


|   | <b>1547 Dundas St E</b><br><b>Toronto Ontario M4L 1K6</b><br>Toronto E01 South Riverdale Toronto<br><b>Taxes:</b> \$4,749.52/2024<br><b>Sold Date:</b> 05/03/2025<br><b>SPIS:</b> N<br><b>Last Status:</b> SLD<br><b>DOM:</b> 2 |       |   | <b>Sold: \$800,000</b><br><b>List: \$688,800</b><br><b>For:</b> Sale<br><b>% Dif:</b> 116 |   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
|---|---|-------|---|---|---|---|--|--|------------------------------------|--|--|---|------|-------|-------------|------------|-------------|---|--------|------|-------|---------|------------|---|--------|------|-------|---------|-------------|---|---------|------|-------|---------|----------------|---|-----------|-----|-------|---------|--------|---|--------|-----|-------|---------|--------|---|--------|-----|-------|---------|--------|---|---------|------|-------|---------|--|
|   | Detached<br><b>Link:</b> N<br>2-Storey  |       | <b>Fronting On:</b> S<br><b>Acreage:</b><br>22.07 x 125.18 Feet<br><b>Irreg:</b> 21.84 X 125.18   |   | <b>Rms:</b> 6<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 1<br>1x4x2nd |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
|   | <b>Dir/Cross St:</b> Dundas / Hastings <b>Directions:</b> Dundas / Hastings   |       |   |   |   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| <b>MLS#:</b> E12117396<br><b>Assignment:</b> N  |   |       |   |   |   | <b>PIN#:</b> 210420310<br><b>Fractional Ownership:</b> N  |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Unfinished / W/O<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Oil<br><b>A/C:</b> None<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Assessment:</b> <b>POTL:</b> N<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower  |   |       | <b>Exterior:</b> Brick / Insulbrick<br><b>Drive:</b> Lane<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Park, Public Transit |   |   | <b>Zoning:</b><br><b>Cable TV:</b> A<br><b>Gas:</b> N<br><b>Water:</b> Municipal<br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b> N<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |  |  | <b>Hydro:</b> A<br><b>Phone:</b> Y |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| <b>Topography:</b> Flat   |   |       |   |   |   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| <table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>14.99</td><td>x 10.99</td><td>Bay Window</td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>11.98</td><td>x 10.99</td><td>Separate Rm</td></tr><tr><td>3</td><td>Kitchen</td><td>Main</td><td>14.99</td><td>x 10.99</td><td>Eat-In Kitchen</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>2nd</td><td>14.99</td><td>x 10.99</td><td>Closet</td></tr><tr><td>5</td><td>2nd Br</td><td>2nd</td><td>11.98</td><td>x 10.99</td><td>Closet</td></tr><tr><td>6</td><td>3rd Br</td><td>2nd</td><td>11.98</td><td>x 10.99</td><td>Closet</td></tr><tr><td>7</td><td>Utility</td><td>Bsmt</td><td>19.82</td><td>x 10.99</td><td></td></tr></table> |   |       |   |   |   |   |  |  |                                    |  |  | # | Room | Level | Length (ft) | Width (ft) | Description | 1 | Living | Main | 14.99 | x 10.99 | Bay Window | 2 | Dining | Main | 11.98 | x 10.99 | Separate Rm | 3 | Kitchen | Main | 14.99 | x 10.99 | Eat-In Kitchen | 4 | Prim Bdrm | 2nd | 14.99 | x 10.99 | Closet | 5 | 2nd Br | 2nd | 11.98 | x 10.99 | Closet | 6 | 3rd Br | 2nd | 11.98 | x 10.99 | Closet | 7 | Utility | Bsmt | 19.82 | x 10.99 |  |
| #   | Room  | Level | Length (ft)   | Width (ft)  | Description   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| 1   | Living  | Main  | 14.99   | x 10.99   | Bay Window  |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| 2   | Dining  | Main  | 11.98   | x 10.99   | Separate Rm   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| 3   | Kitchen   | Main  | 14.99   | x 10.99   | Eat-In Kitchen  |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| 4   | Prim Bdrm   | 2nd   | 14.99   | x 10.99   | Closet  |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| 5   | 2nd Br  | 2nd   | 11.98   | x 10.99   | Closet  |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| 6   | 3rd Br  | 2nd   | 11.98   | x 10.99   | Closet  |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| 7   | Utility   | Bsmt  | 19.82   | x 10.99   |   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| <b>Client Remks:</b> Built 1905 - Same Family Over 90 Years On A Street Surrounded By New Builds. This Home Is Perfect For Builder's. Deep Lot For 2 Car Parking Off Back Lane. As Is - Where Is Ready For Re-Development. South Riverdale/Leslieville Very Sought After Area Neighbourhood. Detached Dwelling. Buyer Acknowledges That The Property Is Being Purchased On An "As Is" Basis And Agrees To Accept The Present Condition Of The Dwelling. Survey Attached   |   |       |   |   |   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| <b>Extras:</b>  |   |       |   |   |   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |
| <b>Listing Contracted With:</b> SUTTON GROUP-HERITAGE REALTY INC.905-619-9500   |   |       |   |   |   |   |  |  |                                    |  |  |   |      |       |             |            |             |   |        |      |       |         |            |   |        |      |       |         |             |   |         |      |       |         |                |   |           |     |       |         |        |   |        |     |       |         |        |   |        |     |       |         |        |   |         |      |       |         |  |


**162 Rhodes Ave**  
**Toronto Ontario M4L 3A1**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$4,263.12/2025**For:** Sale**Sold:** \$965,000**List:** \$879,000**Sold Date:** 06/01/2025**% Dif:** 110**SPIS:** N**Last Status:** SLD**DOM:** 12

Detached

**Fronting On:** W**Rms:** 6**Link:** N**Acreage:****Bedrooms:** 2

2-Storey

16.58 x 110 Feet

**Washrooms:** 1**Irreg:**

1x4

**Dir/Cross St:** Coxwell Ave/ Dundas St E**Directions:**

West of Coxwell, South on Rhodes Ave from Gerrard. Located just North of Dundas

**MLS#:** E12158256**PIN#:** 210380188

|                         |                         |  |             |                      |               |
|-------------------------|-------------------------|--|-------------|----------------------|---------------|
| <b>Kitchens:</b>        | 1                       | <b>Exterior:</b>                         | Alum Siding | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>          | N                       | <b>Drive:</b>                            |             | <b>Cable TV:</b>     |               |
| <b>Basement:</b>        | Part Fin / Sep Entrance | <b>Gar/Gar Spcs:</b>                     | None / 0    | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b>   | N                       | <b>Drive Park Spcs:</b>                  | 0           | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>            | Forced Air / Gas        | <b>Tot Prk Spcs:</b>                     | 0           | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>             | Central Air             | <b>UFFI:</b>                             |             | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>     | N                       | <b>Pool:</b>                             | None        | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>         |                         | <b>Prop Feat:</b>                        |             | <b>Retirement:</b>   |               |
| <b>Year Built:</b>      | 1911                    | Beach, Hospital, Library, Park, Place Of |             | <b>Farm/Agr:</b>     |               |
| <b>Yr Built Source:</b> | MPAC                    | Worship, School                          |             | <b>Oth Struct:</b>   |               |
| <b>Apx Sqft:</b>        | 700-1100                |  |             | <b>Survey Type:</b>  | None          |
| <b>Assessment:</b>      | <b>POTL:</b>            |  |             | <b>Spec Desig:</b>   | Unknown       |
| <b>POTL Mo Fee:</b>     |                         |  |             |                      |               |
| <b>Laundry lev:</b>     | Lower                   |  |             |                      |               |

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                |
|---|-----------|-------|-------------|------------|--------------------|----------------|
| 1 | Living    | Main  | 9.02        | x 13.09    | Window             | Hardwood Floor |
| 2 | Dining    | Main  | 10.01       | x 13.09    | Window             | Hardwood Floor |
| 3 | Kitchen   | Main  | 15.49       | x 8.33     | Pantry             | Eat-In Kitchen |
| 4 | Prim Bdrm | 2nd   | 10.1        | x 13.06    | Window             | B/I Closet     |
| 5 | 2nd Br    | 2nd   | 10.2        | x 13.06    | Window             | Hardwood Floor |
| 6 | Rec       | Lower | 14.11       | x 12.5     | Window             | Broadloom      |
| 7 | Utility   | Lower | 23.06       | x 12.5     | Combined W/Laundry | Walk-Out       |
| 8 | Sunroom   | Main  | 5.54        | x 11.35    | Large Window       | W/O To Deck    |
| 9 | Mudroom   | Main  | 5.31        | x 13.09    | Large Window       |                |

**Client Remks:** Welcome home! This cozy detach 2-bedroom, one and a half bathroom starter home in the highly sought-after neighbourhood of Leslieville offers the perfect blend of convenience, charm, and urban living. Perfect starter home with plenty of additional potential. Nestled in a vibrant community, you'll be close to trendy shops, cafes, and a wide array of restaurants. In addition to being in one of Toronto's most popular areas, the home is also just a short walk away from the beach, offering a peaceful escape where you can enjoy a stroll along the boardwalk, sunsets, and plenty of outdoor activities. Quick access to public transit allows you to get downtown/uptown with ease. Nearby highways making your further commutes a breeze. Enjoy the serenity of nearby parks, off leash dog parks and more! This home is an ideal spot to start your journey in one of Toronto's most desirable neighbourhoods.

**Extras:****Listing Contracted With:** UNION REALTY BROKERAGE INC, 416-686-9618



|   |   |   |   |
|---|---|---|---|
| <b>41 Winnifred Ave</b><br><b>Toronto Ontario M4M 2X2</b><br>Toronto E01 South Riverdale Toronto<br><b>Taxes:</b> \$4,714/2024<br><b>Sold Date:</b> 05/01/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 27 |   |   | <b>Sold:</b> \$1,000,088<br><b>List:</b> \$1,089,000<br><br><b>For:</b> Sale <b>% Dif:</b> 92 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> E<br><b>Acreage:</b><br>17 x 103.65 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6<br><b>Bedrooms:</b> 2<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x2xGround | <b>Dir/Cross St:</b> Pape and Queen <b>Directions:</b> Pape and Queen                         |

**MLS#:** E12063022      **PIN#:** 210560298

|  |   |   |
|--|---|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Full / Unfinished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> None<br><b>Central Vac:</b> N<br><b>Apx Age:</b> 100+<br><b>Apx Sqft:</b> 700-1100<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Alum Siding / Brick<br><b>Drive:</b> Lane<br><b>Gar/Gar Spcs:</b> Carport / 0<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|--|---|---|

| # | Room      | Level  | Length (ft) | Width (ft) | Description    |               |                   |
|---|-----------|--------|-------------|------------|----------------|---------------|-------------------|
| 1 | Living    | Ground | 13.29       | x 13.98    | Laminate       | Large Window  | O/Looks Frontyard |
| 2 | Dining    | Ground | 10.96       | x 7.68     | Laminate       | Large Window  | W/O To Garden     |
| 3 | Kitchen   | Ground | 11.25       | x 15.55    | Laminate       | Updated       | Combined W/Dining |
| 4 | Office    | Ground | 9.48        | x 8.5      | Laminate       | Large Window  | Separate Rm       |
| 5 | Prim Bdrm | 2nd    | 10.89       | x 14.4     | Hardwood Floor | Double Closet | O/Looks Frontyard |
| 6 | 2nd Br    | 2nd    | 11.15       | x 9.15     | Hardwood Floor | Closet        | O/Looks Garden    |

**Client Remks:** OFFERS ANYTIME! Leslieville's hottest ticket! DETACHED 2 storey, 2 bedrooms, 2 bathrooms, 2-car parking. Soaring 9-foot ceilings and so much light! A real charmer with handsome original features, a generous front yard, garden doors opening to a rear deck and TWO parking spots. A separate office space at the front provides an ideal work from home option or studio. Large updated kitchen with attached dining area, Caesarstone counters, birch cabinetry, and plenty of storage. Wide-plank laminate flooring throughout the main level, new subfloor, main-floor powder room. Upstairs offers a bright, spacious primary with double closets. This character home is brimming with possibilities, for first-timers getting their foot on the property ladder, renovators ready to start their next project, and downsizers looking for a cozy place, steps from amenities. A historical gem that will tick all the boxes for buyers. Come and check it out. The popular neighbourhood is well served, close to restaurants, shops, grocery stores, schools, TTC, and highway access.

