLD	DOM: 59	
Detached	Fronting On: W	Rms: 8 + 3	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	25 x 143.77 Feet	Washrooms: 3	
	Irreg:	1x4xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dupont & Dundas St W Directions: North of Dupont, East of Dundas St W			

**MLS#:** W12246060      **PIN#:** 213260005  
**Legal:** PCL 10-1 SEC M1; PT LT 10 W/S EDWIN AV PL M1 TORONTO COMM AT THE N E ANGLE OF SAID LT;

<b>Kitchens:</b> 2 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / Apartment <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Brick, Stone <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Park, School <b>Interior Feat:</b> Sump Pump, Sewage Pump	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.32	x 5.91	Parquet Floor		
2	Living	Main	13.75	x 12.66	Large Window	Parquet Floor	East View
3	Kitchen	Main	15.58	x 13.68	Eat-In Kitchen	Ceramic Floor	W/O To Yard
4	Prim Bdrm	Main	13.68	x 12.17	O/Looks Backyard	Closet	Parquet Floor
5	2nd Br	Main	13.85	x 11.52	Parquet Floor	Window	
6	Kitchen	2nd	11.75	x 9.55	Laminate	Window	Eat-In Kitchen
7	Br	2nd	14.17	x 10.76	O/Looks Park	Parquet Floor	Large Window
8	Br	2nd	13.09	x 11.09	Parquet Floor	Closet	Window
9	2nd Br	2nd	9.74	x 7.68	Parquet Floor	Window	
10	Living	Bsmt	14.24	x 15.09	Ceramic Floor	Combined W/Kitchen	
11	Kitchen	Bsmt	14.24	x 15.09	Combined W/Living	Ceramic Floor	
12	Br	Bsmt	12.6	x 11.15	Ceramic Floor	Window	

**Client Remks:** Sun-filled and full of charm, this spacious home in the heart of the Junction Triangle offers over 2,700 sq ft across three levels on an extra-deep 25 x 144 ft lot overlooking beautiful Carlton Park. Lovingly cared for by the same owner for over 20 years. Easily restored to a classic single-family layout with a main floor featuring an eat-in kitchen, living and dining rooms, plus a bonus office or family room. The second floor can be reconfigured into four bedrooms with an office nook, while the basement offers space for an additional bedroom or a separate apartment ideal for extended family or extra income. Or keep it as a three-unit investment property with excellent rental potential. Nestled directly next to St. Rita's Catholic School which serves pre-kindergarten to grade eight, this home sits in a truly family-focused, quiet and tight-knit neighbourhood. The backyard is a dream: private, lush, and ready for summer hangouts, plus there's a rare two-car garage with laneway access and a parking pad directly in front parking for three cars total. A laneway suite report is also available, outlining the potential to build a two-storey laneway home of 1,600+ sq ft perfect for future income or additional living space. All this in one of Toronto's most vibrant communities steps to the TTC, walking distance to GO/UP and Dundas West stations, excellent schools, cafes, parks, and the best of the west end. A solid, well-kept home with real flexibility and serious upside in a neighbourhood where kids play outside and families thrive.

**Inclusions:** 3 Fridges, 2 Stoves, Washer, Dryer, All Electric Light Fixtures, All Window Coverings, Garage Door Opener, Gas Boiler, Ductless AC, Main Floor Electric Cooktop and Oven.

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



<b>65 Westholme Ave</b> <b>Toronto Ontario M6P 3B9</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$6,583.18/2025 <b>Sold Date:</b> 10/18/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 36			<b>Sold:</b> \$1,470,000 <b>List:</b> \$1,499,888  <b>For:</b> Sale <b>% Dif:</b> 98
Detached <b>Link:</b> N 3-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 21.62 x 113.68 Feet <b>Irreg:</b>	<b>Rms:</b> 17 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 3 1x4x2nd, 1x3x3rd, 1x4xLower <b>Dir/Cross St:</b> Runnymede & Annette <b>Directions:</b> Runnymede & Annette	

**MLS#:** W12402747      **PIN#:** 213620129  
**Legal:** PT LT 18 PL 853 WEST TORONTO JUNCTION AS IN CT856608; T/W & S/T CT856608; CITY OF TORONTO

<b>Kitchens:</b> 3 <b>Fam Rm:</b> Y <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>Year Built:</b> 1910 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Shingles <b>Foundation:</b> Stone <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Shingle <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room <b>Interior Feat:</b> In-Law Capability, Storage	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.75	x 10.43	Hardwood Floor
2	Dining	Main	14.01	x 8.99	Hardwood Floor
3	Kitchen	Main	14.6	x 7.51	Hardwood Floor
4	Foyer	Main	3.51	x 3.84	Hardwood Floor
5	Mudroom	Main	7.68	x 8.17	Hardwood Floor
6	Br	2nd	14.24	x 17.16	Hardwood Floor
7	Kitchen	2nd	9.84	x 8.23	Hardwood Floor
8	Br	2nd	12.5	x 8.5	Hardwood Floor
9	Study	2nd	7.68	x 8.17	Window
10	Living	3rd	17.26	x 8.07	Hardwood Floor
11	Kitchen	3rd	8.6	x 5.25	Hardwood Floor
12	Br	3rd	8.99	x 8.33	Stainless Steel Sink
13	Rec	Lower	7.68	x 15.85	Hardwood Floor
14	Br	Lower	16.08	x 8.66	B/I Closet
15	Laundry	Lower	13.09	x 6.99	Hardwood Floor
16	Cold/Cant	Lower	6.99	x 15.85	
17	Other	Lower	7.68	x 8.17	

**Client Remks:** Charming Century-Old Home in The Junction Ideal for Families or Investors. Located on a quiet, family-friendly street in Toronto's vibrant and sought-after High Park North neighbourhood, this fully detached, three-storey home with double car garage offers timeless character and incredible potential. Whether you're a growing family or a savvy investor, this rare gem combines charm, space, and an unbeatable location. Step onto the welcoming covered front porch and into a home that boasts generously sized rooms and flexible living space. Listed as a duplex in GeoWarehouse the layout offers versatile opportunities for multi-family living, income generation, or a single-family conversion. Sizeable garage off the laneway with loads of potential. Enjoy the private and spacious backyard and short walk to The Junction, Bloor West Village, and High Park.TTC, subway and bus routes are nearby, plus easy access to local shops, restaurants, parks, libraries, and community centres. Families will appreciate proximity to top-rated public and Catholic schools, all within walking distance. Don't miss this rare opportunity to own a spacious home with character and prime location in one of Toronto's most desirable neighbourhoods.

**Inclusions:** All Electronic Light Fixtures and existing appliances. Home wired for fire prevention with pull stations on the third and first floors.

**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY416-864-3888





<b>72 Abbott Ave</b>		<b>Sold: \$1,499,999</b>
<b>Toronto Ontario M6P 1H6</b>		<b>List: \$1,499,999</b>
Toronto W02 High Park North Toronto		
<b>Taxes:</b> \$6,810/2024	<b>For:</b> Sale	<b>% Dif:</b> 100
<b>Sold Date:</b> 08/18/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 3
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 7 + 1
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3
Other	25 x 59 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x2, 1x3
<b>Dir/Cross St:</b> Glenlake/Indian Rd		
<b>Directions:</b> West on Glenlake from Dundas, North on Indian Rd, West on Abbott Ave		

**MLS#:** W12348013 **PIN#:** 213530240  
**Legal:** PCL 10-4 SEC M124; PT LT 10 N/S ABBOTT AV PL M124 TORONTO BEING THE WLY 25 FT IN WIDTH THROUGHOUT; TORONTO , CITY OF TORONTO

