



53 Highfield Rd Toronto Ontario M4L 2T9 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,562.23/2025 Sold Date: 10/07/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$750,000 List: \$699,900 For: Sale % Dif: 107
Detached Link: N Bungalow	Fronting On: E Acreage: 25 x 114 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 1 1x1xGround	Dir/Cross St: Greenwood/Dundas Directions: North from Dundas St

MLS#: E12439883 **PIN#:** 210370418
Legal: PT LT 98 PL 653E TORONTO AS IN CT945681, S/T & T/W CT945681; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Unfinished Fireplace/Stv: N Heat: Other / Gas A/C: None Central Vac: N Apx Age: Year Built: 1936 Yr Built Source: MPAC Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Porch Interior Feat: None	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	19.98	x 12.5	Combined W/Dining Bay Window
2	Dining	Ground	19.98	x 12.5	Combined W/Living
3	Kitchen	Ground	11.98	x 7.87	Eat-In Kitchen
4	Prim Bdrm	Ground	11.88	x 10.79	Closet
5	2nd Br	Ground	11.48	x 10.79	Closet

Client Remks: Calling ALL Renovators, Builders & Contractors....Detached bungalow in Trendy Leslieville! Solid brick structure with mutual driveway. Close to parks, restaurants, shops, Little India, short drive to Beaches & Danforth + so much more! Property is being sold "as is". Previous water damage from cracked radiators has caused damage. Kitchen cabinets and bathroom fixtures mostly all removed). Perfect for builder/renovator/contractor/flipper
Inclusions: Washer, Dryer, Boiler. All "as is"
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



169 Carlaw Ave Toronto Ontario M4M 2R8 Toronto E01 South Riverdale Toronto Taxes: \$4,456/2024 Sold Date: 07/19/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$875,000 List: \$899,000 For: Sale % Dif: 97
Detached Link: N Bungalow	Fronting On: W Acreage: 20.13 x 126 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 2 1x3xGround, 1x3xLower	Dir/Cross St: Carlaw and Queen E Directions: Queen St E and Carlaw

MLS#: E12290795 **PIN#:** 210560217
Legal: PT BLK A PL 906 CITY EAST; PT LT 22 PL 906 CITY EAST AS IN ES38909; T/W & S/T ES38909; CITY OF TORONTO


Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1955 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Place Of Worship, Public Transit, School Interior Feat: In-Law Capability, Primary Bedroom - Main Floor Security Feat: Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Y Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility Feat: Bath Grab Bars HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.7	x 13.19	Window	Laminate	Open Concept
2	Kitchen	Main	11.68	x 13.19	Eat-In Kitchen	B/I Dishwasher	B/I Fridge
3	Bathroom	Main	4.72	x 13.19	3 Pc Bath	Tile Floor	
4	Br	Main	11.58	x 13.12	Window	Closet	
5	2nd Br	Lower	14.44	x 13.81	Window	Closet	
6	Bathroom	Lower	8.37	x 4.72	3 Pc Bath	Tile Floor	
7	Rec	Lower	17.13	x 10.1	Laminate	Pot Lights	
8	Rec	Lower	11.84	x 8.56	B/I Fridge	Bar Sink	Window
9	Laundry	Lower	7.25	x 4.76			
10	Pantry	Lower	5.87	x 6.33			

Client Remks: Prime Leslieville Living! Endless Possibilities!? Welcome to this charming, 2-bedroom, 2-bathroom detached home nestled in the heart of vibrant Leslieville one of East Toronto's most sought-after neighbourhoods. Just steps from trendy cafes, boutique shops, lush parks, and top-rated schools, this home offers the perfect balance of urban convenience and community charm. Situated on an extra-deep 20 x 126 ft lot, this property is a rare gem with incredible potential ideal for end-users, investors, or builders. Whether you're dreaming of a sleek custom build or a stylish renovation, this lot is the ultimate blank canvas for your vision. Move right in, renovate to your taste, or take advantage of a prime opportunity to design and build a custom dream home in a high-demand location. Surrounded by character homes and a strong sense of community, this property delivers the perfect blend of location, lifestyle, and long-term value. Opportunities like this in Leslieville don't come around often! Don't miss this opportunity to create something truly special in a neighbourhood that has it all. Your next chapter begins here in Leslieville!

Inclusions: SS BI Fridge, SS BI Dishwasher, BI SS Stove and range, All elfs, all window coverings!

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-699-9292



79 Knox Ave
Toronto Ontario M4L 2N8
Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$3,755.35/2025
Sold Date: 08/24/2025
SPIS: N
Last Status: SLD
DOM: 40

Sold: \$875,000
List: \$899,000
For: Sale
% Dif: 97
Fronting On: E
Acreage: 25.89 x 56 Feet
Irreg:
Rms: 6
Bedrooms: 2
Washrooms: 1
1x4xMain
Dir/Cross St: Queen & Greenwood **Directions:** One-Way Southbound from Queen

MLS#: E12285601
Legal: Pt Lt 9 Pl 214 Toronto As In Ca752297

PIN#: 213920059

Kitchens: 1
Fam Rm: N
Basement: Crawl Space / None
Fireplace/Stv: Y
Heat: Heat Pump / Electric
A/C: Wall Unit
Central Vac: N
Apx Age: 100+
Year Built: 1880
Yr Built Source: MPAC
Apx Sqft: 700-1100
Roof: Shingles
Foundation: Unknown
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Main

Exterior: Vinyl Siding
Gar/Gar Spcs: None / 0
Park/Drive: Private
Drive: Private
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fenced Yard, Fireplace/Stove, Marina, Park, Public Transit, School
Exterior Feat: Deck, Porch, Privacy
Interior Feat: Water Heater Owned

Zoning:
Cable TV:
Gas:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to: Not Subject to HST
Sale Price:
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: None
Spec Desig: Unknown


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.27	x 10.17	Laminate	Raised Floor	Mirrored Ceiling
2	Dining	Main	13.52	x 7.74	Parquet Floor	Pass Through	Open Concept
3	Kitchen	Main	9.65	x 9.35	Ceramic Floor	Stained Glass	W/O To Deck
4	Prim Bdrm	Main	10.79	x 9.55	Hardwood Floor	Double Closet	O/Looks Backyard
5	Br	Main	9.55	x 8.1	Laminate	B/I Closet	Open Stairs
6	Loft	Upper	23.36	x 8.07	Broadloom	Skylight	B/I Closet

Client Remks: An ideal condo alternative with very low monthly costs. You will constantly delight in that wonderful, warm embrace, each time you return home. So unique, so practical, so classic, and so very cool. 79 Knox Avenue is ideally detached, on a quiet corner lot in Leslieville. This historic 1880s worker's cottage continues to live on, giving more joy and long-lasting memories to all who pass through its doors. It's just the right size for one or two people who've been craving a much more manageable house, while still having all the conveniences of owning your own detached property, with a private driveway, in highly sought-after Leslieville. From exquisite stained glass, to intricate trims and mouldings, to eclectic lighting and finishes, 79 Knox Avenue is truly one-of-a-kind. A second-level loft provides an ideal music room, guest bedroom, storage area, or play room for the grandkids. But the bonus is that everything you'll need and want is all on the main level, without the need of climbing stairs. A private and spacious outdoor deck is the ideal spot to unwind or even throw a fabulous summer party with space for plenty of friends and family. Located mere minutes from the lake, those with nautical leanings will love the possibilities offered by Ashbridges Bay Yacht Club, the marina, the boardwalk, the beach and Lake Ontario. This is an extremely solid, historic bungalow with plenty of updates: New Roof (2024), New 3000 BTU Heat Pump (2023), New Driveway Interlocking Bricks (2023), New Shed (2023), New screen & glass for front door (2023), New front door hardware (2025), New kitchen door, not screen (2024), New deck flooring (Partial, 2023). Gas fireplace (as-is): not used at all by seller, thus the gas account was closed, but no reason to think it wouldn't still work. The heat pump warms and cools the house wonderfully, and there are multiple electric wall radiator heaters, separately controlled, if more localized heat is desired at any time.