**Extras:**  
**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-322-8000



**12 Audley Ave**  
**Toronto Ontario M4M 1P6**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$4,721/2024 **For:** Sale **% Dif:** 98  
**Sold Date:** 04/16/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 6  
 Detached **Fronting On:** N **Rms:** 7  
**Link:** N **Acreage:** **Bedrooms:** 2  
 Bungalow 23 x 53.25 Feet **Washrooms:** 2  
**Irreg:** 1x3xMain, 1x4xBsmt  
**Dir/Cross St:** Queen/Carlaw **Directions:** South of Dundas & Pape

**MLS#:** E12075062**PIN#:** 210570179

|                                 |                                       |                            |
|---------------------------------|---------------------------------------|----------------------------|
| <b>Kitchens:</b> 1              | <b>Exterior:</b> Stone / Vinyl Siding | <b>Zoning:</b>             |
| <b>Fam Rm:</b> N                | <b>Drive:</b>                         | <b>Cable TV:</b>           |
| <b>Basement:</b> Finished       | <b>Gar/Gar Spcs:</b> None / 0         | <b>Gas:</b>                |
| <b>Fireplace/Stv:</b> N         | <b>Drive Park Spcs:</b> 0             | <b>Water:</b>              |
| <b>Heat:</b> Forced Air / Gas   | <b>Tot Prk Spcs:</b> 0                | <b>Water Supply:</b>       |
| <b>A/C:</b> Central Air         | <b>UFFI:</b>                          | <b>Sewer:</b> Sewers       |
| <b>Central Vac:</b> N           | <b>Pool:</b> None                     | <b>Waterfront:</b>         |
| <b>Apx Age:</b> 100+            | <b>Prop Feat:</b>                     | <b>Retirement:</b>         |
| <b>Year Built:</b> 1897         |                                       | <b>Farm/Agr:</b>           |
| <b>Apx Sqft:</b> 700-1100       |                                       | <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         |
|---|-----------|-------|-------------|------------|---------------------|
| 1 | Foyer     | Main  | 4.92        | x 4.92     | Heated Floor Window |
| 2 | Living    | Main  | 19.69       | x 13.12    |                     |
| 3 | Dining    | Main  | 19.69       | x 13.12    |                     |
| 4 | Kitchen   | Main  | 11.48       | x 11.15    |                     |
| 5 | Prim Bdrm | Main  | 11.68       | x 9.51     |                     |
| 6 | 2nd Br    | Main  | 7.87        | x 10.83    |                     |
| 7 | Solarium  | Main  | 11.81       | x 6.56     |                     |
| 8 | Rec       | Bsmt  | 13.78       | x 12.96    |                     |
| 9 | Laundry   | Bsmt  | 15.98       | x 6.56     |                     |

**Client Remks:** A Rare Find in One of Toronto's Most Tight-Knit Communities. Tucked away in a beloved east-end pocket, 12 Audley offers a rare chance to be part of a neighbourhood that truly embodies community. The kind of place where borrowing a cup of sugar, sharing a glass of wine with neighbours, and gathering for laneway parties in the summer isn't just nostalgic, its the norm. This detached home is directly across from Hideaway Park, where you'll find a playground, wading pool, and a fenced dog park, perfect for young families and dog lovers alike. Just steps away is Greenwood Park, home to a skating rink, swimming pool, and the famous Leslieville Farmers Market, held every Sunday from May through October. Inside, the home is well laid out with two bedrooms, two full bathrooms, and a finished basement. It features real hardwood floors, tasteful upgrades, and the flexibility to grow, nearby homes have been topped up for those looking to expand. Its low-maintenance, move-in ready, and full of future potential. Art lovers and foodies will appreciate being close to Crows Theatre and Piano Piano, one of the Toronto's best spots for modern Italian fare. Stroll to Queen Street to discover some of Toronto's best cafes and restaurants. The streetcar is steps away, and with the upcoming Ontario Relief Line, commuting downtown will soon be faster than ever. Whether you're a first-time buyer, young professional, downsizer, or investor, 12 Audley offers more than a home, it offers a lifestyle in one of the most connected, creative, and community-oriented neighbourhoods in the city.

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





**116 Hiawatha Rd**  
**Toronto Ontario M4L 2X8**  
Toronto E01 Greenwood-Coxwell Toronto  
**Taxes:** \$6,201.56/2024      **For:** Sale      **% Dif:** 115  
**Sold Date:** 05/15/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 7  
**Detached**      **Fronting On:** W      **Rms:** 7 + 2  
**Link:** N      **Acreage:**      **Bedrooms:** 4  
**2-Storey**      **25 x 116 Feet**      **Washrooms:** 2  
                         **Irreg:**      **1x4x2nd, 1x3xBsmt**  
**Dir/Cross St:** Coxwell/Gerrard **Directions:** One way North of Dundas


**MLS#:** E12134170      **PIN#:** 210380487

|   |  |  |
|---|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Drive:</b> Lane<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b> <b>Hydro:</b><br><b>Water:</b> <b>Phone:</b> Municipal<br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---|--|--|

| #  | Room      | Level | Length (ft) | Width (ft) | Description                          |
|----|-----------|-------|-------------|------------|--------------------------------------|
| 1  | Living    | Main  | 10.99       | x 12.27    | Hardwood Floor      Fireplace        |
| 2  | Dining    | Main  | 10.99       | x 13.52    | Hardwood Floor      Coffered Ceiling |
| 3  | Kitchen   | Main  | 13.16       | x 15.22    | Eat-In Kitchen      Walk-Out         |
| 4  | Prim Bdrm | 2nd   | 1059.71     | x 14.67    | Bay Window      Closet               |
| 5  | 2nd Br    | 2nd   | 10.63       | x 1053.15  | Window      Closet                   |
| 6  | 3rd Br    | 2nd   | 13.19       | x 9.28     | Window                               |
| 7  | 4th Br    | 2nd   | 5.74        | x 8.92     | Window                               |
| 8  | Rec       | Bsmt  | 12.89       | x 21.88    | Tile Floor      Pot Lights           |
| 9  | Laundry   | Bsmt  | 8.04        | x 9.84     | Tile Floor                           |
| 10 | Utility   | Bsmt  | 7.05        | x 11.52    |                                      |

**Client Remks:** A diamond in the rough in a very desirable neighbourhood. Solid brick, two story, 4 bedrooms with a large eat in kitchen and walk out to fully fenced yard. Wood burning fireplace has not been used in many years ('as is' condition). Huge detached solid brick double car garage off of laneway (endless potential). Very large attic with approx 8ft ceilings. What an exciting location to live and shop local in. Fabulous restaurants, cafes & shops. Walkers paradise with a 90 walk score!

**Extras:**  
**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-462-1888

|   |   |              |  |   |  |                              |
|---|---|--------------|--|---|--|------------------------------|
|   | <b>149 Rhodes Ave</b><br><b>Toronto Ontario M4L 3A2</b><br>Toronto E01 Greenwood-Coxwell Toronto<br><b>Taxes:</b> \$5,550.65/2024<br><b>Sold Date:</b> 02/19/2025<br><b>SPIS:</b> N<br><b>Last Status:</b> SLD<br><b>DOM:</b> 7 |              |  | <b>Sold:</b> \$1,190,000<br><b>List:</b> \$995,000<br><br><b>For:</b> Sale<br><b>% Dif:</b> 120 |  |                              |
|   | Detached<br><b>Link:</b> N<br>2-Storey  |              | <b>Fronting On:</b> E<br><b>Acreage:</b><br>30 x 110 Feet<br><b>Irreg:</b>   |   | <b>Rms:</b> 6<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 1<br>1x3x2nd  |                              |
|   | <b>Dir/Cross St:</b> Dundas/Coxwell   |              |  |   |  |                              |
|   |   |              |  |   |  |                              |
| <b>MLS#:</b> E11969738  |   |              | <b>PIN#:</b> 210380143   |   |  |                              |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> None<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Apx Sqft:</b><br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower  |   |              | <b>Exterior:</b><br>Alum Siding / Brick Front<br><b>Drive:</b> Private<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove |   | <b>Zoning:</b> R(d0.6)<br><b>Cable TV:</b> <b>Hydro:</b><br><b>Gas:</b> <b>Phone:</b> Municipal<br><b>Water:</b><br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Spec Desig:</b> Unknown |                              |
| <b>#</b>  | <b>Room</b>   | <b>Level</b> | <b>Length (ft)</b>   | <b>Width (ft)</b>   | <b>Description</b>   |                              |
| 1   | Living  | Main         | 11.38  | x 14.04   | Hardwood Floor   | Picture Window Gas Fireplace |
| 2   | Dining  | Main         | 16.83  | x 8.99  | Picture Window   | Hardwood Floor               |
| 3   | Kitchen   | Main         | 11.06  | x 10.73   | Picture Window   | Walk-Out Tile Floor          |
| 4   | Prim Bdrm   | 2nd          | 16.83  | x 10.7  | Closet   | Bay Window Hardwood Floor    |
| 5   | 2nd Br  | 2nd          | 9.28   | x 13.29   | Hardwood Floor   | Picture Window W/I Closet    |
| 6   | 3rd Br  | 2nd          | 11.09  | x 8.43  | Hardwood Floor   | Picture Window Closet        |
| <b>Client Remks:</b> Invest Your Money In A Smarter Condo Alternative - Buy Land In The City! Let's Be Clear, This Is Not A Perfect House. But You Know What Is? A 30-Foot-Wide Detached Lot In Leslieville, With Private Parking, A Fenced Backyard, And A Basement Walkout. You're Not Buying Someone's Questionable Renovation - You're Buying Potential. For The Price Of A Condo, You Can Own Actual Land In A Neighbourhood That People Would Kill To Live In. Sandwiched Between Gerrard And Queen Streetcar Lines, You're 20 Minutes To Downtown, 10 Minutes To The Beaches, And Surrounded By Toronto's Best Coffee, Breweries, Parks, And Indie Shops. Leslieville Isn't Just A Neighbourhood - It's A Lifestyle. Think Creative, Gritty, Dog-Friendly, Urban-Living Meets Outdoorsy-Crunchy-Cool. Rather Than A Condo, This Is The Smarter Investment. Don't Sleep On It. Come Visit And Watch Your Dreams Become Reality. Who Says Affordable Housing In Toronto Doesn't Exist? |   |              |  |   |  |                              |
| <b>Extras:</b>  |   |              |  |   |  |                              |
| <b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD.416-441-2888  |   |              |  |   |  |                              |



**8 Audley Ave**  
**Toronto Ontario M4M 1P6**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$4,642.22/2024  
**Sold Date:** 02/21/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 3

**Sold: \$1,205,000**  
**List: \$899,000**

**For:** Sale

**% Dif:** 134

**Detached**  
**Link:** N  
 Bungalow  
**Fronting On:** N  
**Acreage:**  
 23.5 x 53 Feet  
**Irreg:**  
**Dir/Cross St:** Pape/Dundas

**Rms:** 4  
**Bedrooms:** 1  
**Washrooms:** 2  
 1x4xMain, 1x3xBsmt

**MLS#:** E11976835

**PIN#:** 210570181

**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:**  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Metal/Side  
**Drive:** None  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Family Room

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

| # | Room    | Level | Length (ft) | Width (ft) | Description |
|---|---------|-------|-------------|------------|-------------|
| 1 | Living  | Main  | 18.54       | x 10.76    |             |
| 2 | Dining  | Main  | 10.86       | x 7.48     |             |
| 3 | Kitchen | Main  | 11.02       | x 15.85    |             |
| 4 | Br      | Main  | 10.07       | x 11.48    |             |
| 5 | Family  | Bsmt  | 18.01       | x 14.6     |             |

**Client Remks:** Welcome to 8 Audley Ave the perfect spot for first-time buyers, downsizers or anyone in search of a beautifully renovated urban cottage in one of Toronto's most sought-after neighbourhoods.. From the moment you step through the door, the home's warm embrace is undeniable, with rich wood floors and reclaimed wooden posts that lend character and charm. The space is filled with natural light, thanks to the expansive south-facing windows and nearly 14-foot vaulted ceilings, creating an open and airy ambiance. The open-concept layout with the kitchen, living room, and dining, designed to seamlessly flow together, is perfect for hosting dinner parties or simply enjoying a cozy night in. The lower level, currently a cozy den, offers the versatility to serve as a second bedroom, complete with its own three-piece bath, making it a perfect haven for guests or a quiet retreat. Outside, the wood-fenced backyard provides a private escape, ideal for both family gatherings and evening cocktails under the stars. With a mix of low-maintenance artificial grass and stone pavers, the outdoor space strikes a perfect balance of form and function. The tight-knit community is full of familiar faces, and at the end of the street, you'll find Hideaway Park, a local favourite where neighbours gather to relax and enjoy the outdoors. With everything just a stroll away and the Queen Street car nearby for easy transit access, 8 Audley Ave truly offers the best of both comfort and community. Whether you're buying your first home or ready to downsize without sacrificing style or convenience, this is a place you'll love to call home. Come see for yourself why this welcoming neighbourhood and truly stunning one of a kind home is the perfect fit for your next chapter! For savvy buyers, a unique advantage of owning a detached home in Toronto offers an exciting opportunity to expand the footprint, boosting value (see house next door). Buyers should do their own due diligence on adding an extension.