<b>Kitchens:</b> 0	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 0	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water:</b> Municipal
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 1	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Interior Feat: Carpet Free	<b>Retirement:</b>
<b>Roof:</b> Shingles		<b>HST Applicable to:</b> Included In
<b>Foundation:</b> Concrete		<b>Sale Price:</b>
<b>Assessment:</b> POTL:		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b>
<b>Laundry lev:</b>		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Architectural Gem in Prime Toronto Location. Discover this striking one-of-a-kind residence, blending bold architectural design with timeless charm. Designed by renowned architect Michael Brisson and known as The Barrel House, the home showcases a captivating facade with soaring arched windows, a dramatic curved roofline, and a warm brick exterior, creating privacy and character. Inside, the open-concept layout is filled with natural light and unique design details rarely found in the city. While the property offers incredible potential, it requires a renovation, presenting the perfect opportunity to restore this exceptional space to its full glory while adding your personal touch. Behind the gated entrance, a spacious interior spans four levels, featuring an amazing secluded courtyard, a garage rooftop patio, and a rare two-level garage providing exceptional storage and functionality, ideal for private outdoor entertaining and urban living. In a highly sought-after neighbourhood, just steps to shops, transit, parks, and top schools. An extraordinary opportunity for those seeking a home that makes a statement. <b>Inclusions:</b> Hot water tank <b>Listing Contracted With:</b> CENTURY 21 REGAL REALTY INC. 416-849-5360					



<b>39 Humberside Ave</b> <b>Toronto Ontario M6P 1J6</b> Toronto W02 High Park North Toronto <b>Taxes:</b> \$7,160/2024 <b>Sold Date:</b> 07/15/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 40			<b>Sold: \$1,500,000</b> <b>List: \$1,650,000</b>  <b>For:</b> Sale <b>% Dif:</b> 91
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> S <b>Acreage:</b> 28 x 104.58 Feet <b>Irreg:</b>	<b>Rms:</b> 9 <b>Bedrooms:</b> 5 <b>Washrooms:</b> 2 1x4xGround, 1x4x2nd	<b>Dir/Cross St:</b> Dundas/Humberside <b>Directions:</b> Dundas/Humberside

**MLS#:** W12199448      **PIN#:** 213540105  
**Legal:** PT LT 9 PL 1229 TORONTO AS IN CT744414; S/T CT7444

<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Unfinished / Full <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1910 <b>Apx Sqft:</b> 2000-2500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Public Transit, School <b>Interior Feat:</b> Water Heater, Water Meter	<b>Zoning:</b> <b>Cable TV:</b> Y <b>Hydro:</b> Y <b>Gas:</b> Y <b>Phone:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.09	x 13.52	Bay Window
2	Kitchen	Main	10.01	x 10.01	W/O To Yard
3	Prim Bdrm	Main	16.01	x 12.01	Hardwood Floor
4	Kitchen	2nd	14.99	x 8.01	Large Window
5	Family	2nd	14.5	x 10.99	Hardwood Floor
6	2nd Br	2nd	12.5	x 12.99	Hardwood Floor
7	3rd Br	2nd	14.01	x 9.51	Hardwood Floor
8	4th Br	3rd	12.5	x 12.5	Hardwood Floor
9	5th Br	3rd	12.5	x 11.48	Hardwood Floor

**Client Remks:** Discover this wonderful Detached, 2.5-storey (legal triplex). 5 bedrooms 2 bathrooms. 9 ft ceilings. Perfect Opportunity for a large family or a potential builder's dream renovation, great for an investor looking to add to their portfolio. Large laneway at the back with the onsite convenience of 2 parking spaces. The home is located on a tree-lined street in the Junction and High Park, with amazing neighbours. Easy stroll to many stores & restaurants, great schools, TTC. This prime location offers the ideal setting for families seeking a vibrant community with many amenities within walking distance. The property may require renovations and is "SOLD AS IS CONDITION" with no Warranties or Guarantees.

**Listing Contracted With:** IPRO REALTY LTD. 905-507-4776



**463 St Clarens Ave**  
**Toronto Ontario M6H 3W4**  
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto  
**Taxes:** \$6,137.18/2024 **For:** Sale **% Dif:** 96  
**Sold Date:** 07/03/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 20  
**Sold:** \$1,538,158.60  
**List:** \$1,599,000  
 Detached **Fronting On:** E **Rms:** 11 + 5  
**Link:** N **Acreage:** **Bedrooms:** 6 + 2  
 2-Storey 36 x 92 Feet **Washrooms:** 5  
**Irreg:** 1x4x2nd, 2x3xLower, 1x4xMain,  
 95.74ftx36ft 1x3xMain  
 88.71ftx8.62ftx31.04ft  
**Dir/Cross St:** Bloor And Lansdowne **Directions:** Just North of Bloor, Just East of Lansdowne

**MLS#:** W12218007 **PIN#:** 213110548  
**Legal:** Pt Lt 41 Pl 1049 Toronto As In Ca96415; City Of To

<b>Kitchens:</b> 3 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Apartment / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Roof:</b> Shingles <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Library, Park, Public Transit, Rec Centre, School <b>Interior Feat:</b> None	<b>Zoning:</b> R(D0.6*740) <b>Cable TV:</b> Y <b>Hydro:</b> Y <b>Gas:</b> Y <b>Phone:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Drive Shed <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.75	x 14.04	Open Concept	Large Window	Fireplace
2	Br	Main	11.75	x 8.46	Window	Closet	
3	Kitchen	Main	10.86	x 7.05	Stainless Steel Appl		
4	Kitchen	Main	16.31	x 1768.37	Open Concept	Combined W/Living	Window
5	Br	Main	11.15	x 7.45	Window	Closet	
6	Living	2nd	10.99	x 13.55	Open Concept	Fireplace	Large Window
7	Kitchen	2nd	12.01	x 11.22	Stainless Steel Appl	Open Concept	Eat-In Kitchen
8	Br	2nd	12.04	x 13.25	Closet	Window	
9	Br	2nd	12.89	x 13.55	Bay Window	Closet	Closet
10	Br	2nd	7.84	x 12.76	Large Window	Closet	
11	Br	2nd	8.1	x 12.76	Large Window	Closet	
12	Kitchen	Lower	12.4	x 12.34	Stainless Steel Appl	Open Concept	Pot Lights
13	Br	Lower	8.76	x 9.38	Pot Lights	Closet	
14	Br	Lower	12.99	x 8.83	Pot Lights		
15	Living	Lower	8.1	x 15.49	Open Concept	Pot Lights	
16	Utility	Lower	12.11	x 16.83	Bar Sink	Window	

**Client Remks:** 4-Plex Investment Opportunity in Prime Bloordale Village! This vacant and versatile residential 4-plex is perfect for an investor, co-owner, multi-generational family, or group of friends looking to create community. Sitting on a 36-ft wide corner lot just one minute from Lansdowne Station and Steps to Bloor St W, it features four unique units: a chic 1-bedroom apartment, a spacious 3-bedroom upper-level unit, a minimalist 1-bedroom rear suite, and a modern 3-bedroom basement apartment, plus two surface parking spots. With potential to add a large laneway house, this is a rare opportunity to generate steady rental income with month-to-month tenants in a rapidly growing and underrated neighborhood with strong appreciation potential. Don't miss out on this high-return investment in the heart of Toronto!