Inclusions: Fridge, Stove, Microwave, Washer/Dryer, all electric light fixtures, existing window coverings, shelves on living room wall.

Listing Contracted With: HANTON REAL ESTATE INC. 416-887-2530

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	116 Jones Ave Toronto Ontario M4M 2Z8 Toronto E01 South Riverdale Toronto Taxes: \$4,577/2025 Sold Date: 10/28/2025 SPIS: N Last Status: SLD DOM: 25		Sold: \$1,033,000 List: \$1,049,000 For: Sale % Dif: 98							
	Detached Link: N 2-Storey		Fronting On: W Acreage: 17.87 x 80 Feet Irreg: 1x4xMain, 1x4xUpper, 1x4xBsmt Dir/Cross St: Jones & Dundas Directions: Just South of Dundas on Jones							
MLS#: E12442221 Legal: Plan 438E PT 33										
PIN#: 210510225										
Kitchens: 2 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL Mo Fee: Laundry lev: Lower		Exterior: Vinyl Siding / Brick Veneer Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:						
		Hydro: Phone: Municipal Sewers Included In Unknown								
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr></table>					#	Room	Level	Length (ft)	Width (ft)	Description
#	Room	Level	Length (ft)	Width (ft)	Description					
Client Remks: Turkey Income Property in Leslieville with parking! Move into a unit & let the other tenants pay your mortgage :) Excellent investment opportunity in the heart of highly sought-after Neighbourhood.This solid, well-maintained property features three self-contained apartments, offering flexibility and income in one of Toronto's most desirable and walkable neighbourhoods. Upper Unit: 1-bedroom, Main Floor Unit: 1-bedroom, Basement Unit: 1-bedroom. All units are currently AAA tenanted on a month-to-month basis, giving you the freedom to continue as a fully tenanted investment property or move into one of the units and enjoy supplemental income! Just steps to several shops, restaurants, parks, transit, and everything Leslieville has to offer. This property presents endless potential. Please allow 24 hours for showings. Pedestrian & cyclist friendly, and TTC stop at doorstep! See attachment for financials. Communal Coin Laundry generates approximately \$60/month.										
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090										



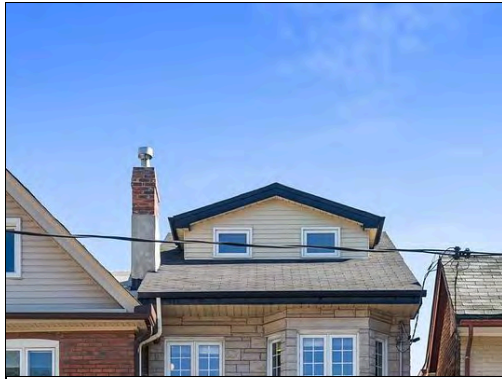
541 Eastern Ave Toronto Ontario M4M 1C8 Toronto E01 South Riverdale Toronto Taxes: \$5,364.67/2024 Sold Date: 08/07/2025 SPIS: N Last Status: SLD DOM: 70			Sold: \$1,175,000 List: \$999,000 For: Sale % Dif: 118
Detached Link: N 2-Storey	Fronting On: S Acreage: 19.12 x 87.7 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x3x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: S/E Corner Carlaw & Eastern Directions: Eastern Ave and Carlaw Ave

MLS#: E12182134 **PIN#:** 210530035
Legal: Plan D81, Pt Lt 1 With & Subject To Right Of Way

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Park/Drive: Other Drive: Other Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fireplace/Stove Interior Feat: None Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	28.87	x 13.62	Combined W/Dining	Hardwood Floor	Bay Window
2	Dining	Main	28.87	x 13.62	Combined W/Living	Hardwood Floor	Bay Window
3	Kitchen	Main	18.5	x 9.91	Hardwood Floor	Stainless Steel Appl	Eat-In Kitchen
4	Prim Bdrm	2nd	12.3	x 11.48	Hardwood Floor	Closet	
5	2nd Br	2nd	12.5	x 9.22	Hardwood Floor	Closet	
6	3rd Br	2nd	12.43	x 9.15	Hardwood Floor	Closet	
7	4th Br	2nd	12.43	x 9.88	Hardwood Floor	Closet	
8	Rec	Bsmt	16.4	x 13.12	Laminate	Pot Lights	3 Pc Bath

Client Remks: Fantastic Updated 4 Bedroom Detached Home In A Central Location. Super Close To Highway Entrance, Lakeshore, Transit. The Waterfront, And Steps To Heart Of Leslieville And Queen. Nice Interlock Backyard With Parking Spot At Rear. Live In Ready, or Generate Great Rental Income.
Inclusions: Fridge, Stove, Dishwasher, Washer and Dryer, All Elfs and All Window Coverings.
Listing Contracted With: RE/MAX REALTRON REALTY INC.905-470-9800



129 Jones Ave			Sold: \$1,220,000
Toronto Ontario M4M 2Z7			List: \$1,249,000
Toronto E01 Blake-Jones Toronto			
Taxes: \$6,158.64/2024		For: Sale	% Dif: 98
Sold Date: 11/07/2025			
SPIS: N	Last Status: SLD	DOM: 46	
Detached	Fronting On: E	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
3-Storey	17 x 100 Feet	Washrooms: 5	
	Irreg:	1x3xMain, 1x3x2nd, 1x4x2nd, 1x4x3rd, 1x4x2nd	
Dir/Cross St: Jones & Dundas E. Directions: Jones & Dundas E.			

MLS#: E12420336 **PIN#:** 210510264
Legal: PT LT 9-10 PL 391 RIVERDALE PT 1, 63R4436; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.58	x 9.42	Coffered Ceiling	Bay Window	Hardwood Floor
2	Dining	Main	10.83	x 9.42	Coffered Ceiling	B/I Shelves	Combined W/Living
3	Kitchen	Main	14.76	x 10.93	Eat-In Kitchen	W/O To Terrace	Granite Counter
4	Foyer	Main	4.33	x 3.9	Coffered Ceiling	Pot Lights	Tile Floor
5	2nd Br	2nd	14.76	x 11.52	4 Pc Ensuite	Bay Window	Hardwood Floor
6	3rd Br	2nd	14.76	x 9.91	3 Pc Ensuite	W/O To Sundeck	Hardwood Floor
7	Prim Bdrm	3rd	19.42	x 12.93	His/Hers Closets	Hardwood Floor	W/O To Sundeck
8	Bathroom	3rd	11.32	x 8.17	4 Pc Ensuite	Soaker	Separate Shower
9	Family	Lower	13.42	x 12.66	Window	Broadloom	Combined W/Den
10	Br	Lower	9.25	x 8.43	Window	Broadloom	3 Pc Bath
11	Utility	Lower	7.68	x 5.15			
12	Den	Lower	6.33	x 6.27	Window	Broadloom	Combined W/Family

Client Remks: Rare opportunity to own a newer-build detached home in the heart of Leslieville. Built in 2010, this thoughtfully designed residence offers over 2,400sf of smartly planned living space across four levels perfect for families seeking a move-in-ready, turn-key home with every modern convenience. All four bedrooms feature the privacy of ensuite bathrooms, with the third-floor retreat offering three closets, a spa-inspired bathroom, and a private rooftop balcony. The chefs kitchen is ideal for both everyday living and entertaining, complete with granite counters, abundant storage, and breakfast bar seating. The finished lower level provides a flexible family/media space with plumbing rough-in. Outside, the landscaped backyard is a peaceful, private oasis framed by mature trees. Two laundry areas, exceptional storage, and multiple walk-outs make daily living effortless. Located within a sought-after school catchment and just steps to parks, shops and dining, this home is a true Leslieville rarity, modern construction in a neighbourhood known for its historic charm. Steps to Queen St East. Immediate streetcar access and easy access to subway. Across from Leslie Grove Park and Library.