**Extras:**

**Listing Contracted With:** EXP REALTY 866-530-7737


**86 Bertmount Ave**  
**Toronto Ontario M4M 2X9**

Toronto E01 South Riverdale Toronto

**Taxes:** \$5,949.74/2025**For:** Sale**Sold:** \$1,260,000**List:** \$1,290,000**Sold Date:** 06/24/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 4

Detached

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

2-Storey

18 x 78.83 Feet

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

1x5x2nd, 1x3xBsmt

**Dir/Cross St:** Queen / Pape / Jones **Directions:** 1 way S. of Dundas / or Mallon**MLS#:** E12235656**PIN#:** 210570347

|                         |                  |                         |   |                      |               |
|-------------------------|------------------|-------------------------|---|----------------------|---------------|
| <b>Kitchens:</b>        | 1                | <b>Exterior:</b>        | Brick / Vinyl Siding                      | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>          | N                | <b>Drive:</b>           | Lane                                      | <b>Cable TV:</b>     |               |
| <b>Basement:</b>        | Finished         | <b>Gar/Gar Spcs:</b>    | None / 0                                  | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b>   | N                | <b>Drive Park Spcs:</b> | 1   | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>            | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 1   | <b>Water Supply:</b> |               |
| <b>A/C:</b>             | Central Air      | <b>UFFI:</b>            |   | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>     | N                | <b>Pool:</b>            | None                                      | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>         |                  | <b>Prop Feat:</b>       |   | <b>Retirement:</b>   |               |
| <b>Year Built:</b>      | 1921             |                         | Fenced Yard, Park, Public Transit, School | <b>Farm/Agr:</b>     |               |
| <b>Yr Built Source:</b> | Other            |                         |   | <b>Oth Struct:</b>   | Garden Shed   |
| <b>Apx Sqft:</b>        | 700-1100         |                         |   | <b>Survey Year:</b>  | 1983          |
| <b>Assessment:</b>      | <b>POTL:</b>     |                         |   | <b>Survey Type:</b>  | Available     |
| <b>POTL Mo Fee:</b>     |                  |                         |   | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>     | Lower            |                         |   |                      |               |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                      |                |
|---|-----------|-------|-------------|------------|----------------|----------------------|----------------|
| 1 | Living    | Main  | 22.97       | x 12.83    | Hardwood Floor | Combined W/Dining    | Pot Lights     |
| 2 | Dining    | Main  | 22.97       | x 12.83    | Hardwood Floor | Combined W/Living    | Crown Moulding |
| 3 | Kitchen   | Main  | 12.01       | x 11.52    | Renovated      | Stainless Steel Appl | Pot Lights     |
| 4 | Sunroom   | Main  | 12.93       | x 5.91     | Laminate       | Large Window         |                |
| 5 | Prim Bdrm | 2nd   | 13.32       | x 12.07    | Hardwood Floor | Large Closet         | Irregular Rm   |
| 6 | 2nd Br    | 2nd   | 10.76       | x 7.91     | Hardwood Floor | Closet               |                |
| 7 | 3rd Br    | 2nd   | 12.24       | x 5.91     | Hardwood Floor | L-Shaped Room        | Closet         |
| 8 | Family    | Bsmt  | 16.99       | x 12.17    | 3 Pc Ensuite   | Pot Lights           | L-Shaped Room  |
| 9 | Laundry   | Bsmt  | 5.84        | x 5.51     | Ceramic Floor  |                      |                |

**Client Remks:** Dreaming of a beautifully updated Detached Home in the heart of Leslieville? Look no further ! \* Perfectly located on the quiet, tree-lined and highly sought-after Bertmount Ave. \* Stunning open concept living & dining area with hardwood floors, crown mouldings, high ceilings and pot lights \*Contemporary west facing kitchen with S/S appliances, quartz countertops, and walk out to entertaining on the patio \* Three sunlit bedrooms with hardwood floors & renovated 5 pc. washroom \* Bright and useful Front Sunroom with heater \* Nicely finished basement with Family Room, renovated 3pc. washroom, laundry room and furnace/storage room including air purification system \* Backyard is a gorgeous, private, landscaped oasis with stone patio and upper-level parking on attractive artificial turf, with sliding doors for security and privacy \*Perfect opportunity to live in this desirable, family-friendly neighbourhood \* Steps to TTC and Leslieville's vibrant Queen Street, restaurants, cafes, boutiques, parks and great schools. \* Easy drive to Downtown, Don Valley Pkwy, Gardiner \* You don't want to miss out on this incredible home !

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





|   |  |   |  |
|---|--|---|--|
| <b>16 Winnifred Ave</b><br><b>Toronto Ontario M4M 2X3</b><br>Toronto E01 South Riverdale Toronto<br><b>Taxes:</b> \$5,171.54/2024<br><b>Sold Date:</b> 03/27/2025<br><b>SPIS:</b> N<br><b>Last Status:</b> SLD<br><b>DOM:</b> 8 |  |   | <b>Sold: \$1,310,000</b><br><b>List: \$1,359,000</b><br><b>For:</b> Sale<br><b>% Dif:</b> 96 |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> W<br><b>Acreage:</b><br>17.92 x 122.42 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 1<br>1x4x2nd |  |
| <b>Dir/Cross St:</b> Queen & Pape<br><b>Directions:</b> One way north from Eastern Ave. 1 block east of Pape.   |  |   |  |


|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> E12027631 | <b>PIN#:</b> 210560400 |
|------------------------|------------------------|

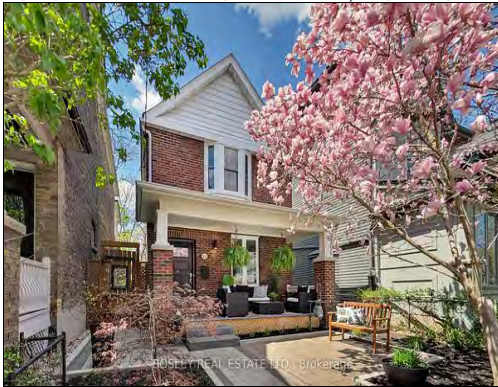
|   |  |  |
|---|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Unfinished / W/O<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Apx Sqft:</b><br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick Front<br><b>Drive:</b> None<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---|--|--|

| # | Room      | Level | Length (ft) | Width (ft) | Description       |                 |              |
|---|-----------|-------|-------------|------------|-------------------|-----------------|--------------|
| 1 | Living    | Main  | 24.57       | x 14.67    | Combined W/Dining | Open Concept    | Bamboo Floor |
| 2 | Dining    | Main  | 24.57       | x 14.67    | Combined W/Living | Bamboo Floor    |              |
| 3 | Kitchen   | Main  | 14.34       | x 10.86    | Renovated         | Centre Island   | W/O To Deck  |
| 4 | Prim Bdrm | 2nd   | 14.67       | x 15.26    | Hardwood Floor    | Vaulted Ceiling | Bay Window   |
| 5 | 2nd Br    | 2nd   | 8.6         | x 9.88     | Hardwood Floor    | Mirrored Closet | Window       |
| 6 | 3rd Br    | 2nd   | 10.6        | x 10.66    | O/Looks Backyard  | Window          |              |

**Client Remks:** Welcome to 16 Winnifred Avenue in Prime Leslieville! Gorgeous Detached 2-Storey home with deep 122 foot lot. Light filled open concept main floor living area. Chef's kitchen w/centre Island opens to a sunny west facing deck & backyard. Vaulted ceilings w/exposed beams on upper level. 3 Great Bedrooms on 2nd floor. Great Primary Bedroom w/Bay Window & Hardwood floors. 2nd floor skylight. Unfinished bsmt with separate entrance can be renovated/underpinned to add more living space or potential to create a basement apartment. Located in a prime Leslieville neighbourhood at Queen & Pape. Excellent shopping, cafe & restaurant options to explore. Half a block to the Queen Streetcar \*\*Note: Front pad parking used but presently unlicensed.

|  |
|--|
| <b>Extras:</b><br><b>Listing Contracted With:</b> LOUIS ADAMS REAL ESTATE LTD.416-533-5593 |
|--|

|   | <b>150 Hamilton St</b><br><b>Toronto Ontario M4M 2E1</b><br>Toronto E01 South Riverdale Toronto<br><b>Taxes:</b> \$6,623.58/2024<br><b>Sold Date:</b> 05/01/2025<br><b>SPIS:</b> N<br><b>Last Status:</b> SLD<br><b>DOM:</b> 44 |       |   | <b>Sold:</b> \$1,385,000<br><b>List:</b> \$1,425,000<br><b>For:</b> Sale<br><b>% Dif:</b> 97  |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
|---|---|-------|---|---|--------------------|---|-------------------|-------|-------------|------------|-------------|--|--|---|--------|------|-------|---------|----------------|------------------|-------------------|---|--------|------|-------|--------|--------------------|------------------|-------------|---|---------|------|-------|--------|-------------------|-------------------|----------|---|-----------|-----|-------|---------|----------------|--------------|------------------|---|--------|-----|-------|--------|----------------|--------------|------------------|
|   | Detached<br><b>Link:</b> N<br>1 1/2 Storey  |       |   | Fronting On: W<br><b>Acreage:</b> < .50<br>30 x 86 Feet<br><b>Irreg:</b><br>1x4x2nd, 1x2xBsmt |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
|   | <b>Dir/Cross St:</b> Dundas/Broadview   |       |   | <b>Directions:</b> Broadview /Dundas  |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
|   |   |       |   |   |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| <b>MLS#:</b> E12025643<br><b>PIN#:</b> 210720223  |   |       |   |   |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Unfinished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> N<br><b>Apx Age:</b> 51-99<br><b>Apx Sqft:</b> 1100-1500<br><b>Assessment:</b> 2024<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower  |   |       | <b>Exterior:</b> Stucco/Plaster<br><b>Drive:</b> Lane<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b> No<br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Library, Park, Place Of Worship, Public Transit, School |   |                    | <b>Zoning:</b> Residential<br><b>Cable TV:</b> A<br><b>Gas:</b> Y<br><b>Water:</b> Municipal<br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b> N<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| <b>Topography:</b> Level  |   |       |   |   |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| <table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th><th></th><th></th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>22.41</td><td>x 11.32</td><td>Hardwood Floor</td><td>O/Looks Backyard</td><td>O/Looks Frontyard</td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>22.41</td><td>x 9.68</td><td>Combined W/Kitchen</td><td>O/Looks Backyard</td><td>W/O To Deck</td></tr><tr><td>3</td><td>Kitchen</td><td>Main</td><td>22.41</td><td>x 9.68</td><td>Combined W/Dining</td><td>O/Looks Frontyard</td><td>Linoleum</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>2nd</td><td>15.75</td><td>x 11.32</td><td>Hardwood Floor</td><td>Large Closet</td><td>O/Looks Backyard</td></tr><tr><td>5</td><td>2nd Br</td><td>2nd</td><td>15.75</td><td>x 9.68</td><td>Hardwood Floor</td><td>Large Closet</td><td>O/Looks Backyard</td></tr></table> |   |       |   |   |                    | #   | Room              | Level | Length (ft) | Width (ft) | Description |  |  | 1 | Living | Main | 22.41 | x 11.32 | Hardwood Floor | O/Looks Backyard | O/Looks Frontyard | 2 | Dining | Main | 22.41 | x 9.68 | Combined W/Kitchen | O/Looks Backyard | W/O To Deck | 3 | Kitchen | Main | 22.41 | x 9.68 | Combined W/Dining | O/Looks Frontyard | Linoleum | 4 | Prim Bdrm | 2nd | 15.75 | x 11.32 | Hardwood Floor | Large Closet | O/Looks Backyard | 5 | 2nd Br | 2nd | 15.75 | x 9.68 | Hardwood Floor | Large Closet | O/Looks Backyard |
| #   | Room  | Level | Length (ft)   | Width (ft)  | Description        |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| 1   | Living  | Main  | 22.41   | x 11.32   | Hardwood Floor     | O/Looks Backyard  | O/Looks Frontyard |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| 2   | Dining  | Main  | 22.41   | x 9.68  | Combined W/Kitchen | O/Looks Backyard  | W/O To Deck       |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| 3   | Kitchen   | Main  | 22.41   | x 9.68  | Combined W/Dining  | O/Looks Frontyard   | Linoleum          |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| 4   | Prim Bdrm   | 2nd   | 15.75   | x 11.32   | Hardwood Floor     | Large Closet  | O/Looks Backyard  |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| 5   | 2nd Br  | 2nd   | 15.75   | x 9.68  | Hardwood Floor     | Large Closet  | O/Looks Backyard  |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| <b>Client Remks:</b> South Riverdale detached home with lots of potential. Unique for the area 30-foot-wide frontage! Solid double garage with lane acces! Large fully fenced backyard with private deck! Energy efficient home with a new combi gas boiler with radiator heating and on demand hot water! Main house roof 2022! Garage roof 2021. Huge attic over the garage, perfect for the future studio. Ideal location for walking, cycling, with great park system / Don River extensive trails, great local cafes and restaurants, schools and library. Easy access to downtown, to the Danforth, Chinatown East, Lesliville, and The Beaches. Quick access to DVP and 24 hr TTC. Great investment opportunity! Great place to call home!   |   |       |   |   |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| <b>Extras:</b>  |   |       |   |   |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |
| <b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-487-4311  |   |       |   |   |                    |   |                   |       |             |            |             |  |  |   |        |      |       |         |                |                  |                   |   |        |      |       |        |                    |                  |             |   |         |      |       |        |                   |                   |          |   |           |     |       |         |                |              |                  |   |        |     |       |        |                |              |                  |