**Inclusions:** 4 Stainless Steel Fridges, 4 Stainless Steel Microwaves, 4 Stoves, Elfs.

**Listing Contracted With:** PROPERTY.CA INC. 416-583-1660



<b>23 Kenneth Ave</b> <b>Toronto Ontario M6P 1J1</b> Toronto W02 High Park North Toronto <b>Taxes:</b> \$8,151.68/2025 <b>Sold Date:</b> 09/12/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 10			<b>Sold: \$1,550,000</b> <b>List: \$1,600,000</b> <b>For:</b> Sale <b>% Dif:</b> 97
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> S <b>Acreage:</b> 27 x 118 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 1 <b>Bedrooms:</b> 5 + 1 <b>Washrooms:</b> 2 1x5x2nd, 1x4xBsmt	<b>Dir/Cross St:</b> Bloor & Dundas <b>Directions:</b> Bloor & Dundas

**MLS#:** W12373992 **PIN#:** 213540150  
**Legal:** LT 38 PL 887 CITY WEST; PT LT 37 PL 887 CITY WEST AS IN CA673009; CITY OF TORONTO

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Separate Entrance / Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Brick, Stone <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School <b>Interior Feat:</b> In-Law Suite, Sump Pump	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to Sale Price:</b> Included In <b>Farm/Agr:</b> <b>Oth Struct:</b> Fence - Partial <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.86	x 11.71	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	14.8	x 10.47	Hardwood Floor	Beamed	Plate Rail
3	Kitchen	Main	12.73	x 10.37	Hardwood Floor	Breakfast Area	
4	Prim Bdrm	2nd	15.35	x 10.04	Hardwood Floor	Closet	
5	2nd Br	2nd	11.71	x 10.53	Hardwood Floor	Bay Window	
6	Laundry	2nd	15.45	x 7.78	Hardwood Floor	Closet	French Doors
7	3rd Br	2nd	12.11	x 10.27	Hardwood Floor	Closet	
8	4th Br	Upper	13.09	x 9.94	Broadloom	Closet	
9	5th Br	Upper	13.12	x 13.06	Broadloom	Closet	
10	Living	Bsmt	14.8	x 9.35	Broadloom		
11	Kitchen	Bsmt	10.33	x 9.28	Tile Floor		
12	Br	Bsmt	14.14	x 9.09	Broadloom		

**Client Remks:** Looking for space, character, and a location you'll never want to leave? Welcome to 23 Kenneth Ave-a 5+1 bedroom, 2-bathroom detached home in the heart of the always-loved West Bend. With four expansive levels of living, there's plenty of room to spread out, get creative, and make this home truly yours. Inside, you'll find charm in all the right places: a welcoming open fireplace for cozy nights in, and a rare indoor hot tub on the top floor with city views-yes, really. The finished basement offers flexibility galore, whether you need a spot for guests, a quiet home office, or space for the in-laws. A big bonus? The not-so-glamorous (but very important) stuff-like many mechanical updates-has already been taken care of, so you can focus on the fun part: bringing your own style to the space. Step outside and enjoy a peaceful backyard that's just begging for summer BBQs, morning coffees, or a bit of urban gardening. Families will love the proximity to excellent schools, and everyone will appreciate being just a short walk to the subway, High Park, and the shops and restaurants along Bloor. What really sets this home apart is the community23 Kenneth sits on a street where neighbours wave, kids play, and the annual summer block party is a local highlight. Its warm, its welcoming, and its ready for its next chapter.

**Inclusions:** Fridge, dishwasher, Stove (as-is), Stove (basement), Fridge (basement), washer, dryer, all ELFs, all window coverings, hot tub (2023 pump), bookshelf in basement. Recently waterproofed with city-renowned company AquaTech (warranty). Download Schedule for Home Upgrade List

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY KEVIN YU REALTY416-496-4430





<b>78 Chelsea Ave</b> <b>Toronto Ontario M6P 1C2</b> Toronto W02 High Park North Toronto		<b>Sold: \$1,550,000</b> <b>List: \$1,649,000</b>
<b>Taxes:</b> \$6,668.27/2024 <b>Sold Date:</b> 10/09/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 19	<b>For:</b> Sale <b>% Dif:</b> 94	
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> N <b>Acreage:</b> 27 x 48 Feet <b>Irreg:</b>	<b>Rms:</b> 9 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 2 1x4x2nd, 1x3
<b>Dir/Cross St:</b> Bloor & Dundas <b>Directions:</b> Use GPS		

**MLS#:** W12417427 **PIN#:** 213510282  
**Legal:** PLAN 916 PT LOT 47

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished with Walk-Out / Full <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> 51-99 <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Wood <b>Gar/Gar Spcs:</b> Other / 0 <b>Park/Drive:</b> <b>Drive:</b> Available <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Park, Public Transit, Wooded/Treed <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> A <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.45	x 9.51	Stained Glass	B/I Shelves	Hardwood Floor
2	Mudroom	Main	8.83	x 6.92	Ceramic Floor	Combined W/Solarium	
3	Dining	Main	11.15	x 14.11	Hardwood Floor	Pot Lights	Wainscoting
4	Kitchen	Main	10.17	x 11.48	Quartz Counter	Picture Window	Stainless Steel Appl
5	Prim Bdrm	2nd	11.15	x 11.81	Closet	Combined W/Sunroom	Hardwood Floor
6	Sunroom	2nd	10.17	x 4.92	B/I Bookcase	Window	Hardwood Floor
7	2nd Br	2nd	9.84	x 10.17	Closet	Window	Hardwood Floor
8	3rd Br	2nd	9.51	x 10.17	Closet	Window	Hardwood Floor
9	Rec	Lower	12.14	x 12.47	Above Grade Window	Beamed	Vinyl Floor
10	Br	Lower	11.48	x 7.87	Above Grade Window	Closet	W/O To Garage

**Client Remks:** Welcome to 78 Chelsea Ave! This detached 3+1 bedroom house is nestled on quiet, tree-lined Chelsea Ave. Blending classic Toronto architecture with modern upgrades, this 2-storey home has nothing but charm. With a well-appointed main floor, enjoy a living room with big bright windows and built in shelving. The open concept dining room and kitchen is perfect for entertaining. With plenty of counter space and high end appliances, the kitchen is a chef's dream. The second storey boasts 3 full bedrooms, including a sunroom off the primary bedroom, perfect as a home office space. The recently upgraded bathroom features luxury and functionality with beautiful finishes and plenty of storage space. Enjoy a finished basement with a second full washroom and plenty of extra storage space. Step outside to your own backyard oasis with laneway access and a parking pad. Everything you need is a short walk from your backyard! Steps to Dundas West Station, UP Express (less than 10 min ride to Union!), Fresh Co, Shoppers, The Junction, Roncesvalles & High Park!

**Inclusions:** Miele Fridge, stove, dishwasher, oven, stacked washer/dryer, all ELF's, built in blinds all included

**Listing Contracted With:** AREA REALTY INC. 416-474-5699



**279 Evelyn Ave**  
**Toronto Ontario M6P 2Z8**  
 Toronto W02 Junction Area Toronto  
**Taxes:** \$8,279.88/2025 **For:** Sale **% Dif:** 119  
**Sold Date:** 09/23/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 8  
**Fronting On:** E **Rms:** 9 + 2  
**Link:** N **Acreage:** **Bedrooms:** 4  
 2-Storey 27 x 169.87 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xGround  
**Dir/Cross St:** Runnymede/North of Annette/High Park Ave  
**Directions:** Runnymede/North of Annette/High Park Ave

**MLS#:** W12403835 **PIN#:** 213610159  
**Legal:** PT LT 34 BLK 19 PL 553 WEST TORONTO JUNCTION AS IN CT750964; S/T & T/W CT750964; CITY OF TORONTO

<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> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1905 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Attached / 1 <b>Park/Drive:</b> <b>Drive:</b> Right Of Way <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Park, Public Transit, Rec Centre, School, School Bus Route <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Hydro:</b> <b>Water:</b> Municipal <b>Phone:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.94	x 12.8	Hardwood Floor	Wood Trim	
2	Dining	Ground	14.14	x 13.62	Hardwood Floor	Wood Trim	Window
3	Pantry	Ground	0	0	Broadloom	Window	
4	Kitchen	Ground	13.45	x 11.25	Eat-In Kitchen	Tile Floor	W/O To Deck
5	Mudroom	Ground	0	0	W/O To Deck	3 Pc Bath	W/O To Yard
6	Office	Ground	11.75	x 5.45	Ceramic Floor	Large Window	
7	Prim Bdrm	2nd	14.17	x 13.68	Hardwood Floor	Bay Window	Closet
8	2nd Br	2nd	12.76	x 11.98	Hardwood Floor	Closet	Window
9	3rd Br	2nd	13.52	x 11.38	Hardwood Floor	Closet	Window
10	Nursery	2nd	6.69	x 6.56	Broadloom	Window	
11	Family	Bsmt	27.36	x 18.93	Window	Parquet Floor	L-Shaped Room
12	Office	Bsmt	18.93	x 27.36	Parquet Floor	Panelled	Combined W/Family
13	Laundry	Bsmt	13.29	x 9.78	Walk-Up		