Inclusions: Whirlpool stainless steel double-door fridge, Kenmore wall oven, Kenmore stove-top, Kenmore dishwasher, Danby microwave. Whirlpool stacking washer and dryer (2nd level) Maytag stacking washer and dryer (lower level), all window coverings where present & electric light fixtures

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



22 Galt Ave Toronto Ontario M4M 2Z1 Toronto E01 South Riverdale Toronto		Sold: \$1,220,000 List: \$1,199,000
Taxes: \$6,696.29/2025	For: Sale	% Dif: 102
Sold Date: 11/21/2025		
SPIS: N	Last Status: SLD	DOM: 2
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 20.64 x 99.55 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x4xBsmt
Dir/Cross St: Dundas St E & Jones Ave		
Directions: South from Gerrard, just west of Jones, Galt is one-way		

MLS#: E12557630	PIN#: 210500078
Legal: PCL 5-1 SEC M324; LT 5 PL M324 TORONTO; TORONTO , CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.26	x 12.96	Hardwood Floor	Combined W/Dining	
2	Dining	Ground	12.89	x 11.65	Hardwood Floor	Combined W/Living	
3	Kitchen	Ground	15.49	x 15.32			
4	Sunroom	Ground	15.49	x 8.6	W/O To Deck		
5	2nd Br	2nd	15.35	x 12.93	Hardwood Floor	Bay Window	O/Looks Frontyard
6	3rd Br	2nd	10.66	x 10.17	Window		
7	4th Br	2nd	11.71	x 9.48	French Doors		
8	Prim Bdrm	3rd	24.15	x 15.39	3 Pc Ensuite	W/O To Balcony	

Client Remks: OFFERS ANYTIME! Every home has a story and this one spans over 50 years. This 2.5-storey detached home in trendy Leslieville is ready for its next chapter. With 4 spacious bedrooms, 3 bathrooms, 2-car laneway parking and fabulous front porch, it offers a rare blend of character, space, and functionality. Inside, you'll find generous principal rooms, and a practical layout, perfect for family living and entertaining alike. The third floor primary suite features an ensuite bathroom and a rooftop deck with CN tower views, perfect for your morning coffee or a nightcap. Located within the highly sought-after school catchment of Leslieville Jr PS, Duke of Connaught, and Riverdale Collegiate. This home sits in one of Toronto's most vibrant, community-oriented neighbourhoods with many great amenities within walking distance including Gerrard Square, Dineen Outpost, Poor Romeo, Chula, Matty Eckler Rec Centre, Toronto Public Library and easy access to TTC. A true opportunity to create your family's story in a home with heart ready for its next loving owners.							
Inclusions: Fridge, Gas Stove, Gas Furnace, Hot Water Tank, Central Air Conditioner							
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-2181							



152 Hastings Ave Toronto Ontario M4L 2L3 Toronto E01 South Riverdale Toronto Taxes: \$5,791.39/2025 Sold Date: 09/23/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,410,138 List: \$1,189,000 For: Sale % Dif: 119
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 17.5 x 90 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x2xMain	Dir/Cross St: Hastings Ave & Dundas St E Directions: One way south from Gerrard

MLS#: E12411305 **PIN#:** 210430161
Legal: PT LT 16-17 PL 482E TORONTO AS IN CA789930; S/T & T/W CA789930; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Porch Enclosed, Landscaped Interior Feat: Storage, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.33	x 10.08	Hardwood Floor	Window	Open Concept
2	Dining	Main	14.17	x 11.75	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	10.92	x 12.17	Eat-In Kitchen	Stone Counter	W/O To Garden
4	Prim Bdrm	2nd	10.42	x 13.83	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	11.75	x 9.25	Hardwood Floor	Window	Closet
6	Other	2nd	11	x 3.75	Closet Organizers	Separate Rm	Pot Lights
7	3rd Br	3rd	9.92	x 13.33	Window	Double Closet	East View
8	4th Br	3rd	7.5	x 14	Window	West View	Laminate
9	Utility	Lower	38.25	x 13.58	Unfinished	W/O To Garden	Window

Client Remks: Live your best Leslieville life at 152 Hastings Ave! This fantastic detached gem checks all the boxes: 4 spacious bedrooms, a coveted main floor powder room, and an oversized spa-like bath upstairs that feels straight out of a boutique hotel. The impressive walk-in closet will make any wardrobe happy, while the main floor offers plenty of space for entertaining friends and family. The large unfinished basement is bursting with potential for your dream rec room, gym, or home office. Step outside to a private, fenced backyard that's perfect for BBQs, kids, or four-legged friends. Bonus: 1-car parking right at home (no more circling the block!). And the location? Unreal. You're literally steps to Greenwood Park (skating, pool, dog park, and farmers market), surrounded by shops, restaurants, and craft coffee spots, plus TTC options galore to zip you anywhere in the city. This one checks all the boxes, and then some. Welcome home! "Other" room is walk-in closet.

Inclusions: Frigidaire Refrigerator, GE Dishwasher, Panasonic Microwave Hoodvent, Kenmore Gas Range, Coldspot Deep Freezer, GE Washer and GE Dryer, Laundry Sink. Furnace, Air Conditioner, Hot Water Tank. All Electrical Light Fixtures, Wall Hooks at Front Door and in Kitchen, Window Coverings Not Belonging To Stagers, Nest Thermostat, Aosu Doorbell Camera, Garden Shed in Backyard

Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-465-7850



153 Booth Ave		Sold: \$1,450,000
Toronto Ontario M4M 2M5		List: \$1,500,000
Toronto E01 South Riverdale Toronto		
Taxes: \$8,747/2025	For: Sale	% Dif: 97
Sold Date: 11/18/2025		
SPIS: N	Last Status: SLD	DOM: 27
Detached	Fronting On: E	Rms: 7
Link: N	Acreage:	Bedrooms: 3
2 1/2 Storey	30 x 115 Feet	Washrooms: 3
	Irreg:	1x2xGround, 1x3x2nd, 1x2xBsmt
Dir/Cross St: South of Queen Street Directions: South of Queen Street		

MLS#: E12476699 **PIN#:** 210550048
Legal: PCL 113-1 Sec M19; Lt 113 E/S Booth Av Plan M19 Toronto; Toronto, City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Unfinished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1896 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	21.33	x 12.47	Hardwood Floor
2	Dining	Ground	14.76	x 12.47	Hardwood Floor
3	Kitchen	Ground	14.11	x 10.5	Renovated
4	Br	2nd	10.5	x 9.19	Hardwood Floor Closet
5	Br	2nd	12.8	x 10.17	Hardwood Floor Closet
6	Br	3rd	12.8	x 10.17	

Client Remks: 30' Double Lot In Prime Leslieville Location. Detached 1790 Sqft 2.5 Storey Home With A Majestic Tree Lined Backyard W/ Gazebo. 2 Storey Coach/Carriage House In Rear Off Laneway, Suitable For New Laneway Suite Or Restore The Existing Structure. Private Driveway In Front Easily Parks 2 Large Cars. Kitchen & Bathrooms Renovated 2020. Solid Wood Floors Are Refinished And Bring Character To Your Dream Home. Property Has Been Restored With 10" Baseboards And Plaster Crown Mouldings. 10' Ceilings On Main Floor. Dry Basement. Third Floor Loft/Bedroom Could Be A Primary Suite Oasis With Some Creativity. 30' Lot Could Be Severed Into 15' Lots. Build Your Dream Home With 3450 Sqft Of Land To Work With In A Great Location East Of The Core. Electrical Updated, Shingles ('00), Partial Shingles ('20), Furnace('20), AC ('20). Walk To The New Ontario Line Riverside-Leslieville Station, Currently Under Construction. Massive Park With Rec Centre & Arena Only Steps Away. Queen St Stores & Restaurants All At Your Convenience. One Of The Best Locations To Live In The Area With One-Way Street And On-Street Parking.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All ELFS and Window Coverings.