**206 Ashdale Ave**  
**Toronto Ontario M4L 2Y9**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$6,115.72/2024**For:** Sale**Sold:** \$1,402,918**List:** \$1,299,000**Sold Date:** 05/14/2025**% Dif:** 108**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

**Fronting On:** W**Rms:** 6**Link:** N**Acreage:****Bedrooms:** 3

2-Storey

25 x 115.25 Feet

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

1x4x2nd, 1x3x2nd, 1x2xMain

**Dir/Cross St:** Coxwell Ave & Gerrard St East**Directions:** Drive South on Ashdale from Gerrard St**MLS#:** E12134632**PIN#:** 210380393

|                         |                  |  |                     |                      |               |
|-------------------------|------------------|--|---------------------|----------------------|---------------|
| <b>Kitchens:</b>        | 1                | <b>Exterior:</b>                           | Alum Siding / Brick | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>          | N                | <b>Drive:</b>                              | None                | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>        | Unfinished       | <b>Gar/Gar Spcs:</b>                       | None / 0            | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b>   | Y                | <b>Drive Park Spcs:</b>                    | 0                   | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>            | Forced Air / Gas | <b>Tot Prk Spcs:</b>                       | 0                   | <b>Water Supply:</b> |               |
| <b>A/C:</b>             | Central Air      | <b>UFFI:</b>                               |                     | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>     | N                | <b>Pool:</b>                               | None                | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>         |                  | <b>Prop Feat:</b>                          |                     | <b>Retirement:</b>   |               |
| <b>Year Built:</b>      | 1910             | Fenced Yard, Fireplace/Stove, Park, Public |                     | <b>Farm/Agr:</b>     |               |
| <b>Yr Built Source:</b> | MPAC             | Transit, School                            |                     | <b>Oth Struct:</b>   |               |
| <b>Apx Sqft:</b>        | 1500-2000        |  |                     | <b>Survey Type:</b>  | Available     |
| <b>Assessment:</b>      | <b>POTL:</b>     |  |                     | <b>Spec Desig:</b>   | Unknown       |
| <b>POTL Mo Fee:</b>     |                  |  |                     |                      |               |
| <b>Laundry lev:</b>     | Lower            |  |                     |                      |               |

| # | Room      | Level  | Length (ft) | Width (ft) | Description    |                      |               |
|---|-----------|--------|-------------|------------|----------------|----------------------|---------------|
| 1 | Living    | Main   | 11.81       | x 12.8     | Hardwood Floor | Fireplace            | Stained Glass |
| 2 | Dining    | Main   | 10.5        | x 11.15    | Hardwood Floor | O/Looks Living       | Pass Through  |
| 3 | Kitchen   | Main   | 10.83       | x 9.19     | Ceramic Floor  | Stainless Steel Appl | W/O To Deck   |
| 4 | Breakfast | Main   | 6.56        | x 9.19     | Ceramic Floor  | Combined W/Kitchen   | Large Window  |
| 5 | Den       | Main   | 6.89        | x 7.55     | Heated Floor   | O/Looks Backyard     | 2 Pc Bath     |
| 6 | Prim Bdrm | 2nd    | 17.72       | x 10.5     | Hardwood Floor | Vaulted Ceiling      | 3 Pc Ensuite  |
| 7 | 2nd Br    | 2nd    | 14.44       | x 11.15    | Hardwood Floor | Bay Window           | W/I Closet    |
| 8 | 3rd Br    | 2nd    | 10.5        | x 9.19     | Hardwood Floor | Window               |               |
| 9 | Office    | Ground | 11.15       | x 7.22     | Heated Floor   | Double Doors         | Window        |

**Client Remks:** Step into charm, comfort, and everyday magic with this beautifully fully detached home sitting pretty on a 25 x 115 ft lot in one of the city's most loved neighbourhoods. With 3 spacious bedrooms and 3 bathrooms, there's room for families, professionals, and everyone in between. The primary bedroom is a true retreat, featuring a vaulted ceiling, a private 3-piece ensuite, and a walkout to a west-facing deck. Hello, golden-hour sunsets! The bright and airy kitchen is made for real life and real connection, with built-in benches in the breakfast nook and a cozy office nook with heated floors. The custom electric fireplace brings the living space to life, perfect for relaxed evenings or lively gatherings. And then there's the front and backyard. Professionally landscaped and private, it leads to a 100 sq ft all-season studio with heated floors. An inspiring space for a home office, gym, yoga room, or your next big idea. Start your mornings on the inviting front porch with a coffee in hand, then stroll to local cafes, great restaurants, unique shops, great schools, green parks, the beach, and transit all just steps away. This is more than a house, it's a lifestyle and a community you'll love living. Come see it for yourself!.

**Extras:****Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100



**9 Bertmount Ave**  
**Toronto Ontario M4M 2X8**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$6,130.02/2024 **For:** Sale **% Dif:** 120  
**Sold Date:** 02/28/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 4  
 Detached **Fronting On:** E **Rms:** 6 + 1  
**Link:** N **Acreage:** **Bedrooms:** 2  
 2-Storey 20.33 x 80 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Queen St East & Pape **Directions:** One way south from Dundas

**MLS#:** E11984716**PIN#:** 210510102

|                               |                                   |                               |
|-------------------------------|-----------------------------------|-------------------------------|
| <b>Kitchens:</b> 1            | <b>Exterior:</b> Brick            | <b>Zoning:</b>                |
| <b>Fam Rm:</b> N              | <b>Drive:</b>                     | <b>Cable TV:</b>              |
| <b>Basement:</b> Finished     | <b>Gar/Gar Spcs:</b> None / 0     | <b>Gas:</b>                   |
| <b>Fireplace/Stv:</b> Y       | <b>Drive Park Spcs:</b> 0         | <b>Water:</b>                 |
| <b>Heat:</b> Forced Air / Gas | <b>Tot Prk Spcs:</b> 0            | <b>Water Supply:</b>          |
| <b>A/C:</b> Central Air       | <b>UFFI:</b>                      | <b>Sewer:</b> Sewers          |
| <b>Central Vac:</b> N         | <b>Pool:</b> None                 | <b>Waterfront:</b>            |
| <b>Apx Age:</b>               | <b>Prop Feat:</b> Fireplace/Stove | <b>Retirement:</b>            |
| <b>Apx Sqft:</b>              |                                   | <b>Farm/Agr:</b>              |
| <b>Assessment:</b> POTL:      |                                   | <b>Oth Struct:</b>            |
| <b>POTL Mo Fee:</b>           |                                   | <b>Survey Type:</b> Available |
| <b>Laundry lev:</b>           |                                   | <b>Spec Desig:</b> Unknown    |

| # | Room      | Level | Length (ft) | Width (ft) | Description                                       |
|---|-----------|-------|-------------|------------|---|
| 1 | Living    | Main  | 13.88       | x 13.22    | Gas Fireplace Large Window                        |
| 2 | Dining    | Main  | 20.9        | x 12.83    | Combined W/Kitchen Pot Lights                     |
| 3 | Kitchen   | Main  | 20.9        | x 12.83    | Stainless Steel Appl Corian Counter Breakfast Bar |
| 4 | Den       | Main  | 10.89       | x 8.04     | Sliding Doors W/O To Deck East View               |
| 5 | Prim Bdrm | 2nd   | 22.31       | x 13.02    | Fireplace Closet Organizers Large Window          |
| 6 | 2nd Br    | 2nd   | 8.23        | x 13.02    | Double Closet Closet Organizers B/I Shelves       |
| 7 | Media/Ent | Bsmt  | 27.07       | x 11.91    | Concrete Floor Heated Floor Pot Lights            |
| 8 | Exercise  | Bsmt  | 27.07       | x 11.91    | Concrete Floor Heated Floor Closet Organizers     |

**Client Remks:** Stunning detached, beautifully renovated home on one of Leslieville's most coveted streets. Meticulously renovated from top to bottom, this home features 2 spacious bedrooms with ample closet space and 2 full bathrooms with sleek finishes and heated flooring. The kitchen is perfect for entertaining with a gorgeous breakfast bar and loads of storage. The adjacent den opens to the back yard, offering seamless indoor-outdoor living. Cozy up by one of 2 fireplaces in the living room and principal bedroom. Large windows throughout fill the home with natural light. The lower level boasts 8 foot ceilings, heated, polished concrete floors, versatile living space and thoughtful storage. Enjoy your own media room complete with recessed 75 inch TV. The private, low-maintenance outdoor space is perfect for relaxing or entertaining. The custom built shed offers additional storage. Steps from Leslieville's best shops and restaurants. Easy access to the new Ontario Line, streetcars, bike lanes and the DVP make commuting a breeze. This stunning home offers the perfect blend of luxury, convenience and community!

**Extras:****Listing Contracted With:** REAL ESTATE HOMEWARD416-698-2090





**269 Woodfield Rd**  
**Toronto Ontario M4L 2W8**  
 Toronto E01 Greenwood-Coxwell Toronto  
**Taxes:** \$5,629.32/2024 **For:** Sale **% Dif:** 99  
**Sold Date:** 03/27/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7  
**Detached** **Fronting On:** W **Rms:** 7 + 1  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 25 x 116 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Gerrard & Greenwood **Directions:** Gerrard & Greenwood

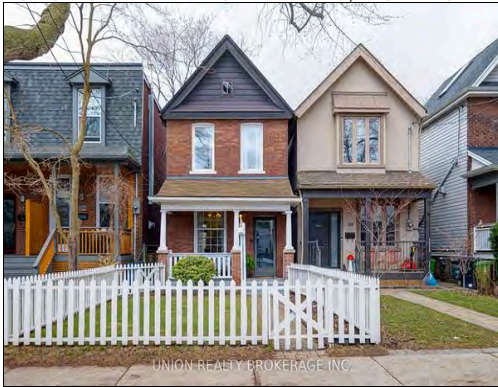
**MLS#:** E12030891**PIN#:** 210380591

|                                 |                                       |                            |
|---------------------------------|---------------------------------------|----------------------------|
| <b>Kitchens:</b> 1              | <b>Exterior:</b> Alum Siding / Brick  | <b>Zoning:</b>             |
| <b>Fam Rm:</b> N                | <b>Drive:</b> Front Yard              | <b>Cable TV:</b>           |
| <b>Basement:</b> Finished       | <b>Gar/Gar Spcs:</b> None / 0         | <b>Gas:</b>                |
| <b>Fireplace/Stv:</b> N         | <b>Drive Park Spcs:</b> 1             | <b>Water:</b> Municipal    |
| <b>Heat:</b> Forced Air / Gas   | <b>Tot Prk Spcs:</b> 1                | <b>Water Supply:</b>       |
| <b>A/C:</b> Central Air         | <b>UFFI:</b>                          | <b>Sewer:</b> Sewers       |
| <b>Central Vac:</b> N           | <b>Pool:</b> None                     | <b>Waterfront:</b>         |
| <b>Apex Age:</b>                | <b>Prop Feat:</b>                     | <b>Retirement:</b>         |
| <b>Apex Sqft:</b> 1100-1500     | Fenced Yard, Library, Public Transit, | <b>Farm/Agr:</b>           |
| <b>Assessment:</b> <b>POTL:</b> | School                                | <b>Oth Struct:</b>         |
| <b>POTL Mo Fee:</b>             |                                       | <b>Survey Type:</b> None   |
| <b>Laundry lev:</b>             |                                       | <b>Spec Desig:</b> Unknown |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |
|---|-----------|-------|-------------|------------|----------------|
| 1 | Living    | Main  | 16.8        | x 13.02    | Window         |
| 2 | Dining    | Main  | 11.71       | x 9.51     | Hardwood Floor |
| 3 | Kitchen   | Main  | 11.45       | x 11.75    | W/O To Yard    |
| 4 | Office    | Main  | 11.45       | x 5.91     | Hardwood Floor |
| 5 | Prim Bdrm | 2nd   | 8.27        | x 10.86    | Hardwood Floor |
| 6 | 3rd Br    | 2nd   | 8.27        | x 10.86    | Hardwood Floor |
| 7 | Rec       | Bsmt  | 21.33       | x 15.75    | Tile Floor     |

**Client Remks:** Charming 3-bedroom detached home on a tree-lined street in Leslieville. Front yard landscaping with interlock parking pad. Mutual drive leads to a tiki bar garage with electrical outlets and can be used as additional storage, workshop or parking space for small vehicle. Private, fenced backyard with firepit perfect for entertaining. Second floor features three spacious bedrooms and a den that can double as a cozy reading nook. Sun-filled office on the main floor and large rec room in the finished basement offer ample of indoor living space. Steps away from Greenwood Park, schools, TTC, restaurants, coffee shops and grocery stores.