**Client Remks:** This Fabulous Spacious Victorian 4 Bedroom Home Is Located On A Majestic 169 Ft Deep Lot Surrounded By Mature Trees In The Desirable Junctions/High Park North Neighbourhood. This Large Home Needs Upgrades. It Features A Spacious Living And Dining Room With Hardwood Floors & High Ceilings. Living Room With W/Out To The Front Office/Den/Sitting Room. It Has A Separate Butler's Pantry & Huge Eat In Kitchen With Walk Out To The Mud Room With 3 Pc Bathroom & Walk Out To The Deck & Fabulous Private Oasis, Landscaped Perennial Garden With Rare Additional Garden Behind Garage And Wide Shared Driveway. Second Floor Has 3 Large Bedrooms Plus Nursery And Updated Bathroom. The Finished Basement Has High Ceilings And Walk Up To The Back Yard. Basement Family Room W/ Parquet Floors Combined With Office; A Laundry Room And Storage/Furnace Room. This Very Desirable Property Has A Lot Of Potential And Can Be Your Dream Home Forever. It Has Great Curb Appeal W/ 2 Japanese Zelkova Trees And Located On A Beautiful Tree Lined Street At The Hip Junctions With Vibrant Nightlife And Many Boutiques, Shops, Restaurants, Galleries And Parks. Annette Ps Just Steps Away And Famous Humberside Ci. 10 Min Walk. Easy Walk To Majestic High Park And Coveted Bloor Street West & Subway.

**Inclusions:** Fridge, Stove, Dishwasher, Microwave. Window Coverings. Washer and Dryer. Electrical Light Fixtures. Red Adirondack chairs on deck.

**Listing Contracted With:** RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437



<b>133 Fairview Ave</b> <b>Toronto Ontario M6P 3A6</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$7,390.05/2025 <b>Sold Date:</b> 08/14/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 15			<b>Sold: \$1,562,500</b> <b>List: \$1,650,000</b>  <b>For:</b> Sale <b>% Dif:</b> 97
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> < .50 25.08 x 125 Feet <b>Irreg:</b>	<b>Rms:</b> 9 + 3 <b>Bedrooms:</b> 3 + 2 <b>Washrooms:</b> 3 1x3xGround, 1x3x2nd, 1x3xBsmt <b>Dir/Cross St:</b> High Park And Annette <b>Directions:</b> High Park And Annette	

**MLS#:** W12323271      **PIN#:** 213610112  
**Assignment:** N  
**Legal:** Pt Lt 5 Pl 783 West Toronto Junction\*

<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <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> 51-99 <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> Other <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Stone <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Stone <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Rec Centre, School <b>Interior Feat:</b> Water Heater <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	11.09	x 10.47	Hardwood Floor	Large Window	
2	Family	Ground	17.32	x 11.06	Hardwood Floor		
3	Dining	Ground	11.02	x 13.06	Hardwood Floor	Large Window	
4	Br	Ground	11.81	x 11.02	Hardwood Floor	Large Window	Fireplace
5	Kitchen	2nd	10.1	x 7.48	Large Window	Combined W/Dining	Renovated
6	Dining	2nd	6.56	x 9.97	Large Window		
7	Family	2nd	10.93	x 11.55	Large Window		
8	Prim Bdrm	2nd	10.93	x 11.09	Large Window	Closet	
9	2nd Br	2nd	14.44	x 11.75	Fireplace	Closet	Large Window
10	Br	Bsmt	10.5	x 6.07	3 Pc Ensuite		
11	Br	Bsmt	14.11	x 12.93	Large Closet		
12	Utility	Bsmt	11.45	x 10.6			

**Client Remks:** Welcome to this charming home located in the Junction, one of the most vibrant neighborhoods in Toronto. This unique home sits on a big lot on beautiful Fairview Ave, a quiet family friendly street and features two units which offers a fantastic opportunity for both investors and families alike as it can be reconverted into a single family home. The main and basement levels combine 3 bedrooms with 9 foot ceilings on the main floor and walk-out access directly to the backyard. The upper unit boasts 2 bright bedrooms with access to a large balcony and a brand new washer/dryer machine (2024). Each unit features its own cozy wood burning fireplace, adding warmth and charm to their respective space. The entire home had an upgraded electrical panel and tankless water heater (2019). You'll find a vast clover covered and fully fenced backyard offering the ideal space for gardening, entertaining and letting your kids and/or fur babies roam freely. This home brings a blend of forest feel with urban convenience in one of Toronto's most sought-after neighborhoods. Just steps away from High Park, Bloor West, Runnymede station, highly rated schools and much more. Don't miss your chance to see it!

**Inclusions:** 2 Fridges, 2 Stoves, 1 Washer, 1 Dryer, 1 Washer/Dryer combo, 1 Dishwasher, electrical light fixtures. All appliances in "as is" condition.

**Listing Contracted With:** Toronto Real Estate Realty Plus Inc 416-289-2890





**300 Wallace Ave**  
**Toronto Ontario M6P 3N4**  
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto  
**Taxes:** \$5,248/2025 **For:** Sale **% Dif:** 117  
**Sold Date:** 10/23/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 8  
 Detached **Fronting On:** N **Rms:** 6 + 2  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 18 x 92 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x4xBsmt  
**Dir/Cross St:** Bloor St. W. and Symington Ave. **Directions:** Bloor St. W. and Symington Ave.

**MLS#:** W12463902 **PIN#:** 213290207  
**Legal:** PCL 3-1 SEC M308; LT 3 PL M308 TORONTO T/W THE RIGHT TO THE OWNER OR OCCUPANT OF THIS LAND, TO HAVE THE EAVES, CORNICE, AND DOWNPIPE, OF THIS LAND OVERHANG THE LAND TO THE E TO THE EXTENT OF 10 INCHES AS THEY ON THE 5TH APRIL 1910 EXIST.; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b> Residential
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b> <b>Hydro:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Private	<b>Gas:</b> <b>Phone:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fenced Yard, Park, Public	<b>HST Applicable to</b> Not Subject to HST
<b>Roof:</b> Shingles	Transit, School	<b>Sale Price:</b>
<b>Foundation:</b> Concrete Block	<b>Exterior Feat:</b> Landscaped, Patio, Porch,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Privacy	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	<b>Interior Feat:</b> Carpet Free, In-Law	<b>Survey Type:</b> None
<b>Laundry lev:</b> Lower	Capability	<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.68	x 11.29	Large Window	Crown Moulding	Hardwood Floor
2	Dining	Main	14.64	x 9.63	Open Concept	Crown Moulding	Large Window
3	Kitchen	Main	19.3	x 10.25	Centre Island	B/I Appliances	W/O To Yard
4	Prim Bdrm	2nd	12.59	x 11.58	B/I Closet	Hardwood Floor	Large Window
5	2nd Br	2nd	14.92	x 8.83	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	11.94	x 10.17	Hardwood Floor	B/I Closet	Window
7	Rec	Bsmt	26.54	x 9.11	Wet Bar	Open Concept	Above Grade Window
8	Laundry	Bsmt	8.33	x 7.26	Stainless Steel Sink	Above Grade Window	Stainless Steel Appl

**Client Remks:** Sophisticated city living takes centre stage in this fully renovated detached residence in Torontos sought-after Junction Triangle. This home is surrounded by everything that defines the citys west-end cool, trendy coffee roasters, craft breweries, art spaces, and local boutiques along Sterling, Bloor, and Dupont. Steps to the West Toronto Railpath, UP Express, Dundas West Subway and Bloor GO access allowing downtown access in only 10 minutes! Enjoy the vibe of the Junction and Bloordale Village and a modern lifestyle that's as connected as it is curated. With a private driveway, built-in garage, and a design-forward aesthetic, this home delivers the perfect balance of modern polish and urban edge. The open-concept main floor is pure contemporary elegance- sun-filled, airy, and impeccably styled with engineered hardwood floors and expansive windows that flood the space with natural light. The custom kitchen is a true showpiece, featuring a quartz waterfall island, quartz counters and backsplash, integrated appliances, and a bright breakfast area with a walkout to the private landscaped backyard, ideal for morning coffee or evening cocktails. Upstairs, the primary suite feels boutique-hotel inspired, complete with a full wall of custom built-ins and a large picture window. Two additional generous bedrooms, each with tailored storage, share a chic main bath finished in a timeless, modern palette. The fully finished lower level enhances the homes versatility, offering an open recreation area, above-grade windows, a full bath, and kitchenette. The convenient garage access provides the opportunity for a potential income rental. A home that blends architecture, design, and location effortlessly chic and endlessly livable.