Listing Contracted With: RE/MAX WEST REALTY INC.416-760-0600



17 Austin Ave Toronto Ontario M4M 1V7 Toronto E01 South Riverdale Toronto			Sold: \$1,520,000 List: \$1,699,900		
Taxes: \$9,193/2025		For: Sale		% Dif: 89	
Sold Date: 10/24/2025					
SPIS: N		Last Status: SLD		DOM: 45	
Detached		Fronting On: S		Rms: 11 + 2	
Link: N		Acreage:		Bedrooms: 8	
2 1/2 Storey		30.92 x 117 Feet		Washrooms: 5	
Irreg:		2x4xMain, 1x4x2nd, 1x4x3rd, 1x2xBsmt			
Dir/Cross St: Pape and Gerrard Directions: East of Pape, between Gerrard and Dundas					

MLS#: E12392719 **PIN#:** 210500342
Legal: PT LT 8 PL 549 CITY EAST AS IN CA758295; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: R(d0.6*809) Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.42	x 14.34	Vinyl Floor	Picture Window	Combined W/Dining
2	Dining	Main	19.42	x 14.34	Vinyl Floor	Bay Window	Combined W/Living
3	Kitchen	Main	12.6	x 11.25	Ceramic Floor	W/O To Yard	
4	Office	Main	10.24	x 7.68	Vinyl Floor	4 Pc Bath	Window
5	Br	Main	15.26	x 11.25	Vinyl Floor	Closet	Window
6	Br	2nd	9.68	x 9.02	Vinyl Floor	Window	
7	Br	2nd	14.99	x 10.43	Vinyl Floor	Bay Window	Closet
8	Br	2nd	13.25	x 8.66	Vinyl Floor	Window	Closet
9	Br	2nd	10.66	x 7.84	Vinyl Floor	Window	Closet
10	Br	2nd	11.75	x 10.76	Vinyl Floor	Window	Closet
11	Br	3rd	17.26	x 9.84	Vinyl Floor	Window	Closet
12	Study	3rd	8.99	x 6.59	Broadloom		
13	Rec	Bsmt	21.29	x 9.58	Vinyl Floor	Window	
14	Br	Bsmt	15.09	x 10.33	Ceramic Floor	Window	

Client Remks: Welcome to your next family home in one of Toronto's most beloved neighbourhoods, prime Leslieville! This spacious, 2 1/2 storey property is full of potential and ready for its next chapter. This home offers a rare opportunity to be converted into a warm and welcoming single-family residence (with city approvals), perfectly suited for growing families With generous space across multiple levels. There's also the exciting potential to create a multi-generational home or add separate units for extended family or income potential(subject to city approvals). This home has been set up with fire doors, multiple fire exits and fire escape stairs. A home with a spacious yard truly enhances the family experience. It brings together functionality, beauty, and potential creating a private, outdoor haven right outside your door. One of the many standout features is the laneway access with parking for up to 3+ cars, a rare find in Toronto. This opens up even more possibilities, including the potential for a laneway house, offering added space for family, guests, or future rental income (pending city approval). Nestled on a tree-lined street just steps to top schools, parks, shops, and cafes, this home offers the perfect blend of urban convenience and community charm. Whether you envision a modern family retreat or a long-term investment in one of Toronto's most family-friendly neighbourhoods, the possibilities here are truly endless.

Inclusions: Fridge, Stove, Dishwasher, fridge & freezer (in basement), all Electric light fixtures, all window coverings. All items are in 'As Is condition'.

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



65 Tiverton Ave Toronto Ontario M4M 2M1 Toronto E01 South Riverdale Toronto Taxes: \$5,729.46/2024 Sold Date: 08/03/2025 SPIS: N Last Status: SLD DOM: 39			Sold: \$1,530,000 List: \$1,549,000 For: Sale % Dif: 99
Detached Link: N 3-Storey	Fronting On: E Acreage: 15 x 100 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Logan & Dundas Directions: Logan & Dundas

MLS#: E12245056 **PIN#:** 210700240
Legal: Plan 791 Part Lot 23

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Lane, Private, Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Arts Centre, Cul De Sac, Electric Car Charger, Family Room, Fenced Yard, Hospital, Park Exterior Feat: Deck, Landscape Lighting, Landscaped, Patio, Paved Yard, Porch Interior Feat: Built-In Oven, Carpet Free, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.19	x 13.45	O/Looks Garden	Open Concept	Hardwood Floor
2	Dining	Main	13.19	x 12.17	O/Looks Living	Open Concept	Hardwood Floor
3	Kitchen	Main	10.17	x 16.04	Stainless Steel Appl	Walk-Out	Hardwood Floor
4	2nd Br	2nd	8.46	x 15.72	O/Looks Backyard	Hardwood Floor	Double Closet
5	3rd Br	2nd	13.16	x 13.52	O/Looks Frontyard	Hardwood Floor	Double Closet
6	Prim Bdrm	3rd	13.22	x 26.67	W/O To Sundeck	Hardwood Floor	Double Closet
7	Family	Lower	12.73	x 25.62	3 Pc Bath	Combined W/Rec	Hardwood Floor
8	Utility	Lower	10.17	x 15.72			
9	Other	3rd	8.53	x 13.75			

Client Remks: Welcome to 65 Tiverton Avenue! A True East-End Gem. Tucked away on a quiet, tree-lined dead-end street in the heart of hip & happening South Riverdale, this fully detached, expertly renovated 3-bedroom home is where classic Toronto charm meets modern city vibes. Step inside and be wowed: redesigned in 2023, the open-concept layout features sleek, top-of-the-line Bosch WiFi-enabled appliances, stunning flooring, and a chefs kitchen worthy of your best dinner parties. Slide out back to your zero-maintenance urban oasis with Trex decking, built-in lighting, and a stone patio perfect for evening hangs or weekend brunches. Bonus: a rooftop sundeck where you can catch rays or city sunsets in style. Need more chill space? The 3rd-floor bedroom easily flexes into a bright, airy loft or dreamy family room. And with 2-car parking + EV charger, its all here. Enjoy your morning coffee on the covered front porch, or stroll steps to a local parkette, Queen St., The Danforth, Gerrard Square, or some of the city's best cafes, restos & shops. Plus, the 504, 505, and 506 streetcars are right nearby for when you're heading downtown or just want to skip the Uber. Updates: New roof (2022), furnace & AC (2021), Magic Windows (2022). This one is truly turnkey. Trendy, thoughtful, totally one-of-a-kind. 65 Tiverton Ave isn't just a house, its a vibe. Come see why its your next dream home.

Inclusions: All S/S appliances, washer, dryer, all electric light fixtures and window coverings. Nest thermostat, Trex

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



66 Badgerow Ave Toronto Ontario M4M 1V4 Toronto E01 South Riverdale Toronto Taxes: \$7,303/2024 Sold Date: 10/23/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,625,000 List: \$1,660,000 For: Sale % Dif: 98
Detached Link: N 2-Storey	Fronting On: N Acreage: 25 x 108 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x2xMain	Dir/Cross St: Pape/Dundas Directions: East of Pape on Quiet Dead-end Street

MLS#: E12462133 **PIN#:** 210500373
Legal: Lot 40 Plan 666

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1880 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Other Drive: Lane, Other Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, School Interior Feat: Floor Drain, Storage, Workbench	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed, Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5	x 8	Stone Floor	Closet	
2	Living	Main	18	x 16.1	Hardwood Floor	Gas Fireplace	B/I Bookcase
3	Dining	Main	15	x 11	Hardwood Floor	Formal Rm	O/Looks Garden
4	Kitchen	Main	14	x 9	Stainless Steel Appl	Hardwood Floor	Ceramic Back Splash
5	Family	Main	11	x 9	Hardwood Floor	Gas Fireplace	W/O To Patio
6	Loft	2nd	5	x 10	Hardwood Floor	Casement Windows	
7	Prim Bdrm	2nd	13	x 14	5 Pc Ensuite	Hardwood Floor	W/W Closet
8	2nd Br	2nd	13	x 9	Broadloom	Double Closet	O/Looks Garden
9	3rd Br	2nd	13	x 11	Broadloom	Double Closet	O/Looks Backyard
10	Utility	Lower	19	x 16	Laundry Sink	Combined	Unfinished
11	Rec	Lower	230000.01	x 21	Unfinished	W/Workshop	