**Extras:****Listing Contracted With:** CITYSCAPE REAL ESTATE LTD\_905-241-2222



|   |  |   |   |
|---|--|---|---|
| <b>186 Leslie St</b><br><b>Toronto Ontario M4M 3C7</b><br>Toronto E01 South Riverdale Toronto<br><b>Taxes:</b> \$5,143/2024<br><b>Sold Date:</b> 04/22/2025<br><b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 8 |  |   | <b>Sold: \$1,487,000</b><br><b>List: \$1,299,999</b><br><br><b>For:</b> Sale <b>% Dif:</b> 114    |
| Detached<br><b>Link:</b> N<br>2-Storey  | <b>Fronting On:</b> W<br><b>Acreage:</b><br>20 x 122 Feet<br><b>Irreg:</b> | <b>Rms:</b> 6 + 1<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 3<br>1x2xMain, 1x4x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> Queen St E and Leslie St <b>Directions:</b> North of Queen St E on Leslie St |

|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> E12080426 | <b>PIN#:</b> 210420013 |
|------------------------|------------------------|

|  |  |  |
|--|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished / Half<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Wall Unit<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Assessment:</b> 2024 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick / Vinyl Siding<br><b>Drive:</b> Lane<br><b>Gar/Gar Spcs:</b> Carport / 2<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b><br>Fenced Yard, Level, Park, Public Transit, Rec Centre, School | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Garden Shed<br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|--|--|--|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                  |                  |
|---|-----------|-------|-------------|------------|----------------|------------------|------------------|
| 1 | Living    | Main  | 23.59       | x 11.78    | Open Concept   | Laminate         | Large Window     |
| 2 | Dining    | Main  | 23.59       | x 11.78    | Open Concept   | Laminate         | Large Window     |
| 3 | Kitchen   | Main  | 14.6        | x 10.47    | Updated        | W/O To Yard      | O/Looks Backyard |
| 4 | 3rd Br    | 2nd   | 8.37        | x 10.47    | Hardwood Floor | O/Looks Backyard |                  |
| 5 | 2nd Br    | 2nd   | 11.48       | x 9.22     | Hardwood Floor | B/I Closet       | Large Window     |
| 6 | Prim Bdrm | 2nd   | 9.91        | x 15.09    | Hardwood Floor | B/I Closet       | Large Window     |
| 7 | Rec       | Bsmt  | 9.91        | x 13.39    | Laminate       | Pot Lights       | 3 Pc Bath        |

**Client Remks:** Welcome to this Leslieville treasure, offering the perfect blend of classic charm and modern updates. With it's timeless red brick exterior and picturesque white picket fence, this home exudes curb appeal and welcomes you inside. The spacious front yard and inviting porch provide an ideal spot for your morning coffee. The open-concept main floor living and dining room with updated flooring plus a convenient powder room, is perfect for family gatherings. The renovated kitchen, with direct access to a sunny, west-facing deck, is ideal for entertaining. Enjoy a beautifully landscaped backyard with convenient rear lane parking. Upstairs, you'll find three bedrooms and a four-piece family bathroom. The finished basement boasts high ceilings and a newly renovated three-piece bathroom, providing extra living space and flexibility. Located just steps from the best shops, restaurants, and amenities along Queen Street East, and a short stroll to Greenwood Park with its dog park, playground, skating rink, pool, and summer farmers market. Easy access to TTC and major commuter routes, located in Leslieville Public School and Riverdale Collegiate catchments. With a 93 walk score, this home truly checks all the boxes. Don't miss your chance to own this Leslieville gem!

|   |
|---|
| <b>Extras:</b><br><b>Listing Contracted With:</b> UNION REALTY BROKERAGE INC.416-694-2499 |
|---|



**68 Hastings Ave**  
**Toronto Ontario M4L 2L2**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$5,279/2024  
**Sold Date:** 01/23/2025  
**SPIS:** N

**Sold: \$1,500,000**  
**List: \$1,500,000**

**For:** Sale **% Dif:** 100

**Last Status:** SLD **DOM:** 7

Detached **Fronting On:** W **Rms:** 8  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 27.46 x 127.85 Feet **Washrooms:** 2  
**Irreg:** 1x3x2nd, 1x4xGround  
**Dir/Cross St:** Leslie St & Queen St

**MLS#:** E11926578

**PIN#:** 210420283

|                               |  |                            |
|-------------------------------|--|----------------------------|
| <b>Kitchens:</b> 1            | <b>Exterior:</b> Brick / Stucco/Plaster  | <b>Zoning:</b>             |
| <b>Fam Rm:</b> N              | <b>Drive:</b> Lane                       | <b>Cable TV:</b>           |
| <b>Basement:</b> Unfinished   | <b>Gar/Gar Spcs:</b> None / 0            | <b>Gas:</b>                |
| <b>Fireplace/Stv:</b> N       | <b>Drive Park Spcs:</b> 2                | <b>Water:</b> Municipal    |
| <b>Heat:</b> Forced Air / Gas | <b>Tot Prk Spcs:</b> 2                   | <b>Water Supply:</b>       |
| <b>A/C:</b> Central Air       | <b>UFFI:</b>                             | <b>Sewer:</b> Sewers       |
| <b>Central Vac:</b> N         | <b>Pool:</b> None                        | <b>Waterfront:</b>         |
| <b>Apx Age:</b>               | <b>Prop Feat:</b> Public Transit, School | <b>Retirement:</b>         |
| <b>Apx Sqft:</b> 1500-2000    |  | <b>Farm/Agr:</b>           |
| <b>Assessment:</b> POTL:      |  | <b>Oth Struct:</b>         |
| <b>POTL Mo Fee:</b>           |  | <b>Spec Desig:</b> Unknown |
| <b>Laundry lev:</b>           |  |                            |

| # | Room      | Level  | Length (ft) | Width (ft) | Description    |                   |
|---|-----------|--------|-------------|------------|----------------|-------------------|
| 1 | Living    | Ground | 12.96       | x 11.15    | Hardwood Floor | O/Looks Frontyard |
| 2 | Dining    | Ground | 12.8        | x 11.15    | Hardwood Floor | O/Looks Backyard  |
| 3 | Kitchen   | Ground | 13.12       | x 12.47    | Eat-In Kitchen |                   |
| 4 | Prim Bdrm | 2nd    | 12.47       | x 11.15    | Hardwood Floor | W/W Closet        |
| 5 | 2nd Br    | 2nd    | 13.12       | x 11.15    | Hardwood Floor | Closet            |
| 6 | 3rd Br    | 2nd    | 12.14       | x 10.66    | Hardwood Floor | Closet            |
| 7 | Laundry   | 2nd    | 8.86        | x 5.25     | Ceramic Floor  |                   |

**Client Remks:** Detached Leslieville Gem On Demand Street. This Is One of The Most Ideal Lots To Have In The Area With Laneway Suite Potential. Stucco Exterior Renovated 3 Bedroom Home With Room To Expand. 4th Bedroom Was Nursery Converted Into Laundry Room. Main Floor Plan With Large Principal Rooms W/9' Ceilings. Loaded With Original Charm And Character But Modernized To Meet Your Family's Needs. Family-Sized Kitchen Located In The Rear With Walk-Out To The Backyard. Granite Counters, S/S Appliances, Modern Cabinets, This Is A Turnkey Property. Upstairs Bedrooms Are Spacious And Can Be Used By Adult Children. Renovated Bathrooms. 2nd Floor Laundry Room Can Be Converted To 3rd Bathroom. Plenty Of Storage On Three Floors. Fully Water-Proofed Bsmt.

**Extras:** Laneway Suite Potential. Massive Lot. On-Street Parking. Perfect Prime Leslieville Location, Just Steps To Queen Street's Finest Shops & Restaurants. Flat Roof(2011). Owned Tankless HW ('21) Lifetime Warranty Interior Waterproofing System

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


**169 Ashdale Ave**  
**Toronto Ontario M4L 2Y8**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$7,739.43/2024**For:** Sale**Sold:** \$1,546,000**List:** \$1,599,900**Sold Date:** 04/20/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

**Fronting On:** E**Rms:** 6 + 2**Link:** N**Acreage:** < .50**Bedrooms:** 3 + 1

2-Storey

25 x 121.5 Feet

**Washrooms:** 4**Irreg:**1x4xMain, 1x5x2nd, 1x3x2nd,  
1x3xBsmt**Dir/Cross St:** Dundas and Gerrard **Directions:** Gerrard To Ashdale**MLS#:** E12080348**PIN#:** 210380274

|                       |                         |                         |  |                      |             |
|-----------------------|-------------------------|-------------------------|--|----------------------|-------------|
| <b>Kitchens:</b>      | 1                       | <b>Exterior:</b>        | Board/Batten / Brick   | <b>Zoning:</b>       | Residential |
| <b>Fam Rm:</b>        | Y                       | <b>Drive:</b>           | Mutual   | <b>Cable TV:</b>     | A           |
| <b>Basement:</b>      | Part Fin / Sep Entrance | <b>Gar/Gar Spcs:</b>    | Detached / 1   | <b>Gas:</b>          | Y           |
| <b>Fireplace/Stv:</b> | N                       | <b>Drive Park Spcs:</b> | 1  | <b>Water:</b>        | Municipal   |
| <b>Heat:</b>          | Forced Air / Gas        | <b>Tot Prk Spcs:</b>    | 2  | <b>Water Supply:</b> | Unknown     |
| <b>A/C:</b>           | Central Air             | <b>UFFI:</b>            |  | <b>Sewer:</b>        | Sewers      |
| <b>Central Vac:</b>   | N                       | <b>Pool:</b>            | None   | <b>Waterfront:</b>   |             |
| <b>Apx Age:</b>       |                         | <b>Prop Feat:</b>       | Family Room, Fenced Yard, Library, Park,<br>Place Of Worship, Public Transit, School | <b>Retirement:</b>   |             |
| <b>Apx Sqft:</b>      | 2000-2500               |                         |  | <b>Farm/Agr:</b>     |             |
| <b>Assessment:</b>    | <b>POTL:</b>            |                         |  | <b>Oth Struct:</b>   |             |
| <b>POTL Mo Fee:</b>   |                         |                         |  | <b>Survey Type:</b>  | None        |
| <b>Laundry lev:</b>   |                         |                         |  | <b>Spec Desig:</b>   | Unknown     |

**Topography:** Sloping, Terraced, Wooded/Treed

| #  | Room      | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|-------------|
| 1  | Foyer     | Main  | 4.59        | x 3.94     |             |
| 2  | Kitchen   | Main  | 8.79        | x 15.52    |             |
| 3  | Dining    | Main  | 11.25       | x 15.91    |             |
| 4  | Living    | Main  | 11.71       | x 24.54    |             |
| 5  | Prim Bdrm | 2nd   | 15.09       | x 15.06    |             |
| 6  | 2nd Br    | 2nd   | 10.89       | x 13.52    |             |
| 7  | 3rd Br    | 2nd   | 9.15        | x 17.62    |             |
| 8  | Rec       | Bsmt  | 14.14       | x 20.37    |             |
| 9  | 4th Br    | Bsmt  | 13.98       | x 18.01    |             |
| 10 | Cold/Cant | Bsmt  | 4.89        | x 8.86     |             |

**Client Remks:** What An Opportunity. Detached Two Story Home On A (25 x 120ft) Lot With 3 + 1 Bedrooms, 4 Bathrooms And Garage. Beautiful Front Porch For Morning Coffee And Evening Chats. Main Floor Flows With Open Concept Kitchen, Living Room And Dining Room. Dining Could Be Wonderful Formal Living Room. Focal Point Open Glass Rail Staircase Leading To Renovated Second Level. Huge Master Bedroom Includes 4Pc Ensuite, Great Size Walk-in Closet And Balcony Which Overlooks Your Serene, Fully Landscaped, Tree Lined Backyard. 2 Very Large Bedrooms And A 5Pc Main Bath. Laundry Room With Sink Also On Second Level For Easy Access. The Perfect Basement With Rec Room, Bedroom, 3Pc Bathroom And Dry Sauna. Basement Can Easily Be An Apartment With Separate Entrance. Detached Single Garage, Hot Tub, 1 Parking Space On Drive Plus Ample Street Parking. Seconds To Shopping On Gerrard Or Queen, Close To Schools, Parks And TTC.