**Inclusions:** Extensive renovations and upgrades include: all new windows and doors, new flooring and stairs, new kitchen and high end appliances, built-in closets, new bathrooms, new Light Fixtures, new garage door, interlocked front porch with glass railings and stone steps & upgraded insulation. Appliances: Samsung s/s refrigerator, Frigidaire s/s built-in cooktop, Frigidaire s/s built-in oven, Samsung s/s dishwasher, Panasonic s/s built-in microwave, stainless steel hood range, Samsung washer & dryer, all electric light fixtures, gas furnace and equipment and central air conditioner and equipment.

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





<b>130 St. Johns Rd</b> <b>Toronto Ontario M6P 1T9</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$7,103.50/2025 <b>Sold Date:</b> 09/24/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold: \$1,631,000</b> <b>List: \$1,299,000</b>  <b>For:</b> Sale <b>% Dif:</b> 126
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> N <b>Acreage:</b> 30 x 99.5 Feet <b>Irreg:</b>	<b>Rms:</b> 9 <b>Bedrooms:</b> 5 <b>Washrooms:</b> 2 1x4x2nd, 1x4xBsmt	<b>Dir/Cross St:</b> Fairview and St John's Rd <b>Directions:</b> Fairview and St John's Rd

**MLS#:** W12410212      **PIN#:** 105180227  
**Legal:** LT 54 PL 595 WEST TORONTO JUNCTION T/W & S/T CT360315; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Walk-Up <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> 2500-3000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Brick <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School <b>Interior Feat:</b> On Demand Water Heater, Carpet Free	<b>Zoning:</b> <b>Cable TV:</b> Y <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Garden Shed <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.34	x 12.01	Bay Window	Hardwood Floor	O/Looks Frontyard
2	Dining	Main	17.32	x 10.01	Hardwood Floor	Large Window	O/Looks Backyard
3	Kitchen	Main	17.32	x 10.01	Quartz Counter	Stainless Steel Appl	W/O To Yard
4	Foyer	Main	12.34	x 8.01	Hardwood Floor		
5	Prim Bdrm	2nd	11.15	x 10.99	Hardwood Floor	Double Closet	Large Window
6	2nd Br	2nd	11.15	x 10.83	Hardwood Floor	Large Closet	Large Window
7	3rd Br	2nd	10.83	x 8.76	Hardwood Floor	Large Closet	Large Window
8	4th Br	2nd	8.76	x 7.68	Hardwood Floor	Closet	Large Window
9	Office	3rd	9.32	x 7.84	Hardwood Floor	Large Window	
10	5th Br	3rd	12.99	x 9.32	Hardwood Floor	Large Window	
11	Rec	Lower	16.99	x 15.68	Bamboo Floor	Window	Pot Lights
12	Games	Lower	9.51	x 9.25	Laminate	Pot Lights	Window
13	Laundry	Lower	10.43	x 6.17	Pot Lights	Ceramic Floor	
14	Furnace	Lower	8.01	x 4.43			

**Client Remks:** Welcome to 130 St. Johns Rd, a spacious 2 1/2 storey detached home located right in the heart of the vibrant Junction neighborhood. Here you're just steps away from everything this lively area has to offer whether its charming coffee shops, delicious restaurants, unique furniture stores, or cozy bookstores, the Junction has it all. Plus, you're close to the beautiful High Park, with its scenic trails, sports fields, and playgrounds. We are also in the catchemtn for top rated Annette Public School and Humberside Collegiate. The private covered veranda leads into a large welcoming foyer. The bright and airy main floor features 9-foot ceilings, hardwood floors, and updated windows, creating a warm, inviting atmosphere. The generous living room features a lovely bay window and flows into a spacious dining room, ideal for entertaining or family meals. The kitchen has been beautifully renovated with sleek quartz countertops, a matching quartz backsplash, stainless steel appliances, including a gas stove, and plenty of kitchen storage. From the kitchen, step outside to a charming patio and enjoy the fully fenced backyard, complete with mature gardens and a quaint cedar storage shed. The mutual driveway is wide enough to easily drive through to the back, where there is a parking pad behind the fence. On the second floor, you'll find four bedrooms, along with a renovated four-piece bathroom and beautiful hardwood floors throughout. The third floor features two additional bedrooms, offering plenty of space for your family or guests. The finished basement is an excellent bonus, with a large recreation area that's perfect for movie nights or a play area for kids. It also includes a renovated three-piece bathroom, a laundry area, and a cozy nook that would be ideal for a home office or workout space. What a wonderful opportunity to own a spacious detached home in one of Toronto's most sought-after neighborhoods. Don't miss out on this chance to live in the vibrant Junction!

**Inclusions:** Fridge, stove, hood range, dishwasher, washer, dryer, all electric light fixtures, all window coverings

**Listing Contracted With:** RE/MAX WEST REALTY INC.416-769-1616



<b>130 Gilmour Ave</b> <b>Toronto Ontario M6P 3B3</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$6,454.99/2025 <b>Sold Date:</b> 11/04/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 6			<b>Sold: \$1,750,000</b> <b>List: \$1,795,000</b>  <b>For:</b> Sale <b>% Dif:</b> 97
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> W <b>Acreage:</b> 26 x 115 Feet <b>Irreg:</b>	<b>Rms:</b> 8 + 1 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 2 1x4x2nd, 1x4xBsmt	<b>Dir/Cross St:</b> Annette and Runnymede <b>Directions:</b> North of Annette

**MLS#:** W12487882      **PIN#:** 213620157  
**Legal:** PT LT 15 PL 822 WEST TORONTO JUNCTION AS IN CA571638; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <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>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Park, Public Transit <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Heater <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Gazebo, Shed <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.6	x 8.66	Heated Floor	Wainscoting	Window
2	Living	Main	13.91	x 11.09	Gas Fireplace	Large Window	Hardwood Floor
3	Dining	Main	14.07	x 10.07	Crown Moulding	Pass Through	Hardwood Floor
4	Kitchen	Main	15.32	x 9.58	Renovated	Centre Island	O/Looks Garden
5	Sunroom	Main	7.74	x 11.58	B/I Shelves	W/O To Deck	Hardwood Floor
6	Prim Bdrm	2nd	10.43	x 10.01	Double Closet	O/Looks Garden	Hardwood Floor
7	2nd Br	2nd	10.17	x 9.84	Closet	O/Looks Garden	Hardwood Floor
8	3rd Br	2nd	11.15	x 11.42	Closet	Window	Hardwood Floor
9	4th Br	3rd	10.01	x 11.25	Open Concept	Window	Hardwood Floor
10	Family	3rd	19.16	x 11.15	Pot Lights	Double Closet	O/Looks Garden
11	Rec	Bsmt	20.18	x 9.42	4 Pc Bath	Above Grade Window	Hardwood Floor
12	5th Br	Bsmt	8.43	x 14.07	W/I Closet	Above Grade Window	Broadloom

**Client Remks:** This beautiful facade and welcoming presence leads you into this exceptional and ideal family home with lane parking. Located in one of Toronto's most coveted pockets, perfectly positioned between The Junction, Bloor West Village, and just a short stroll to High Park and Humber River Trails. Steps to Circle Park. Beautifully maintained by the same owners for 28 years, this spacious 4+1 bedroom home exudes warmth and character. Renovated Kitchen and bright, west-facing sunroom invites year-round enjoyment overlooking a serene garden oasis-ideal for quiet moments or entertaining, with 2 large decks within a private garden setting. The third level features a spacious family room and a versatile 4th bedroom or home office. Total square footage including basement is approximately 2500 sq feet. Lots of storage throughout.