Client Remks: Step back in time & embrace the charm and elegance of this thoughtfully upgraded, well maintained Victorian-era home nestled on a quiet family-oriented dead-end street perfect for children at play in a vibrant & coveted neighbourhood in South Riverdale. This iconic detached home (circa 1880) has great curb appeal, beautifully landscaped yard & boasts classic features including 9' ceilings on the main floor. This home is a true gem, perfect for those seeking a unique and timeless residence. The welcoming light-filled Foyer opens to a grand and spacious Living Room with a gas fireplace, custom built-in bookcases and hardwood floors. The Dining Room is perfect situation and allows for a more formal dining experience with large windows overlooking the garden. The kitchen offers plenty of counter space + storage along with stainless steel appliances. The Family Room on the main floor offers a 2nd gas fireplace with wall-wall built-in shelving, hardwood flooring and French doors that lead to a stunning, lush, private garden oasis with beautiful flagstones and an inviting sitting area for quiet reflection/wonderful gatherings. Fully fenced in yard with garden shed and flagstone parking pad for 1 car + 1 car in lane. The spacious primary bedroom with a stunning arched entryway offers wall to wall closets + hardwood flooring. The spacious Ensuite Laundry (on main floor) is a time saver for all your laundry needs. The lower level is unfinished, awaiting your personal touches. Steps away from schools, boutique shops, restaurants, cafes, inviting parks, bike paths, + transit making this an ideal location for both families and professionals.

Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090



39 Ashdale Ave Toronto Ontario M4L 2Y6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$7,940.54/2025 Sold Date: 07/03/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$1,700,000 List: \$1,289,000 For: Sale % Dif: 132
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 120.75 Feet Irreg:	Rms: 6 + 4 Bedrooms: 3 + 1 Washrooms: 3 1x5x2nd, 1x2xGround, 1x3xBsmt Dir/Cross St: Ashdale & Queen Street E Directions: Ashdale & Queen Street E	

MLS#: E12237102 **PIN#:** 210390261
Legal: LT 12 PL 7552 NORTH YORK; TORONTO (N YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Other Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: Above Ground, None Prop Feat: Beach, Fireplace/Stove, Lake/Pond, Marina, Park, Public Transit Interior Feat: Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.93	x 14.34	Hardwood Floor	Gas Fireplace	B/I Bookcase
2	Dining	Ground	13.75	x 12.83	Hardwood Floor	Open Concept	2 Pc Ensuite
3	Kitchen	Ground	15.49	x 15.32	Hardwood Floor	Stone Counter	W/O To Deck
4	Br	2nd	15.58	x 14.17	Hardwood Floor	W/O To Balcony	W/W Closet
5	2nd Br	2nd	10.24	x 9.84	Hardwood Floor	Closet	Irregular Rm
6	3rd Br	2nd	11.58	x 9.15	Hardwood Floor	O/Looks Backyard	East View
7	Sunroom	2nd	4.66	x 3.84	Hardwood Floor	W/I Closet	Se View
8	Living	Bsmt	12.66	x 7.68	Laminate	Combined W/Kitchen	Irregular Rm
9	Kitchen	Bsmt	14.07	x 10.6	Laminate	Stainless Steel Appl	
10	Br	Bsmt	13.68	x 8.07	Laminate	W/W Closet	Irregular Rm
11	Foyer	Bsmt	8.17	x 2.99	Tile Floor	W/O To Yard	3 Pc Ensuite

Client Remks: A rare gem tucked away on a quiet, tree-lined street in vibrant Leslieville South by the Beaches. Just one minute to Queen Street, ten minutes to the beach, and a short drive downtown, this beautifully updated detached home offers the perfect blend of character, function, and city convenience. Inside, the open-concept main floor features a chef-inspired kitchen with stone countertops, stainless steel appliances, a gas cooktop, and a large island ideal for entertaining. It flows seamlessly into the dining and living areas, complete with hardwood floors, custom built-ins, built-in speakers, and a gas fireplace. Upstairs, the sun-filled primary bedroom includes wall-to-wall closets and a walkout to a private balcony, joined by two additional bedrooms and a charming sunroom - perfect for a home office or creative nook. The lower level offers a fully separate apartment with a private entrance, full kitchen, living room, bedroom, 3-piece bath, and walkout to the backyard - ideal for guests, in-laws, or rental income. Outside, enjoy a private driveway with parking for 4+ vehicles, a detached garage, a landscaped front porch, and a backyard retreat with a raised deck and string lights. Features 3+1 bedrooms, 3 bathrooms, and an unbeatable location close to shops, parks, schools, and transit.

Inclusions: All Electric Light Fixtures, 2 Stainless Steel Built-in Ovens on Main Floor, Gas Stove Top on Main Floor, Stainless Steel Fridge on Main Floor, Fridge in Basement, Stove in Basement, Stainless Steel Range Hood on Main Floor, Range Hood in Basement, Washer & Dryer in basement

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



123 Coady Ave		Sold: \$1,750,000
Toronto Ontario M4M 2Y9		List: \$1,599,999
Toronto E01 South Riverdale Toronto		
Taxes: \$7,752.01/2025	For: Sale	% Dif: 109
Sold Date: 11/26/2025		
SPIS: N	Last Status: SLD	DOM: 6
Detached	Fronting On: E	Rms: 8 + 3
Link: N	Acreage:	Bedrooms: 3
3-Storey	16 x 80 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xMain, 1x3x3rd
Dir/Cross St: Queen E/Pape Directions: Queen St. and Coady Ave		

MLS#: E12561358	PIN#: 210510217
Legal: Plan 438E Pt Blk D	

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29.07	x 9.15	Hardwood Floor	2 Pc Bath	Open Concept
2	Dining	Main	29.07	x 9.15	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	12.93	x 12.76	Hardwood Floor	Renovated	Walk-Out
4	Prim Bdrm	2nd	14.34	x 12.76	Hardwood Floor	Large Window	Double Closet
5	Bathroom	2nd	10.07	x 5.91	4 Pc Bath	Renovated	
6	Family	2nd	15.68	x 12.76	Hardwood Floor	Large Window	
7	2nd Br	3rd	13.85	x 13.58	Hardwood Floor	Double Closet	Juliette Balcony
8	3rd Br	3rd	13.58	x 12.99	Hardwood Floor	Double Closet	Large Window
9	Bathroom	3rd	7.35	x 6.33	Hardwood Floor		
10	Rec	Bsmt	28.51	x 8.5			
11	Laundry	Bsmt	6.99	x 6			
12	Other	Bsmt	11.68	x 4.99			
13	Other	Bsmt	6.99	x 6			

Client Remks: Welcome to 123 Coady Ave - Nestled on one of Leslieville's most coveted streets. 123 Coady Avenue presents a rare opportunity to own a beautifully updated, detached Three bedroom (can easily be 4) residence in one of Toronto's most desirable neighbourhoods. Filled with natural light, offering a warm and inviting atmosphere across all three storeys. The main floor features a fabulous fully equipped kitchen, and expansive living and dining areas-ideal for both everyday living and entertaining.Upstairs, the second level offers a large prime bedroom, a large lounge/office area (Easily converted to 4th Bedroom) and a stylish 4-piece bathroom. The third-floor features 2 wonderfully sized bedrooms with a modern 3 piece bathroom. Lower level is setup perfect for working out or additional recreation (4th Washroom and CVAC roughed in!). Hardwood floors and tall ceilings grace every level, enhancing the home's sense of space and elegance. Step outside to discover a serene, low-maintenance backyard/side yard with deck. Great for summer bbqs and entertaining. Complete with 2 surface side-yard parking! Located just steps from the vibrant heart of Leslieville, you'll enjoy easy access to boutique shops, acclaimed restaurants, cozy cafes, and inspiring galleries. Commuting is effortless with close proximity to the DVP, Lake Shore Boulevard, the Gardiner Expressway, and the Queen Streetcar-connecting you to downtown Toronto and The Beach in minutes.This is more than a home-it's a lifestyle. Don't miss your chance to make 123 Coady Avenue your own.