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




**30 Hastings Ave**  
**Toronto Ontario M4L 2L2**

Toronto E01 South Riverdale Toronto

**Taxes:** \$7,209.07/2025**For:** Sale**Sold:** \$1,595,000**List:** \$1,595,000**Sold Date:** 06/11/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

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

2 1/2 Storey

22.45 x 128 Feet

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

1x3xMain, 1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Queen & Leslie **Directions:** West side of Hastings**MLS#:** E12200553**PIN#:** 210420266

|                       |                  |                         |                     |                      |               |
|-----------------------|------------------|-------------------------|---------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1 + 1            | <b>Exterior:</b>        | Alum Siding / Brick | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                | <b>Drive:</b>           | Lane                | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Fin W/O          | <b>Gar/Gar Spcs:</b>    | Detached / 1        | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | Y                | <b>Drive Park Spcs:</b> | 1                   | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 2                   | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>            |                     | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                | <b>Pool:</b>            | None                | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>       | Fireplace/Stove     | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 2000-2500        |                         |                     | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |                     | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  |                         |                     | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                  |                         |                     | <b>Spec Desig:</b>   | Unknown       |

| #  | Room      | Level | Length (ft) | Width (ft) | Description          |                |                      |
|----|-----------|-------|-------------|------------|----------------------|----------------|----------------------|
| 1  | Foyer     | Main  | 6           | x 4.76     | Hardwood Floor       | Closet         |                      |
| 2  | Living    | Main  | 16.99       | x 10.07    | Hardwood Floor       | O/Looks Dining | Fireplace            |
| 3  | Dining    | Main  | 11.91       | x 11.25    | Hardwood Floor       | O/Looks Living | Window               |
| 4  | Kitchen   | Main  | 16.99       | x 13.42    | Stainless Steel Appl | Eat-In Kitchen | B/I Shelves          |
| 5  | Mudroom   | Main  | 6.17        | x 3.67     | Porcelain Floor      | 2 Pc Bath      | W/O To Yard          |
| 6  | Prim Bdrm | 2nd   | 16.99       | x 10.83    | Hardwood Floor       | Bay Window     | W/O To Balcony       |
| 7  | 2nd Br    | 2nd   | 11.32       | x 9.84     | Hardwood Floor       | Closet         |                      |
| 8  | 3rd Br    | 2nd   | 9.51        | x 7.91     | Hardwood Floor       | Closet         |                      |
| 9  | Tandem    | 2nd   | 7.91        | x 5.74     | Window               |                |                      |
| 10 | 4th Br    | 3rd   | 11.32       | x 11.09    | Laminate             | Double Closet  | Skylight             |
| 11 | Living    | Lower | 11.52       | x 10.5     | Laminate             | Open Concept   | Above Grade Window   |
| 12 | Kitchen   | Lower | 12.6        | x 6        | Open Concept         | Breakfast Bar  | Stainless Steel Appl |
| 13 | Br        | Lower | 10.6        | x 9.51     | Laminate             | B/I Shelves    | Above Grade Window   |
| 14 | Laundry   | Lower | 6           | x 4.66     | Above Grade Window   |                |                      |

**Client Remks:** Welcome to 30 Hastings Avenue, a beautifully maintained detached home nestled on one of Leslieville's most sought-after one-way streets. This warm, welcoming community is known for its friendly neighbours and vibrant spirit don't miss the annual street party on June 21st! Set on a west-facing lot, this home is bathed in natural light all day long, with magical sunset views from your private backyard. Two-car parking off the rear laneway adds convenience in the city. Inside, the open-concept main floor blends modern flow with vintage charm. The living and dining areas feature soaring ceilings and a lovely original built-in cabinet that adds character and functionality. The spacious kitchen is a true showstopper, with a large center island, sleek white cabinetry, and a striking wall lined with original tin ceiling tiles perfectly blending rustic charm with urban style. Bonus built-in shelving offers the ideal home for your favorite cookbooks and culinary treasures. Upstairs, the light-filled primary bedroom features a gorgeous bay window for sun-drenched mornings. Two additional bedrooms provide flexibility for families, guests, or a home office. The renovated five-piece bathroom is both spacious and stylish, with contemporary finishes and thoughtful design. The third floor offers a versatile fourth bedroom retreat with cathedral ceilings an ideal space for a teenager, artists loft, or peaceful hideaway. Looking for more? The fully renovated lower level offers even more living potential. Currently set up as a one-bedroom suite with its own kitchen, bathroom, laundry, and separate entrance, it's perfect for a nanny suite, in-law accommodation, or rental income. Prefer to use it as part of a single-family home? The original staircase still connects both spaces for easy reintegration.

**Extras:****Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007



**17 Brooklyn Ave**  
**Toronto Ontario M4M 2X4**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$6,924/2024 **For:** Sale **% Dif:** 107  
**Sold Date:** 03/25/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 6

**Sold: \$1,600,000**  
**List: \$1,499,900**

Detached **Fronting On:** E **Rms:** 8  
**Link:** N **Acreage:** **Bedrooms:** 4  
 2 1/2 Storey 7.62 x 36.57 Metres **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x1xBsmt  
**Dir/Cross St:** Queen & Brooklyn **Directions:** Brooklyn Ave

MLS#: E12028709

PIN#: 210570012

|                       |                   |                         |                |                      |               |
|-----------------------|-------------------|-------------------------|----------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                 | <b>Exterior:</b>        | Brick          | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                 | <b>Drive:</b>           | Lane           | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Full / Unfinished | <b>Gar/Gar Spcs:</b>    | None / 3       | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | N                 | <b>Drive Park Spcs:</b> | 3              | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Water / Gas       | <b>Tot Prk Spcs:</b>    | 3              | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | Wall Unit         | <b>UFFI:</b>            | No             | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                 | <b>Pool:</b>            | None           | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                   | <b>Prop Feat:</b>       | Public Transit | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 1500-2000         |                         |                | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>      |                         |                | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                   |                         |                | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                   |                         |                | <b>Spec Desig:</b>   | Unknown       |

| # | Room      | Level  | Length (ft) | Width (ft) | Description     |                 |                 |
|---|-----------|--------|-------------|------------|-----------------|-----------------|-----------------|
| 1 | Foyer     | Ground | 11.55       | x 5.02     | Moulded Ceiling | Closet          |                 |
| 2 | Living    | Ground | 10.89       | x 11.25    | Hardwood Floor  | Stained Glass   | Moulded Ceiling |
| 3 | Dining    | Ground | 10.99       | x 11.25    | Hardwood Floor  | Open Concept    | Moulded Ceiling |
| 4 | Kitchen   | Ground | 11.75       | x 16.73    | Modern Kitchen  | O/Looks Dining  | W/O To Yard     |
| 5 | Br        | 2nd    | 10.01       | x 10.5     | Hardwood Floor  | O/Looks Garden  |                 |
| 6 | 2nd Br    | 2nd    | 10.07       | x 13.39    | Hardwood Floor  | Moulded Ceiling | Irregular Rm    |
| 7 | 3rd Br    | 2nd    | 9.09        | x 16.9     | Hardwood Floor  | Double Closet   |                 |
| 8 | Prim Bdrm | 3rd    | 23.98       | x 9.74     | Hardwood Floor  | Skylight        | W/O To Roof     |

**Client Remks:** Solid brick, 2 1/2 detached, 4 bedroom, in Prime Leslieville! Premium 25x120 lot with laneway home potential! Welcome to 17 Brooklyn Ave, a charming and character-filled home nestled on one of Leslieville's most sought-after, tree-lined streets. This gem boasts exceptional curb appeal, historic charm, and endless potential, making it the perfect fit for families, creatives, and anyone eager to embrace the vibrant energy of this beloved neighborhood. Step inside to discover original hardwood floors that flow seamlessly throughout the home, adding warmth and character to the bright and inviting living room. The open-concept layout allows sunlight to pour in from east to west. On the second floor, you'll find three bedrooms and a 4-piece bathroom, making it an ideal setup for a growing family. But the real showstopper? The third-floor loft! Currently used as an artist's studio, this space offers incredible versatility-easily transform it into a spacious primary suite, complete with east- and west-facing windows and a private terrace overlooking the backyard. The large unfinished basement comes with updated electrical and good ceiling height, presenting endless possibilities for additional living space, a home office, or a creative studio. And lets not forget the laneway parking for up to three cars, a true luxury in this area! Located just steps from top-rated schools, trendy cafes, boutique shops, and beautiful parks, this home perfectly blends character, space, and opportunity in one of Toronto's most desirable communities. Don't miss your chance to own this gem on a historic street.

**Extras:**

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



**38 Galt Ave**  
**Toronto Ontario M4M 2Z1**

Toronto E01 South Riverdale Toronto

**Taxes:** \$6,695.10/2024

**Sold Date:** 04/28/2025

**SPIS:** N

**Last Status:** SLD

**For:** Sale

**Sold:** \$1,645,000

**List:** \$1,599,000

**% Dif:** 103

Detached

**Link:** N

3-Storey

**Fronting On:** W

**Acreage:**

20.83 x 100 Feet

**Irreg:**

**Rms:** 6 + 3

**Bedrooms:** 3 + 1

**Washrooms:** 4

1x5x2nd, 1x2x2nd, 1x2xMain,  
1x3xBsmt

**Dir/Cross St:** Jones & Dundas **Directions:** South from Gerrard

**MLS#:** E12094535

**PIN#:** 210500086

|                       |                          |                         |                            |                      |               |
|-----------------------|--------------------------|-------------------------|----------------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1 + 1                    | <b>Exterior:</b>        | Brick Front / Vinyl Siding | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                        | <b>Drive:</b>           | Lane                       | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Apartment / Sep Entrance | <b>Gar/Gar Spcs:</b>    | None / 0                   | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | N                        | <b>Drive Park Spcs:</b> | 1                          | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas         | <b>Tot Prk Spcs:</b>    | 1                          | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air              | <b>UFFI:</b>            |                            | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                        | <b>Pool:</b>            | None                       | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                          | <b>Prop Feat:</b>       |                            | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 1500-2000                |                         |                            | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>             |                         |                            | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                          |                         |                            | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                          |                         |                            | <b>Spec Desig:</b>   | Unknown       |

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                      |                |
|---|-----------|-------|-------------|------------|----------------|----------------------|----------------|
| 1 | Living    | Main  | 10.2        | x 12.73    | Hardwood Floor | Separate Rm          |                |
| 2 | Dining    | Main  | 10.24       | x 12.47    | Hardwood Floor | Large Window         |                |
| 3 | Kitchen   | Main  | 15.58       | x 10.99    | W/O To Deck    | Stainless Steel Appl | Pantry         |
| 4 | 2nd Br    | 2nd   | 13.52       | x 14.17    | B/I Closet     | Closet Organizers    | Hardwood Floor |
| 5 | 3rd Br    | 2nd   | 13.39       | x 11.06    | Murphy Bed     | B/I Shelves          | Hardwood Floor |
| 6 | Laundry   | 2nd   | 4.17        | x 3.77     |                |                      |                |
| 7 | Prim Bdrm | 3rd   | 15.62       | x 24.67    | W/O To Deck    | B/I Shelves          | Hardwood Floor |

**Client Remks:** Welcome to this stunning detached home, beautifully finished and nestled on one of Leslieville's most sought-after streets. Featuring three generously sized bedrooms, two full bathrooms, and ample closet space throughout, this home also includes convenient parking and a separate basement apartment for added flexibility. The open-concept kitchen is designed for entertaining, complete with stainless steel appliances, quartz counters, a stylish breakfast bar and abundant storage. Walk out directly to the backyard for seamless indoor-outdoor living an inviting space for relaxing or entertaining perfect for summer gatherings or peaceful mornings with coffee. Sunlight pours through large windows, creating a bright and airy atmosphere throughout the home. The lower level offers a self-contained one-bedroom apartment, ideal for rental income, a guest suite, or multi-generational living. Thoughtful storage solutions maximize functionality on every level. A custom-built shed provides even more storage. Located just steps from Leslieville's vibrant shops, restaurants, and cafes, with excellent access to the upcoming Ontario Line, streetcars, bike lanes, and the DVP this home combines comfort, convenience, and community in one exceptional package.