**Inclusions:** LG Fridge, Samsung Gas stove, Bosch Dishwasher, T.V. mounted in kitchen, washer, dryer, freezer, and microwave in basement. All light fixtures, all window coverings, broadloom where laid. Large garden shed with storage.

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



<b>22 Westholme Ave</b>		<b>Sold: \$1,850,000</b>
<b>Toronto Ontario M6P 3B8</b>		<b>List: \$1,799,900</b>
Toronto W02 Junction Area Toronto		
<b>Taxes:</b> \$6,745/2025	<b>For:</b> Sale	<b>% Dif:</b> 103
<b>Sold Date:</b> 09/21/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 5
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 6 + 1
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 3
2-Storey	25 x 115 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	1x3x2nd, 1x4xBsmt
<b>Dir/Cross St:</b> Runnymede/Annette <b>Directions:</b> google maps		

**MLS#:** W12406147 **PIN#:** 213620094  
**Legal:** \*\*Refer To Brokers Remarks\*\*

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Apx Sqft:</b> 1100-1500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Not Applicable <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Main	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> None	<b>Zoning:</b> Residential <b>Cable TV:</b> <b>Gas:</b> Phone: <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.11	x 10.5	Hardwood Floor
2	Dining	Main	13.12	x 10.17	Hardwood Floor
3	Kitchen	Main	12.47	x 7.87	Pot Lights W/O To Yard
4	Prim Bdrm	2nd	11.48	x 11.48	Hardwood Floor Closet
5	2nd Br	2nd	13.12	x 9.19	Hardwood Floor Closet
6	3rd Br	2nd	12.47	x 9.51	Hardwood Floor Closet
7	Rec	Bsmt	13.78	x 12.14	Broadloom Double Closet 3 Pc Bath

**Client Remks:** Welcome to 22 Westholme. Nestled on one of the most community-focused streets in the Junction/High Park area. This is an updated 3-bedroom, 2-bathroom home with 2 car parking, detached garage with the ability to build a laneway house (Laneway housing report available). Your new home offers more than just a place to live it offers a true sense of belonging. Westholme is known for its vibrant neighbourhood spirit, from the beloved annual Westholme Street Party to casual laneway playdates and events at the nearby Maher Circle Parkette. If education is a priority, you'll be pleased to know that this home is in the King George Junior Public School catchment - one of Ontario's top-rated schools, earning a perfect 10 on the Fraser Institute Report. Recent updates include a new roof (2020), furnace (2019), a child friendly electric fireplace, a professionally landscaped backyard, and a charming Muskoka-style front porch perfect for enjoying a quiet evening on this low-traffic street that doesn't connect to Dundas Street West. Situated on a 25 x 115 lot, the property also offers a spacious backyard, detached garage, and carport - so you'll never have to clear snow off your car in the winter. When its time to head out, you're just a 5-minute walk from the trendy shops and restaurants of The Junction and only 10 minutes from the shops of Bloor West Village and Runnymede Station on the Bloor- Danforth line. At 22 Westholme, you're not just buying a house you're joining a warm, welcoming community. Above average home inspection report available.

**Inclusions:** Fridge, stove, dishwasher, microwave, washer and dryer, window coverings, electrical light fixtures and TV  
**Listing Contracted With:** RE/MAX WEALTH BUILDERS REAL ESTATE 416-652-5000





**237 St Johns Rd**  
**Toronto Ontario M6P 1V3**  
Toronto W02 Junction Area Toronto  
**Taxes:** \$7,124/2024  
**Sold Date:** 08/28/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 51

**Sold: \$1,900,000**  
**List: \$1,990,000**  
**For:** Sale  
**% Dif:** 95

Detached  
**Link:** N  
2-Storey

**Fronting On:** S  
**Acreage:**  
25 x 120 Feet  
**Irreg:**

**Rms:** 8  
**Bedrooms:** 3 + 1  
**Washrooms:** 4  
1x4x2nd, 1x4x2nd, 1x4xBsmt,  
1x2xMain

**Dir/Cross St:** Runnymede/St. Johns **Directions:** Runnymede/St. Johns

**MLS#:** W12270735  
**Legal:** PT LT 51 PL 547 WEST TORONTO JUNCTION AS IN CT386333; T/W & S/T CT386333; CITY OF TORONTO

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Apartment / Finished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1905  
**Apx Sqft:** 1100-1500  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Shingle  
**Foundation:** Stone  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Gar/Gar Spcs:** None / 0  
**Park/Drive:**  
**Drive:**  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove  
**Interior Feat:** In-Law Capability

**Zoning:** Single Family Res  
**Cable TV:**  
**Gas:** **Hydro:**  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**HST Applicable to** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Available  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	9.84	x 13.12	Hardwood Floor	Stone Counter
2	Dining	Main	9.84	x 15.09	Hardwood Floor	Pot Lights
3	Living	Main	11.15	x 15.09	Hardwood Floor	Fireplace
4	Prim Bdrm	2nd	13.12	x 11.15	Hardwood Floor	4 Pc Ensuite
5	2nd Br	2nd	8.86	x 9.84	Hardwood Floor	Bay Window
6	3rd Br	2nd	9.84	x 11.48	Hardwood Floor	
7	Living	Bsmt	22.64	x 9.19	Galley Kitchen	4 Pc Bath
8	Br	Bsmt	8.53	x 11.81		

**Client Remks:** A True Showpiece. 3+1 Bedroom, 4 Bath Fully Customized Home Inside & Out. Welcome to 237 St. Johns Rd with over 2100sqft of living space, a one-of-a-kind, fully rebuilt home where only the original brick exterior remains. Everything else has been updated and thoughtfully designed for todays modern lifestyle. From top to bottom, no detail has been overlooked. The interior showcases quality craftsmanship, stylish finishes, and seamless functionality, offering a true turnkey experience for discerning buyers. This home features a fully underpinned basement with 8-foot ceilings and a basement apartment with separate entrance and new kitchen, perfect for rental income or an in-law suite. Bathrooms are fully renovated with modern fixtures, and the ensuite includes heated floors. The main floor includes smart switches and dimmers. The gourmet kitchen offers a 36-inch dual fuel gas range, built-in fridge, and panel-ready dishwasher, ideal for any chef. Mechanical updates include furnace and air conditioning, updated electrical panel, and a tankless hot water system with upgraded plumbing manifold for optimal water flow and control. Exterior improvements include windows, roof, soffits with lighting, extensive landscaping, new fencing, and a shed. The home is fully insulated throughout the walls and attic for energy efficiency and soundproofing, and has been completely waterproofed from the interior. This stunning 3+1 bedroom home blends timeless curb appeal with luxurious modern interiors. Whether you are looking for a beautifully finished family home or an excellent investment property with rental potential, this is an opportunity not to be missed. Move right in and enjoy everything this incredible property has to offer.

**Inclusions:** Main Level: Fridge, Stove, Dishwasher, Basement: Fridge, Stove, Washer, Dryer. Elfs, Window Coverings, Pergola, Shed.