Listing Contracted With: CENTURY 21 FINE LIVING REALTY INC.416-849-2121



138 Ashdale Ave
Toronto Ontario M4L 2Y9
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$10,006.74/2025 **For:** Sale **% Dif:** 123
Sold Date: 09/15/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Fronting On: E **Rms:** 6 + 2
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 26.33 x 115 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x5x2nd, 1x3xBsmt
Dir/Cross St: Coxwell Ave & Dundas St E **Directions:** W of Coxwell Ave, N of Dundas St E

MLS#: E12391954 **PIN#:** 210380414
Legal: PT LT 29-30 PL 1332 TORONTO AS IN CA746272 S/T INTEREST IN CA746272; CITY OF TORONTO SUBJECT TO AN EASEMENT AS IN AT2148643

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Right Of Way, Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.04	x 13.25	Open Concept	Fireplace	Large Window
2	Kitchen	Main	14.8	x 20.73	Stainless Steel Appl	Centre Island	Pot Lights
3	Dining	Main	14.83	x 11.15	W/O To Deck	Open Concept	
4	Prim Bdrm	2nd	15.16	x 14.34	Large Window	Double Closet	
5	2nd Br	2nd	8.07	x 12.37	Window		
6	3rd Br	2nd	15.12	x 12.3	Bay Window	B/I Closet	
7	Rec	Bsmt	13.71	x 30.05	3 Pc Bath	Pot Lights	Window
8	Laundry	Bsmt	9.32	x 4.92	Laundry Sink	Pot Lights	

Client Remks: From the moment you arrive, this home feels special. Set on a quiet one-way street between Leslieville and The Beaches, 138 Ashdale offers the best of both worlds: tree-lined streets, vibrant shops, and parks all within walking distance. The charming curb appeal of this detached two-storey home speaks for itself. Set on a unique T-shaped lot (26 ft frontage, 115 ft deep, widening to 75 ft at the rear), this home enjoys a sense of space and privacy rarely available in the neighbourhood. Inside, hardwood floors flow through an open concept main level anchored by a stunning waterfall island, seamlessly connecting to the dining area with glass French doors that lead to a large two-tiered deck. A tiled mudroom with built-in bench and shelving keeps life organized, while the expansive backyard extends your living and entertaining space. Upstairs, the spacious primary retreat boasts several large windows allowing natural light to flood the space, and ample storage with custom closets. The spa-like bathroom is a true sanctuary, with a skylight flooding the space in natural light, double vanity, free-standing tub, and glass shower. The finished basement adds another living area, featuring a full 3-piece bath ideal for guests or family movie nights. An oversized detached 2 car garage with workshop anchors the property offering more than storage; its a space for every hobby, every project, every guest. From front porch swings to backyard dinners, every detail of this 3-bed, 3-bath home is designed for connection and comfort in one of Toronto's most sought-after neighbourhoods.

Inclusions: Stainless steel fridge (ice maker/water dispenser as-is), stainless steel stove, stainless steel dishwasher, washer, dryer, all window coverings, all light fixtures

Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303



101 Brooklyn Ave Toronto Ontario M4M 2X4 Toronto E01 South Riverdale Toronto		Sold: \$1,900,000 List: \$1,988,888
Taxes: \$7,563/2025	For: Sale	% Dif: 96
Sold Date: 10/27/2025		
SPIS: N	Last Status: SLD	DOM: 3
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: 25 x 120.5 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Dundas & Pape Directions: Dundas & Pape		

MLS#: E12480324 **PIN#:** 210570055
Legal: PCL 50-1 SEC M8; LT 50 PL M8 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1908 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Porch Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N Included In Unknown None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.13	x 13.09	Double Closet	Closet Organizers	Hardwood Floor
2	Living	Main	6.3	x 13.09	Large Window	Combined W/Dining	Hardwood Floor
3	Dining	Main	9.48	x 16.99	Combined W/Living	Large Window	Hardwood Floor
4	Kitchen	Main	9.48	x 10.5	Eat-In Kitchen	Quartz Counter	Stainless Steel Appl
5	Sunroom	Main	13.29	x 4.36	O/Looks Backyard		
6	Prim Bdrm	2nd	10.93	x 13.19	W/I Closet	3 Pc Ensuite	Hardwood Floor
7	2nd Br	2nd	9.61	x 11.78	B/I Closet	O/Looks Backyard	Hardwood Floor
8	3rd Br	2nd	9.51	x 12.14	Double Closet	Closet Organizers	Hardwood Floor
9	4th Br	3rd	9.12	x 13.19	Vinyl Floor	Pot Lights	Combined W/Office
10	Office	3rd	9.12	x 9.45	Vinyl Floor	Pot Lights	Combined W/Br
11	Family	Bsmt	13.55	x 38.68			

Client Remks: Welcome To 101 Brooklyn Ave, A Stunning, Fully Upgraded Family Home In The Heart Of Leslieville! Discover This Beautifully Renovated 4-Bedroom, 4-Bathroom Home Offering The Perfect Blend Of Modern Design And Timeless Character. Every Detail Has Been Thoughtfully Curated, Featuring Engineered Hardwood Floors Throughout, Custom Finishes, And A Beautiful Custom Oak Staircase That Adds Warmth And Elegance To The Space. The Open-Concept Main Floor Is Bright And Inviting, With Spacious Living And Dining Areas Ideal For Entertaining And Family Living. The Modern Kitchen Showcases High-End Finishes, Quartz Countertops, Premium Appliances, A Custom Wine Rack For Wine Aficionados, And Ample Storage Throughout. A Heated Sunroom Extends The Living Space Perfect For Enjoying Morning Coffee Or Cozying With A Good Book. The Second Floor Features Three Generously Sized Bedrooms, Including A Primary Suite With Ensuite And Walk-In Closet. The Third Floor Offers A Versatile Bedroom And Dedicated Office Space, Ideal For Working From Home Or Visiting Guests. The Fully Finished Basement Provides Additional Living Space, Perfect For A Recreation Room, Gym, Or Media Area. Enjoy Outdoor Living With A Private Backyard Retreat And The Convenience Of A Rare Double-Car Garage. A True Find In Leslieville. Located On One Of The Neighborhoods Most Desirable Tree-Lined Streets, This Home Is Steps From Trendy Cafes, Boutique Shops, Parks, And Top-Rated Schools. Nothing To Do But Move In And Enjoy This Exceptional Home In One Of Toronto's Most Sought-After Communities!

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Microwave, Washer, Dryer, All Electrical Light Fixtures, All Window Coverings, Central Vacuum.