**Extras:**

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


**237 Rhodes Ave**  
**Toronto Ontario M4L 3A2**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$7,067.06/2024**For:** Sale**Sold:** \$1,700,000**List:** \$1,449,000**Sold Date:** 02/11/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

**Fronting On:** E**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

28 x 110 Feet

**Washrooms:** 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x2nd,  
1x3xBsmt**Dir/Cross St:** Coxwell & Gerrard**MLS#:** E11959581**PIN#:** 210380108**Assignment:** N

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Apartment / Fin W/O  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Main

**Exterior:**  
 Brick Front / Vinyl Siding  
**Drive:** Private  
**Gar/Gar Spcs:** Detached / 0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Fenced Yard, Hospital, Library, Park,  
 Public Transit, School


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

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                    |                    |
|----|-----------|-------|-------------|------------|----------------|--------------------|--------------------|
| 1  | Living    | Main  | 20.8        | x 20.8     | Hardwood Floor | Pot Lights         | Open Concept       |
| 2  | Dining    | Main  | 10.24       | x 5.97     | Hardwood Floor | Pot Lights         | O/Looks Frontyard  |
| 3  | Kitchen   | Main  | 13.71       | x 8.27     | Quartz Counter | Pot Lights         | W/O To Deck        |
| 4  | Laundry   | Main  | 4.95        | x 8.4      | 2 Pc Bath      | Tile Floor         | O/Looks Backyard   |
| 5  | Prim Bdrm | 2nd   | 13.65       | x 14.11    | 5 Pc Ensuite   | W/I Closet         | Hardwood Floor     |
| 6  | 2nd Br    | 2nd   | 13.42       | x 10.5     | 4 Pc Ensuite   | Double Closet      | W/O To Balcony     |
| 7  | 3rd Br    | 2nd   | 7.68        | x 7.61     | Hardwood Floor | Pot Lights         | O/Looks Frontyard  |
| 8  | Living    | Bsmt  | 7.78        | x 11.81    | Pot Lights     | Above Grade Window | Combined W/Kitchen |
| 9  | Kitchen   | Bsmt  | 12.14       | x 9.15     | Pot Lights     | Eat-In Kitchen     | Above Grade Window |
| 10 | Br        | Bsmt  | 13.48       | x 8.3      | Pot Lights     | Above Grade Window | Broadloom          |
| 11 | Laundry   | Bsmt  | 6.69        | x 8.17     | 3 Pc Bath      | Laundry Sink       | Pot Lights         |

**Client Remks:** In the heart of Leslieville, behind a stunning Victorian facade, lies a beautifully reimagined home that seamlessly blends historic charm with modern luxury. This renovation offers not only aesthetic appeal but also exceptional functionality, including a private drive, garage, and a lovely, low-maintenance landscaped garden. Step inside to discover a spacious open-concept layout, designed with contemporary living in mind. High ceilings and engineered hardwood floors span both levels, creating an inviting and elegant atmosphere. A magnificent chefs kitchen, main-floor laundry and powder room add convenience to daily life. Upstairs, you will find three bedrooms, including a sumptuous master retreat featuring a walk-in closet and a spa-like ensuite with heated floors and a skylight that bathes the space in natural light. Need extra flexibility? A separate in-law suite offers endless possibilities whether for guests or additional living space. And garden suite potential too! New water pipes from city to house - 2021, Clay pipes replaced- 2024, 8ft ceiling in attic, opportunity for development, Garage with full electrical. master bedroom blackout curtains, kid's room blackout blinds, guest room, blackout curtains, regular blind. Ground floor, blackout curtains, regular blinds. All blinds are cafe style and move from the top to the bottom of the window.

**Extras:****Listing Contracted With:** RE/MAX HALLMARK ESTATE GROUP REALTY LTD.416-699-2992





**94 De Grassi St**  
**Toronto Ontario M4M 2K3**  
Toronto E01 South Riverdale Toronto  
**Taxes:** \$6,029.89/2024  
**Sold Date:** 04/30/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 8

**Sold: \$1,725,000**  
**List: \$1,198,000**  
**For:** Sale  
**% Dif:** 144

Detached  
**Link:** N  
3-Storey

**Fronting On:** W  
**Acreage:**  
18 x 100.83 Feet  
**Irreg:**

**Rms:** 7  
**Bedrooms:** 3  
**Washrooms:** 2  
1x5x2nd, 1x2x3rd

**Dir/Cross St:** Queen St E x Broadview Ave  
**Directions:** South of Dundas

**MLS#:** E12095071  
**Assignment:** N

**PIN#:** 210740211  
**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Full / Unfinished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Year Built:** 1907  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1500-2000  
**Assessment:** 2024 **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Main

**Exterior:** Brick  
**Drive:** Available  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:** No  
**Pool:** None  
**Prop Feat:** Public Transit

**Zoning:** Single Family Residential  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:** N  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Year:** 1979  
**Survey Type:** Available  
**Spec Desig:** Unknown

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |
|----|-----------|-------|-------------|------------|----------------|
| 1  | Foyer     | Main  | 6.76        | x 3.84     | Large Closet   |
| 2  | Living    | Main  | 13.25       | x 12.01    | Open Concept   |
| 3  | Dining    | Main  | 13.25       | x 10.76    | Stained Glass  |
| 4  | Kitchen   | Main  | 16.4        | x 10.93    | French Doors   |
| 5  | Prim Bdrm | 3rd   | 26.41       | x 14.99    | Stained Glass  |
| 6  | 2nd Br    | 2nd   | 14.99       | x 12.4     | W/I Closet     |
| 7  | 3rd Br    | 2nd   | 14.17       | x 10.93    | Closet         |
| 8  | Br        | Bsmt  | 14.5        | x 11.32    | Window         |
| 9  | Utility   | Bsmt  | 14.5        | x 11.15    | Concrete Floor |
| 10 | Workshop  | Bsmt  | 16.17       | x 13.06    | Unfinished     |

**Client Remks:** A nod to a bygone era -- this storybook Edwardian home stands proud with quiet confidence and charm on an iconic street.This soulful vintage lady gives a warm reception with its cozy foyer & dedicated coat storage for practical elegance. A solid wood door showcases arched glass insets that welcome you to an open-plan living & dining room embraced by honeyed wood tones. Anchored by solid red oak trim and 8" baseboards, every room is framed with heritage and heart. A colourful stained glass transom crowns the front dining room, while East to West exposures bathe the interior in vibrant light, creating an ambiance both rich and serene.The sun-filled kitchen celebrates nostalgia, echoing the golden tones of the naked wood and inviting morning coffees or quiet dinners alike. At its threshold, Frosted French Doors set a refined tone and allow the user autonomy over the privacy and flow of the main floor; making everyday moments feel like they belong to another, more romantic time. Upstairs, each of the three sizeable bedrooms comfortably fits a king-sized bed, offering spaciousness rarely found in homes of this era. Throughout, solid-core red oak doors, antique stained glass light fixtures, ornate hardware, and original door handles secured by old-world skeleton keys preserve the homes timeless story. This is more than a house. Its a legacy.Lovingly maintained with great pride and carefully updated throughout decades of ownership, 94 De Grassi St is available for the first time since 1979 and is ready to welcome its next chapter!

**Extras:**

**Listing Contracted With:** FOX MARIN ASSOCIATES LTD.416-322-5000


**32 Coady Ave**  
**Toronto Ontario M4M 2Y8**

Toronto E01 South Riverdale Toronto

**Taxes:** \$6,180.09/2024**For:** Sale**Sold:** \$1,780,000**List:** \$1,499,900**Sold Date:** 05/06/2025**% Dif:** 119**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

**Fronting On:** W**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

25 x 80 Feet

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

1x3x2nd, 1x4xBsmt

**Dir/Cross St:** Queen E. btwn Pape and Jones **Directions:** One way North of Queen St E**MLS#:** E12116257**PIN#:** 210510144

|                       |                         |  |                      |                      |               |
|-----------------------|-------------------------|--|----------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                       | <b>Exterior:</b>                           | Brick / Vinyl Siding | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                       | <b>Drive:</b>                              | None                 | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Finished / Sep Entrance | <b>Gar/Gar Spcs:</b>                       | None / 0             | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | Y                       | <b>Drive Park Spcs:</b>                    | 0                    | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Forced Air / Gas        | <b>Tot Prk Spcs:</b>                       | 0                    | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | Central Air             | <b>UFFI:</b>                               |                      | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                       | <b>Pool:</b>                               | None                 | <b>Waterfront:</b>   |               |
| <b>Apex Age:</b>      |                         | <b>Prop Feat:</b>                          |                      | <b>Retirement:</b>   |               |
| <b>Apex Sqft:</b>     | 1500-2000               | Fenced Yard, Fireplace/Stove, Park, Public |                      | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>            | Transit, Rec Centre, School                |                      | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                         |  |                      | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   | Lower                   |  |                      | <b>Spec Desig:</b>   | Unknown       |

| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |                      |                    |
|----|-----------|--------|-------------|------------|----------------|----------------------|--------------------|
| 1  | Mudroom   | Ground | 8.99        | x 8.76     | Separate Rm    | B/I Closet           | Slate Flooring     |
| 2  | Foyer     | Ground | 15.39       | x 7.97     | Hardwood Floor | Irregular Rm         | Large Closet       |
| 3  | Living    | Ground | 16.08       | x 11.06    | Hardwood Floor | Gas Fireplace        | Large Window       |
| 4  | Dining    | Ground | 12.17       | x 10.27    | Hardwood Floor | Open Concept         | Bay Window         |
| 5  | Kitchen   | Ground | 15.26       | x 9.12     | Hardwood Floor | Stainless Steel Appl | O/Looks Garden     |
| 6  | 2nd Br    | 2nd    | 12.66       | x 9.22     | Hardwood Floor | Ceiling Fan          | Large Closet       |
| 7  | 3rd Br    | 2nd    | 9.51        | x 9.32     | Hardwood Floor | O/Looks Garden       | B/I Closet         |
| 8  | 4th Br    | 2nd    | 13.02       | x 12.89    | Hardwood Floor | Ceiling Fan          | Large Closet       |
| 9  | Den       | 2nd    | 11.61       | x 8.89     | Hardwood Floor | Open Concept         | Staircase          |
| 10 | Prim Bdrm | 3rd    | 18.57       | x 18.47    | Skylight       | Hardwood Floor       | B/I Closet         |
| 11 | Br        | Bsmt   | 9.42        | x 9.38     | Laminate       | Open Concept         | Above Grade Window |
| 12 | Rec       | Bsmt   | 17.26       | x 14.76    | Laminate       | L-Shaped Room        | 4 Pc Bath          |

**Client Remks:** Welcome to 32 Coady Avenue nestled not only in the highly sought after & coveted neighbourhood of Leslieville but also on one of Leslieville's most desirable streets. This updated, large, detached 5 bedroom gem has been in the same family for over 60 years!. Don't miss this fabulous opportunity! Freshly painted in 2024, the spacious, well-planned interior provides a light, airy & sun-filled living space. Featuring a generous sized mudroom entry with loads of storage, a fully equipped kitchen and spacious dining & living rooms, the main floor of this precious home is perfect for family living, entertaining or both! The 2nd floor with its modern 3 pc bath, 3 great bedrooms & large open concept den gives tons more space to use as your heart desires. On the 3rd level, you'll find the fabulous primary bedroom loft with a practical, venting skylight & an abundance of storage throughout. Enjoy hardwood floors & tall ceilings on all 3 levels. The fully finished lower level with its bedroom area, 4pc bathroom, sitting room and exercise area and tons of closet storage rounds out this wonderful home - a perfect space for a nanny, teens or guests alike! The beautiful back garden oasis offers a peaceful, zen like, low maintenance space with tons of greenery, to escape your busy day with all its hustle and bustle. This terrific garden was featured in a TV show years ago, winning the competition between two designers creating magic on neighbouring backyards. And all this in such an amazing location! Enjoy the vibrant shops, boutiques, restaurants, cafes and galleries that only Leslieville has to offer. Plus transportation here is a breeze with close proximity to the DVP, Lake Shore and onward to the 401 and Gardiner. Or let the Queen Streetcar whisk you off to the downtown core or the Beach in minutes. This wonderful home with its fabulous location is just waiting for you!