**Listing Contracted With:** SUTTON GROUP REALTY SYSTEMS INC.905-896-3333





<b>75 Laws St</b> <b>Toronto Ontario M6P 2Y8</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$8,000.87/2025 <b>Sold Date:</b> 07/15/2025 <b>SPIS: N</b> <b>Last Status: SLD</b> <b>DOM: 7</b>			<b>Sold: \$1,947,500</b> <b>List: \$1,699,000</b>  <b>For: Sale</b> <b>% Dif: 115</b>
Detached <b>Link:</b> N 2-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 22 x 160 Feet <b>Irreg:</b>	<b>Rms:</b> 6 + 2 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xLower	<b>Dir/Cross St:</b> High Park/Dundas <b>Directions:</b> East on Annette St from Runnymede, then north on Laws

**MLS#:** W12271646      **PIN#:** 213610245  
**Legal:** PT LT 25-28 BLK 20 PL 553 WEST TORONTO JUNCTION AS IN CT764773; T/W CT764773; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished with Walk-Out / Separate Entrance <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> 1100-1500 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 0 <b>Park/Drive:</b> <b>Drive:</b> Right Of Way <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, Library, Park, Public Transit, School <b>Interior Feat:</b> Upgraded Insulation	<b>Zoning:</b> <b>Cable TV:</b> Y <b>Hydro:</b> Y <b>Gas:</b> Y <b>Phone:</b> A <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 12.17	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	9.25	x 6.99	W/O To Deck	Hardwood Floor	Open Concept
3	Kitchen	Main	13.48	x 12.17	Quartz Counter	W/O To Deck	Breakfast Bar
4	Foyer	Main	8.01	x 4.99	Double Closet	Hardwood Floor	Pot Lights
5	Prim Bdrm	2nd	10.99	x 10.01	4 Pc Ensuite	W/I Closet	Closet Organizers
6	2nd Br	2nd	9.15	x 8.6	Hardwood Floor	Closet	Closet Organizers
7	3rd Br	2nd	9.15	x 8.6	Hardwood Floor	Closet	Closet Organizers
8	Family	Lower	27.99	x 10.99	Open Concept	3 Pc Bath	Combined W/Office
9	Laundry	Lower	8.01	x 6	Ceramic Floor	Laundry Sink	
10	Mudroom	Lower	7.51	x 3.51	B/I Shelves	Walk-Up	
11	Utility	Lower	10.24	x 8.01	Separate Rm		

**Client Remks:** Welcome to 75 Laws St, a stylish and thoughtfully designed back to the bricks renovation on one of West Torontos favourite streets in the heart of the Junction neighbourhood. Situated on a 160 ft deep lot and parking for 2 cars, its short walk to all the trendy shops, cafes and restaurants on the Dundas strip. This home is also close to the trails, playgrounds, splash pad, and sports fields in the beautiful High Park, as well as the Subway, GO and UP stations. And, its in the catchment for top rated Annette Jr & Sr Public School and HumberSide Collegiate. The beautifully landscaped front yard welcomes you into a convenient entry foyer with a large front hall closet and then to a bright and spacious open plan living area. The stunning kitchen has high end appliances, quartz counters, undermount lighting and a large breakfast bar perfect for entertaining with family and friends. The main floor also features hardwood floors, a tucked away powder room, and floor-to-ceiling wall-to-wall windows with double sliding glass doors leading to a gorgeous deep backyard. The private fenced yard has tons of room for the family with a deck, a patio space with a pergola, and plenty of green space. Behind the back fence, there are 2 side-by-side parking spots off the lane as well as a masonry garage. Upstairs there are 3 bedrooms, each with closets, and 2 full bathrooms, including a primary bedroom with built-ins, a large ensuite bathroom with heated floors and double sinks, and a walk in closet. The basement has 7.5 ft ceiling height, and has a comfy home theatre wired for a 4K projector and 5.1.2 surround sound. The basement can also be used as a guest suite, and has extra space for an office or craft table. There is also a back walk-up and a 3 piece bathroom. What a great opportunity to own a totally renovated home with everything you need in the heart of one of West Torontos favourite neighbourhoods!

**Inclusions:** Fridge, stove, range hood, dishwasher, washer, dryer, all electric light fixtures, all window coverings, shelving unit in basement, stand up freezer in basement, backyard pergola, hot water tank

**Listing Contracted With:** RE/MAX WEST REALTY INC.416-769-1616



<b>171 St Johns Rd</b>		<b>Sold: \$2,042,000</b>
<b>Toronto Ontario M6P 1V2</b>		<b>List: \$1,999,000</b>
Toronto W02 Junction Area Toronto		
<b>Taxes:</b> \$8,634.30/2025	<b>For:</b> Sale	<b>% Dif:</b> 102
<b>Sold Date:</b> 10/27/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 5
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 11 + 2
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4
3-Storey	30 x 120 Feet	<b>Washrooms:</b> 3
	<b>Irreg:</b>	1x2xMain, 1x4x2nd, 1x4x3rd
<b>Dir/Cross St:</b> St Johns Rd & Dundas St W <b>Directions:</b> Runnymede --> St Johns		

**MLS#:** W12476695      **PIN#:** 213620388  
**Legal:** PT LT 45-46 PL 814 WEST TORONTO JUNCTION AS IN CT990657; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Unfinished / Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1910 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2500-3000 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle, Slate <b>Foundation:</b> Stone <b>Assessment:</b> 2025 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove, Library, Park, Public Transit, School <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Storage, Sump Pump	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 11.68	Gas Fireplace	O/Looks Frontyard	Hardwood Floor
2	Family	Main	12.76	x 15.58	Window	Open Concept	Hardwood Floor
3	Dining	Main	18.18	x 13.58	Window	Dry Bar	Hardwood Floor
4	Kitchen	Main	19	x 10.99	Centre Island	W/O To Yard	Cathedral Ceiling
5	Prim Bdrm	2nd	14.99	x 8.99	Large Window	W/I Closet	Hardwood Floor
6	2nd Br	2nd	12.99	x 7.51	Large Window	Hardwood Floor	Walk Through
7	Office	2nd	10.01	x 6.33	Tile Floor	Walk Through	
8	Laundry	2nd	8.99	x 5.35	Laundry Sink	Tile Floor	Window
9	3rd Br	3rd	15.49	x 12.76	W/I Closet	Large Window	Hardwood Floor
10	4th Br	3rd	11.75	x 8.01	Large Window	W/I Closet	Hardwood Floor
11	Other	Lower	29.99	x 18.67	Unfinished	Open Concept	
12	Workshop	Lower	14.6	x 10.99	Unfinished	Walk-Out	

**Client Remks:** Fall in love at first sight with this stunning Victorian gem in Toronto's vibrant Junction neighbourhood - a perfect blend of striking curb appeal, timeless character, and thoughtful modern upgrades. Behind its impressive facade lies a home filled with warmth, style, and endless potential. Inside, discover beautifully preserved original details, including exposed brick, tall baseboards, soaring 9'+ ceilings, and elegant arched windows and doorways. Spread across three storeys, this spacious home features 4 bedrooms and 2.5 bathrooms, offering flexibility for growing families or home office needs. The expansive main level boasts a welcoming living room with a cozy gas fireplace, a separate family room, powder room, and chef's kitchen with dining area - redesigned by Fergus McLaren of Love It or List It. The second and third floors offer a versatile layout to accommodate any lifestyle with comfort and ease. The detached laneway garage provides parking for one vehicle, plus space for up to two additional cars in front. There's even laneway house potential of up to approximately 1,446 sq. ft. Step outside to the landscaped, south-facing backyard, complete with a stone patio and natural gas BBQ hookup - the perfect setting for relaxed entertaining. With existing permits and plans for a lower-level suite and an unfinished basement with rear walkout offering over 1,100 sq. ft. of additional potential, this property provides incredible versatility. Sitting on a generous 30' x 120' lot, you'll enjoy over 2,600 sq. ft. above grade - move-in ready today, with room to grow for tomorrow.