Listing Contracted With: ROYAL LEPAGE URBAN REALTY 416-461-9900



47 Laing St Toronto Ontario M4L 2N3 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,235.92/2024 Sold Date: 08/03/2025 SPIS: N Last Status: SLD DOM: 19			Sold: \$2,100,000 List: \$2,289,000 For: Sale % Dif: 92
Detached Link: N 2-Storey	Fronting On: E Acreage: 25 x 120 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x5x2nd, 1x3x2nd, 1x4xBsmt	Dir/Cross St: Greenwood & Queen St E Directions: S of Queen

MLS#: E12285109 **PIN#:** 213910165
Legal: PT LT 13-14 PL 214 TORONTO AS IN CA182805; T/W CA182805; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Membrane Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre, School Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.14	x 16.44	Hardwood Floor	Pot Lights	W/O To Deck
2	Dining	Main	13.16	x 14.3	2 Pc Bath	Hardwood Floor	Pot Lights
3	Kitchen	Main	17.22	x 16.37	Centre Island	Stone Counter	Open Concept
4	Prim Bdrm	2nd	14.37	x 13.78	5 Pc Ensuite	B/I Closet	Large Window
5	2nd Br	2nd	14.07	x 9.97	Double Closet	Hardwood Floor	Pot Lights
6	3rd Br	2nd	10.37	x 11.19	3 Pc Ensuite	Double Closet	Hardwood Floor
7	4th Br	2nd	8.37	x 11.71	Double Closet	Hardwood Floor	Pot Lights
8	Kitchen	Bsmt	10.99	x 15.29	Combined W/Living	Pot Lights	Above Grade Window
9	Br	Bsmt	8.79	x 14.83	Closet	Above Grade Window	

Client Remks: Sassy in the City - Leslieville Edition 4+1 beds, 5 baths with a permitted secondary suite & 2-car parking & style for days!!!
 Front porch goals: Covered, sleek glass railings, and the perfect spot to savour coffee and main-character moments, even if its raining. Main floor magic: Think custom entry millwork, wide-plank white oak floors, jaw-dropping modern windows, and a chic powder room. Kitchen envy: Two-tone Muti flat-panel cabinets, a show-stopper island, integrated appliances, 6-burner gas cooktop, and stone counters. Living large: Floor-to-ceiling windows and serious space for your sectional. Yes, bring the big one. Let there be light: 9 ceilings up and down, a gorgeous over-sized skylight, and those iconic Muti built-ins & white oak floors throughout. Primary suite = spa zone: Custom closets, a fluted double vanity, stand-alone tub, seamless walk-in shower, and that sleek ribbon window. Every bedroom's a vibe: Closets in all, a guest suite with its own ensuite, and main bath details so modern they could have their own Instagram. Bonus moments: Second-floor laundry (praise be), basement laundry rough-in, and a lower level that checks every box: high ceilings, separate entrance, cozy rec room, slick kitchenette, spa bath, and a spacious bedroom. Live in one, rent the other, and live your best Leslieville life. Fun fact: there are 2 additional parking spots that are owned and will be available for future use. They are presently leased, inquire with agent.
Inclusions: Integrated fridge, 6 burner gas stove, dishwasher, washer & dryer. All ELF's, curtain rods, Furnace & AC.
Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD.416-699-2992



70 Hiawatha Rd
Toronto Ontario M4L 2X8
Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$5,949.74/2025
Sold Date: 09/23/2025
SPIS: N
Last Status: SLD
DOM: 12

Sold: \$2,180,000
List: \$1,799,800
For: Sale
% Dif: 121

Detached
Link: N
2-Storey

Fronting On: W
Acreage:
25 x 116 Feet
Irreg:

Rms: 7
Bedrooms: 3
Washrooms: 3
1x4x2nd, 1x3x2nd, 1x2xMain

Dir/Cross St: Dundas And Coxwell **Directions:** Greenwood and coxwell

MLS#: E12396669
Legal: Pcl 630 Sec R Toronto; Pt Lt 34 W/S Hiawatha Rd Pl

PIN#: 210380505

Kitchens: 1
Fam Rm: N
Basement: Separate Entrance / Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Roof: Asphalt Shingle
Foundation: Concrete
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Front Yard Parking
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Library, Park, Place Of
Worship, Public Transit, School
Interior Feat: None, Carpet Free

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

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Experience unparalleled elegance in this transitional detached home, meticulously updated with state-of-the-art finishes and high-end design in one of Toronto's most coveted enclaves. Every detail, from custom cabinetry to expansive glazing, reflects a commitment to architectural excellence and modern comfort. A breathtaking open-concept main floor welcomes you with soaring ceilings, oversized windows, and sumptuous hardwood floors, creating a luminous backdrop for sophisticated entertaining. The layout features seamless integration between the formal dining and lounge areas, making it ideal for hosting gatherings. An exquisite primary retreat boasts a walk-in closet and a spa-inspired ensuite bathroom with luxury finishes, including a glass-enclosed shower. Additional bedrooms offer generous proportions and tranquil views, perfect for family or guests. Outdoors, a professionally landscaped yard invites elegant gatherings and al fresco dining. Set on a quiet, prestigious street, this home is just steps away from top-rated schools, beautiful parks, boutique shops, and effortless transit access. It delivers both the serenity of a family-friendly neighborhood and the vibrancy of city living. Simply move in and indulge in the finest that Toronto's east side has to offer this residence truly defines luxury urban living.

Inclusions: All new appliances appliances and lighting currently inside the house and in marketing materials, fridge, stove, hood, oven, clothes washer and dryer, All ELF's, Ac, furnace

Listing Contracted With: HOMELIFE LANDMARK REALTY INC.905-305-1600



57 Rhodes Ave		Sold: \$2,490,000
Toronto Ontario M4L 2Z8		List: \$2,515,800
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$9,356/2024	For: Sale	% Dif: 99
Sold Date: 09/22/2025		
SPIS: N	Last Status: SLD	DOM: 11
Detached	Fronting On: E	Rms: 7 + 1
Link: N	Acreage:	Bedrooms: 3 + 1
2-Storey	25 x 110 Feet	Washrooms: 4
	Irreg:	1x4x2nd, 1x5x2nd, 1x2xMain, 1x4xBsmt
Dir/Cross St: Dundas St E & Coxwell Ave Directions: Dundas St E & Coxwell Ave		

MLS#: E12398325	PIN#: 210390388
Legal: PT LT 9 PL 1301 TORONTO AS IN CA545473; CITY OF TORONTO	

Kitchens: 1	Exterior: Concrete	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School, Wooded/Treed	HST Applicable to: Included In
Roof: Asphalt Shingle, Tar and Gravel	Interior Feat: Central Vacuum	Sale Price:
Foundation: Poured Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Leslieville Modern Gem! Prepare to fall in love. This meticulously crafted 3+1 bedroom, 4-bathroom sanctuary redefines sophisticated living in Toronto's most coveted neighborhood. Designer Living-- Professionally designed touches throughout showcase the custom Scavalini kitchen with premium Gaggenau appliances that will inspire your inner chef. The gorgeous family room features a custom plaster fireplace perfect for cozy evenings or hosting guests. Escape to 2nd floor featuring the stunning primary suite with walkout access to a terrace tons of custom Skona storage and builtin desk. Retreat to the luxurious 5-piece ensuite with soaker tub, Scavolini vanity & upgraded fixtures. The 2nd bedroom features Jack & Jill Ensuite w Scavolini vanity and massive window filling room with light. Elegant Skona built-ins in the bedrooms provide both stunning aesthetics and intelligent storage solutions. The finished basement with 900 extra sqft of living space has soaring ceilings with Scavolini wet bar & 2 builtin handcrafted Oak work areas creates the ultimate multi purpose room for any family. 4th bedroom and bathroom, this space feels like the anti-basement. Smart Home wired with CAT-6 throughout for now and future. The showstopper backyard is you private resort and features professional landscaping with a seating area for magical evenings, maintenance-free artificial turf, custom planters filled with beautiful plants and trees and large shed for storage. This outdoor sanctuary has had endless investment poured into creating the perfect space for relaxation and entertaining. This home is the Complete Package-- 1-car parking included. In the heart of Leslieville's vibrant community, surrounded by trendy restaurants, boutique shopping, and easy transit access. This isn't just a home it's your lifestyle upgrade in one of Toronto's hottest neighbourhoods. Too many upgrades to mention: From Electrical to washroom fixtures no detail was missed!					
Inclusions: Gaganeau Built-in Appliances, Wine Fridge In basement, Upgraded LG Stacked Washer/Dryer, Elfs, Existing Window Coverings, built-in desks & Bookshelves in basement, Electric Blinds in Front & Primary Bedrooms.					
Listing Contracted With: REAL BROKER ONTARIO LTD, 888-311-1172					



64 Brooklyn Ave Toronto Ontario M4M 2X5 Toronto E01 South Riverdale Toronto Taxes: \$10,082/2025 Sold Date: 10/30/2025 SPIS: N Last Status: SLD DOM: 9			Sold: \$2,600,000 List: \$2,799,999 For: Sale % Dif: 93
Detached Link: N 3-Storey	Fronting On: W Acreage: 40 x 120.25 Feet Irreg:	Rms: 10 + 3 Bedrooms: 3 + 3 Washrooms: 4 1x4xMain, 1x6x2nd, 1x3x3rd, 1x3xLower	Dir/Cross St: Queen St E & Brooklyn Ave Directions: Queen St E & Brooklyn Ave

MLS#: E12473334	PIN#: 210570096
Legal: PLAN M8 PT LOT 83 LOT 82	

Kitchens: 2 Fam Rm: N Basement: Finished with Walk-Out / Walk-Up Fireplace/Stv: N Heat: Radiant / Gas A/C: Other Central Vac: N Apx Age: Year Built: 1900 Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Carport / 0 Park/Drive: Private Drive: Covered, Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Deck Interior Feat: Carpet Free	Zoning: R(d0.6*809) Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.56	x 3.94	Wainscoting	Hardwood Floor	
2	Living	Main	15.62	x 13.88	Hardwood Floor	French Doors	Fireplace
3	Dining	Main	10.53	x 15.98	Hardwood Floor	Bay Window	
4	Kitchen	Main	14.8	x 11.06	Tile Floor	Eat-In Kitchen	South View
5	Living	2nd	16.57	x 18.14	Hardwood Floor	W/O To Balcony	
6	Dining	2nd	8.14	x 18.14	Hardwood Floor	Bay Window	
7	Kitchen	2nd	12.27	x 11.81	Hardwood Floor	Stainless Steel Appl	W/O To Balcony
8	Prim Bdrm	3rd	12.5	x 12.89	Hardwood Floor	3 Pc Ensuite	O/Looks Backyard
9	2nd Br	3rd	15.62	x 18.14	Hardwood Floor	O/Looks Frontyard	
10	Family	3rd	16.24	x 18.14	Hardwood Floor	Skylight	
11	Br	Bsmt	18.54	x 18.14			
12	2nd Br	Bsmt	7.71	x 9.02			
13	3rd Br	Bsmt	10.63	x 10.5			
14	Laundry	Bsmt	14.67	x 9.02			

Client Remks: LOCATION LOCATION LOCATION! Double brick & 40 foot double lot. An Edwardian Landmark on one of Leslievilles most loved tree-lined streets, this rare three-storey detached blends timeless character with exceptional flexibility. Lovingly cared for by the same owners for 45 years. It is currently configured as a Duplex with two self-contained units but could be easily converted back to a spacious Single-Family Home. From the covered front Veranda, step into elegant principal rooms featuring Crown Moldings, Original Hardwood Floors, French Doors, and Decorative & Operative Fireplaces. Sun-Filled Bay Windows overlook the Side Garden, while bright Eat-In Kitchens on both the Main and Second Floors open to private Verandas and a landscaped backyard oasis. Across all three levels you will find generous living and dining spaces, up to six Bedrooms, multiple full Baths, and a Finished Lower Level with Laundry and Storage. The property offers a Private Drive with parking for two, including a freestanding Pillared Carport. Original architectural details throughout, and exciting potential for multi-generational living, & a Laneway Suite. Steps from Queen Street E, Hideaway Park, Top-Rated Schools, Shops, Cafes, TTC and the Ontario Relief Line, with easy access to downtown and major highways, 64 Brooklyn Avenue is more than a home. It is a rare opportunity to own a timeless piece of Leslieville History.

Inclusions: Fridge x2, Stove x2, Dishwasher x1 Microwave, Washer/Dryer, All ELFs, All Window Coverings. Tv In Upper Kitchen, Armoire In 2nd Floor Living Room And Armoire In 3rd Floor Bedroom. 3 Ductless AC Units (heat pump).

Listing Contracted With: ROYAL LEPAGE URBAN REALTY 416-461-9900



9 Blong Ave
Toronto Ontario M4M 1P1
 Toronto E01 South Riverdale Toronto
Taxes: \$13,641/2025 **For:** Sale **% Dif:** 100
Sold Date: 08/18/2025
SPIS: N **Last Status:** SLD **DOM:** 13
Link: N **Fronting On:** S **Rms:** 7 + 2
3-Storey **Acreage:** 25 x 97 Feet **Bedrooms:** 3 + 1
Irreg: **Washrooms:** 5
 1x6x3rd, 1x5x2nd, 1x4x2nd,
 1x2xMain, 1x4xBsmt
Dir/Cross St: Pape Ave / Queen St E
Directions:
 Head east on Queen St E, left onto Pape Ave, right onto Blong Ave. Property on the right.

MLS#: E12325332 **PIN#:** 210570287
Legal: LT 8 PL 682 CITY EAST; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 0-5 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone Gar/Gar Spcs: Other / 1 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove Exterior Feat: Deck, Landscaped Interior Feat: Central Vacuum, ERV/HRV Security Feat: Security System	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 7.68	Coffered Ceiling	Built-In Speakers	Pot Lights
2	Dining	Main	15.16	x 14.67	Coffered Ceiling	Built-In Speakers	Pot Lights
3	Kitchen	Main	16.77	x 14.5	Centre Island	B/I Appliances	Eat-In Kitchen
4	Family	Main	18.18	x 12.66	Gas Fireplace	Built-In Speakers	W/O To Deck
5	Br	2nd	12.66	x 12.66	Pot Lights	W/W Closet	4 Pc Ensuite
6	Br	2nd	15.32	x 12.5	Pot Lights	Double Closet	5 Pc Ensuite
7	Prim Bdrm	3rd	19.91	x 12.66	W/O To Patio	W/I Closet	6 Pc Ensuite
8	Rec	Bsmt	27.82	x 17.16	Wet Bar	Heated Floor	Pot Lights
9	Br	Bsmt	13.85	x 12.17	Pot Lights	W/I Closet	4 Pc Ensuite

Client Remks: Welcome to this beautiful, custom-built home at 9 Blong Ave, with stunning design and dazzling features & finishes throughout. Situated on a south-facing lot on a quiet street, in the vibrant Leslieville neighborhood! Enter the welcoming, heated-floor foyer through to the main floor, with a spectacular living & dining, eat-in kitchen with integrated lighting, center island, & built-in Thermador appliances, heated-floor powder room, and a cozy, bright family room that walks out to the deck. Upstairs, the second floor features two bedrooms, each with ample closet space & their own ensuites, a private laundry room, and stunning, built-in wall-to-wall shelves with custom millwork cabinetry. On the third floor, the large, peaceful primary room is a marvel of opulence. Find everything you need with a large, walk-in closet, luxurious 6 piece ensuite with heated floors & a freestanding tub, vanity with custom slab work, luminous wet bar area with a drink cooler & sink, and a walk-out to a gorgeous, private patio. The finished basement includes heated floors, a second laundry room, vast rec room, a wet bar with custom cabinetry & integrated lighting, and an additional bedroom. This extraordinary home comes equipped with even more incredible features throughout: an Ecobee smart home system, built-in speakers throughout main, white oak floors, a dog wash station, HRV system, central vacuum system, humidifier, security system & cameras, ensuites in all bedrooms, trimless ultra-thin recessed pot lights, and more. Enjoy the stellar location of Leslieville with easy access to Queen St E, shops, dining, transit, gyms, and parks! Discover refined luxury in one of Toronto's liveliest and connected neighborhoods.

Inclusions: All existing appliances: Thermador fridge, freezer, Masterpiece Series double speed wall oven & microwave, 6-burner gas cooktop, dishwasher, built-in coffee maker. Washer & dryer. Drink cooler in primary room & basement. All ELFs. See feature sheet.

Listing Contracted With: ROYAL LEPAGE TERREQUITY CONFIDENCE REALTY416-495-2316