**Inclusions:** See Schedule B

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



<b>265 Evelyn Ave</b> <b>Toronto Ontario M6P 2Z8</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$15,459/2025 <b>Sold Date:</b> 11/25/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold: \$3,000,000</b> <b>List: \$2,799,000</b>  <b>For:</b> Sale <b>% Dif:</b> 107
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> E <b>Acreage:</b> 25 x 169.46 Feet <b>Irreg:</b> Legal Front Pad Parking Permit	<b>Rms:</b> 12 + 1 <b>Bedrooms:</b> 4 + 1 <b>Washrooms:</b> 5 1x2xMain, 2x4x2nd, 1x5x2nd, 1x3xLower	<b>Dir/Cross St:</b> Annette & Runnymede <b>Directions:</b> East on Annette from Runnymede

**MLS#:** W12553778      **PIN#:** 213610165  
**Legal:** Pt Lot 37 Block 19 P1553 West Toronto Junction\*\*

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <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> 100+ <b>Year Built:</b> 1912 <b>Apx Sqft:</b> 2500-3000 <b>Roof:</b> Asphalt Shingle, Slate <b>Foundation:</b> Poured Concrete, Stone <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick / Wood <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> Front Yard Parking <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> Interior Feat: Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Tile Floor	Large Window	2 Pc Bath
2	Family	Main	19.62	x 13.35	Gas Fireplace	W/O To Deck	Hardwood Floor
3	Dining	Main	13.62	x 12.04	Large Window	Hardwood Floor	Open Stairs
4	Kitchen	Main	17.13	x 15.85	O/Looks Family	Stainless Steel Appl	Open Concept
5	Prim Bdrm	2nd	11.61	x 18.37	5 Pc Ensuite	W/O To Deck	W/I Closet
6	2nd Br	2nd	12.11	x 11.29	Double Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	11.32	x 10.04	Large Window	W/I Closet	Hardwood Floor
8	4th Br	2nd	13.71	x 9.48	O/Looks Backyard	W/I Closet	4 Pc Ensuite
9	Office	3rd	18.6	x 47.74	Hardwood Floor	Large Window	
10	Rec	Bsmt	17.85	x 32.58	Gas Fireplace	Walk-Out	
11	5th Br	Bsmt	11.52	x 10.3	Double Closet	Window	Hardwood Floor

**Client Remks:** A Masterpiece in Junction Village - 265 Evelyn Ave, welcome to this sensational family home. Offering over 4,000 sq ft of finished living space on an incredible 170-ft deep lot, this home blends timeless charm with contemporary luxury-every detail thoughtfully curated. Step inside to soaring 10-ft ceilings on the main floor, expansive open-concept living and dining spaces, and custom window treatments throughout. The chef-inspired layout and generous flow make entertaining effortless, while the deep, beautifully landscaped backyard-with stone patio, irrigation system, and programmed lighting-creates a private outdoor escape. With 4+1 bedrooms and 5 beautifully appointed bathrooms, the home provides space for families of all sizes. The luxurious primary suite features a spa-calibre 5-piece ensuite with heated floors, while the finished third-floor loft offers the perfect flexible retreat for a home office, studio, or kids' hideaway. The finished basement, complete with 7'+ high ceilings, gas fireplace, full bathroom with shower, and separate entrance, offers exceptional potential as an in-law suite or income-generating apartment. Additional highlights include legal front pad parking, exceptional craftsmanship throughout, and a street lined with long-term, pride-of-ownership homes. All within walking distance to the vibrant Junction's cafes, restaurants, shops, and top-rated public and Catholic schools. A truly magical home-every detail perfected. Your Junction Village paradise awaits.

**Inclusions:** Stainless Steel: Imported "Bertazzoni" Fridge, Gas Stove & Hood Range. Bosch Dishwasher. Washer and Dryer. Light Fixtures (See Exclusions). All Existing Custom Size Window Blinds. Basement closets in Family Room. Outdoor Shed.

**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY416-864-3888





<b>442 Quebec Ave</b> <b>Toronto Ontario M6P 2V4</b> Toronto W02 Junction Area Toronto <b>Taxes:</b> \$14,169.29/2025 <b>Sold Date:</b> 09/22/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold: \$3,075,000</b> <b>List: \$2,899,000</b>  <b>For:</b> Sale <b>% Dif:</b> 106
Detached <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> W <b>Acreage:</b> 33.8 x 160 Feet <b>Irreg:</b>	<b>Rms:</b> 11 + 3 <b>Bedrooms:</b> 4 + 2 <b>Washrooms:</b> 6 1x2xMain, 3x3x2nd, 1x4x3rd, 1x3xBsmt	<b>Dir/Cross St:</b> Quebec Ave. & Dundas St. W. <b>Directions:</b> Quebec Ave. & Dundas St. W.

**MLS#:** W12404794      **PIN#:** 213610419  
**Legal:** PT LT 17 BLK 21 PL 553 WEST TORONTO JUNCTION AS IN CA634460; T/W CA634460; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full / Finished <b>Fireplace/Stv:</b> Y <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> 2000-2500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Other <b>Foundation:</b> Other <b>Assessment:</b> 2025 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Stone / Stucco/Plaster <b>Gar/Gar Spcs:</b> Detached / 2 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 6 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Other	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	12.99	x 13.42	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	12.83	x 17.16	B/I Shelves	Hardwood Floor	Open Concept
3	Kitchen	Main	11.58	x 17.59	Marble Counter	Centre Island	W/O To Deck
4	Living	Main	12.24	x 16.5	B/I Shelves	Fireplace	Large Window
5	Office	2nd	10.07	x 9.15	B/I Shelves	Hardwood Floor	Large Window
6	Br	2nd	9.91	x 12.4	Closet	Ensuite Bath	O/Looks Frontyard
7	2nd Br	2nd	9.91	x 11.42	Closet	Ensuite Bath	W/O To Balcony
8	3rd Br	2nd	10.07	x 11.15	Closet	Ensuite Bath	W/O To Balcony
9	Laundry	2nd	0	0	Laundry Sink		
10	Prim Bdrm	3rd	19.16	x 12.01	Juliette Balcony	W/I Closet	Ensuite Bath
11	Sitting	3rd	15.91	x 10.07	Hardwood Floor	Open Concept	
12	Br	Bsmt	11.68	x 17.09	Closet	Above Grade Window	
13	Rec	Bsmt	10.01	x 23.82	Mirrored Walls	3 Pc Bath	
14	Other	Bsmt	11.58	x 8.6	B/I Shelves		

**Client Remks:** 442 Quebec Avenue is an extraordinary custom home located in the High Park-Junction neighborhood. Completely reimaged and renovated in 2023, this 2.5-storey residence offers modern luxury and thoughtful design-inside and out. With an impressive 33.8 x 160 lot, every room in this home feels expansive, comfortable, and tailored for both family living and entertaining. The elegant foyer features a coat closet and powder room, while a sunlit living room sets the tone for elevated style and function throughout this home. The adjacent dining room is anchored by a striking double-sided fireplace. The chefs kitchen steals the show with a bold centre island, leathered marble countertops and backsplash, custom cabinetry, and premium appliances. Oversized windows frame views of the lush backyard, while sliding doors extend living space outdoors onto a spacious deck and landscaped gardens perfect for hosting gatherings or enjoying quiet evenings. A custom white oak and glass staircase leads to the second floor, where three ample-sized bedrooms feature their own ensuite and closet. Two bedrooms have access to a private terrace, while a fourth room is set up as an office with built-in cabinetry. Convenient 2nd floor laundry closet. Escape to the third-floor spacious primary suite with skylights, a Juliette balcony, walk-in closet, and a spa-like ensuite featuring a freestanding tub and glass shower. A separate sitting area makes this floor a truly private sanctuary. The lower level offers 826 sq. ft. with a Rec room, exercise area, three-piece bathroom, and a pantry/storage room. Outside, the rare 4-car private drive and oversized 2-car garage with epoxy flooring set this home apart. The backyard is an oasis, with multiple seating areas and lush landscaping creating a private city retreat. Imagine living in a newly renovated luxury home that truly has it all.

**Inclusions:** All custom window treatments. All appliances: KitchenAid 6 Burner cooktop. Kitchen Aid double oven. Dishwasher. Liebherr Fridge / Double freezer drawers. Acona Exhaust hood. 2nd floor laundry: Maytag Washer and Dryer. Basement fridge and bar fridge. Garden Shed.

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