**Extras:****Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-921-1112



**87 First Ave**  
**Toronto Ontario M4M 1W9**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$6,587.81/2024  
**Sold Date:** 02/27/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 2

**Sold: \$1,800,000**  
**List: \$1,499,000**

**For:** Sale  
**% Dif:** 120

**Detached**  
**Link:** N  
**3-Storey**  
**Fronting On:** S  
**Acreage:**  
 19.92 x 91 Feet  
**Irreg:**  
**Dir/Cross St:** Broadview and Gerrard  
**Directions:** East off Broadview  
**Rms:** 6 + 1  
**Bedrooms:** 3  
**Washrooms:** 2  
 1x5x2nd, 1x3xBsmt

**MLS#:** E11987811

**PIN#:** 210700070

|                       |                  |                         |                 |                      |               |
|-----------------------|------------------|-------------------------|-----------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>        | Brick           | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                | <b>Drive:</b>           |                 | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Fin W/O          | <b>Gar/Gar Spcs:</b>    | None / 0        | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | Y                | <b>Drive Park Spcs:</b> | 0               | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 0               | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>            |                 | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                | <b>Pool:</b>            | None            | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>       | Fireplace/Stove | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |                  |                         |                 | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |                 | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  |                         |                 | <b>Survey Type:</b>  | Available     |
| <b>Laundry lev:</b>   |                  |                         |                 | <b>Spec Desig:</b>   | Unknown       |

| # | Room      | Level | Length (ft) | Width (ft) | Description       |                |                |
|---|-----------|-------|-------------|------------|-------------------|----------------|----------------|
| 1 | Living    | Main  | 25.69       | x 10.43    | Fireplace         | Window         | Hardwood Floor |
| 2 | Dining    | Main  | 25.69       | x 10.43    | Combined W/Dining | Window         | Hardwood Floor |
| 3 | Kitchen   | Main  | 0.69        | x 11.65    | Breakfast Bar     | Renovated      | W/O To Yard    |
| 4 | Prim Bdrm | 2nd   | 10.73       | x 15.62    | W/I Closet        | 5 Pc Ensuite   | Hardwood Floor |
| 5 | Br        | 2nd   | 14.11       | x 11.68    | Double Closet     | Window         | Hardwood Floor |
| 6 | Prim Bdrm | 3rd   | 25.46       | x 15.62    | W/I Closet        | W/O To Terrace | Hardwood Floor |
| 7 | Rec       | Lower | 23.23       | x 8.01     | Pot Lights        | Window         | Broadloom      |
| 8 | Laundry   | Lower | 8.07        | x 6.82     | 3 Pc Bath         | B/I Shelves    | Laundry Sink   |

**Client Remks:** Welcome to 87 First Ave, a beautifully renovated 3-storey home in the heart of South Riverdale, offering the perfect blend of modern style and family-friendly living. Drenched in natural light from its coveted south-facing exposure, this spacious home features an open-concept main floor with generous principal rooms, ideal for both entertaining and everyday life. The family-sized kitchen boasts stone countertops, a breakfast bar, and a walkout to a low-maintenance garden, creating a seamless indoor-outdoor flow. Upstairs, the primary bedroom offers double closets and a semi-ensuite, while two additional bedrooms provide ample space for a growing family. The fully finished basement expands your living space with a comfortable family room, a spacious bathroom, and a dedicated laundry area. Plus, there's an exciting opportunity to build a garden suite, adding even more value to this fantastic property. Situated in a prime location with a 97 Walk Score, you're just steps to the vibrant shops, restaurants, and cafes of Gerrard and Queen St., as well as Riverdale Park and convenient TTC access. Dont miss this exceptional family home in one of Toronto's most sought-after neighborhoods!

**Extras:**

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-462-1888



**76 Brooklyn Ave**  
**Toronto Ontario M4M 2X5**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$7,016.99/2024  
**Sold Date:** 03/11/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 6

**Sold: \$1,936,000**  
**List: \$1,699,900**

**For:** Sale

**% Dif:** 114

Detached  
**Link:** N  
 2 1/2 Storey  
**Fronting On:** W  
**Acreage:**  
 25 x 120.33 Feet  
**Irreg:**  
**Dir/Cross St:** Queen St. E. & Pape Ave. **Directions:** North of Queen, South of Dundas  
**Rms:** 9 + 2  
**Bedrooms:** 4  
**Washrooms:** 2  
 1x4x2nd, 1x4xBsmt

**MLS#:** E12002229

**PIN#:** 210570090

|                       |                  |                         |   |                      |               |
|-----------------------|------------------|-------------------------|---|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>        | Brick   | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                | <b>Drive:</b>           | Lane  | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Finished         | <b>Gar/Gar Spcs:</b>    | Detached / 3  | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | Y                | <b>Drive Park Spcs:</b> | 0   | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 3   | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>            | No  | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                | <b>Pool:</b>            | None  | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>       | Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 1500-2000        |                         |   | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |   | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  |                         |   | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                  |                         |   | <b>Spec Desig:</b>   | Unknown       |

| #  | Room      | Level  | Length (ft) | Width (ft) | Description     |                  |                   |
|----|-----------|--------|-------------|------------|-----------------|------------------|-------------------|
| 1  | Foyer     | Ground | 12.76       | x 6.79     | Hardwood Floor  | Closet           | Window            |
| 2  | Living    | Ground | 15.88       | x 12.5     | Hardwood Floor  | Fireplace        | Pot Lights        |
| 3  | Dining    | Ground | 12.7        | x 9.12     | Bay Window      | Hardwood Floor   | Combined W/Living |
| 4  | Kitchen   | Ground | 13.48       | x 10.14    | Eat-In Kitchen  | Breakfast Bar    | Pantry            |
| 5  | Sunroom   | Ground | 8.92        | x 8.56     | Sliding Doors   | Walk-Out         | West View         |
| 6  | Prim Bdrm | 2nd    | 16.96       | x 13.75    | Mirrored Closet | Hardwood Floor   | Bay Window        |
| 7  | 2nd Br    | 2nd    | 11.12       | x 10.17    | B/I Bookcase    | Hardwood Floor   | Casement Windows  |
| 8  | 3rd Br    | 3rd    | 12.86       | x 12.5     | Closet          | Casement Windows | West View         |
| 9  | 4th Br    | 3rd    | 12.5        | x 8.53     | Closet          | Casement Windows | B/I Bookcase      |
| 10 | Rec       | Bsmt   | 12.4        | x 11.19    | Window          | Pot Lights       | Finished          |
| 11 | Laundry   | Bsmt   | 25.95       | x 9.71     | Laundry Sink    | Window           |                   |

**Client Remks:** Charming Brooklyn home, boasting tremendous curb appeal with front porch, cedar shake peak, and enclosed front yard. Check your wish list - 4 spacious bedrooms, fireplace, hardwood floors throughout, bay windows, main floor sunroom with walkout to fully fenced yard and perennial garden. Also featuring a rarely offered oversized garage for multiple vehicles, workshop, or watercraft storage, with easy access off Brighton Avenue. Just steps from local favourites like Pilot Coffee Roasters and Black Lab brewery, along with other vibrant shops, restaurants, parks, and transit options, this home is ideally located. Schools include Leslieville Jr, Riverdale Collegiate and Duke of Connaught Jr & Sr. A fantastic opportunity to experience this Prime Leslieville street and location!

**Extras:**

**Listing Contracted With:** UNION REALTY BROKERAGE INC.416-694-2499





**38 Coady Ave**  
**Toronto Ontario M4M 2Y8**  
**Sold: \$2,000,000**  
**List: \$1,599,900**

Toronto E01 South Riverdale Toronto

**Taxes:** \$7,202.96/2024

**For:** Sale

**% Dif:** 125

**Sold Date:** 04/07/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 7

Detached

**Fronting On:** W

**Rms:** 6 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 3 + 1

2-Storey

23.73 x 80 Feet

**Washrooms:** 3

**Irreg:**

1x5x2nd, 1x3xBsmt, 1x2xMain

**Dir/Cross St:** Queen & Jones

**Directions:** West along Queen Street from Jones turn right north up Coady

**MLS#:** E12050376

**PIN#:** 210510141

|                       |                   |                         |                                       |                      |               |
|-----------------------|-------------------|-------------------------|---------------------------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                 | <b>Exterior:</b>        | Brick                                 | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                 | <b>Drive:</b>           | None                                  | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Fin W/O / Walk-Up | <b>Gar/Gar Spcs:</b>    | None / 0                              | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | Y                 | <b>Drive Park Spcs:</b> | 0                                     | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Forced Air / Gas  | <b>Tot Prk Spcs:</b>    | 0                                     | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | Central Air       | <b>UFFI:</b>            |                                       | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                 | <b>Pool:</b>            | None                                  | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                   | <b>Prop Feat:</b>       | Fireplace/Stove, Park, Public Transit | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 1500-2000         |                         |                                       | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>      |                         |                                       | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                   |                         |                                       | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                   |                         |                                       | <b>Spec Desig:</b>   | Unknown       |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                    |                |
|----|-----------|-------|-------------|------------|--------------------|--------------------|----------------|
| 1  | Foyer     | Main  | 9.65        | x 12.17    | Hardwood Floor     | Closet             | Pot Lights     |
| 2  | Living    | Main  | 9.88        | x 16.34    | Hardwood Floor     | Pot Lights         | Picture Window |
| 3  | Dining    | Main  | 10.04       | x 14.37    | Hardwood Floor     | Window Flr to Ceil | Open Concept   |
| 4  | Kitchen   | Main  | 8.66        | x 15.68    | Hardwood Floor     | Modern Kitchen     | Pot Lights     |
| 5  | Prim Bdrm | 2nd   | 10.1        | x 10.83    | Combined W/Sitting | Vaulted Ceiling    | W/I Closet     |
| 6  | Sitting   | 2nd   | 7.68        | x 19.39    | Hardwood Floor     | Bay Window         | Combined W/Br  |
| 7  | 2nd Br    | 2nd   | 9.71        | x 12.99    | Hardwood Floor     | Double Closet      | East View      |
| 8  | 3rd Br    | 2nd   | 9.22        | x 11.94    | Hardwood Floor     | Closet             | East View      |
| 9  | Family    | Bsmt  | 17.36       | x 14.57    | Gas Fireplace      | Pot Lights         | W/O To Yard    |
| 10 | 4th Br    | Bsmt  | 9.09        | x 8.89     | Broadloom          | Double Closet      | 3 Pc Bath      |
| 11 | Office    | Bsmt  | 7.97        | x 4.89     | B/I Desk           | Above Grade Window | Step-Up        |
| 12 | Laundry   | Bsmt  | 9.58        | x 8.23     | Above Grade Window | Laundry Sink       | Custom Counter |

**Client Remks:** This beautifully updated brick detached home well positioned on Coady Avenue is arguably one of the most family-friendly, sought-after streets in all of Leslieville. Here, charm meets modern convenience in a neighbourhood known for its strong sense of community. Step inside to a light-filled main floor designed for everyday living and effortless entertaining. The open-concept layout offers seamless flow, with hardwood floors, elegant finishes, and natural light pouring in through oversized windows. The chef-inspired kitchen (2023) is the heart of the home, featuring high-end appliances, including a Viking gas range, plenty of storage, and a spacious island perfect for casual meals or evening cocktails. A main floor powder room adds everyday ease for busy families and guests. Upstairs, the second floor is a true retreat. The primary suite features vaulted ceilings, a sitting area, walk-in closet, and a spa-like ensuite designed for busy family mornings. Two additional bedrooms offer flexibility for kids, guests, or a home office each one filled with light and thoughtfully laid out. The lower level continues the thoughtful design found throughout the home. Fully underpinned and waterproofed, with impressive 8-foot ceilings, it feels just as polished and inviting as the main floors. A cozy gas fireplace creates the perfect spot for movie nights or quiet weekends in. With a full bathroom, dedicated laundry room, and a versatile bonus room ideal as a fourth bedroom, gym, or playroom this space offers flexibility and function without compromising on style. With updated windows, electrical, a new roof (2022), and a tankless water heater, all the big-ticket items are taken care of. Just steps from local favourites like Pilot Coffee and Black Lab Brewery, not to mention great schools, parks, and boutiques, this home is beautifully finished and perfectly placed. Not only a home. It's the Leslieville lifestyle you've been waiting for.

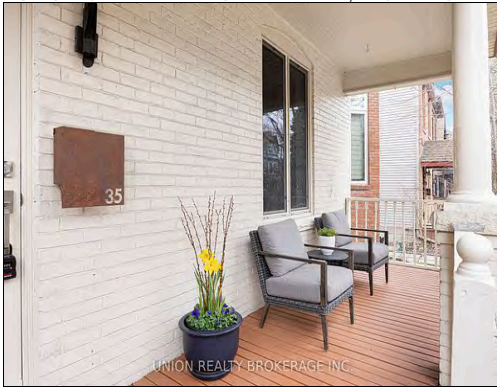
**Extras:**

**Listing Contracted With:** UNION REALTY BROKERAGE INC. 416-686-9618



|   |  |                  |                   |                                      |  |
|---|--|------------------|-------------------|--------------------------------------|--|
| 321 Leslie St   |  |                  | Sold: \$2,000,588 |                                      |  |
| Toronto Ontario M4M 3C8   |  |                  | List: \$1,899,000 |                                      |  |
| Toronto E01 South Riverdale Toronto                                   |  |                  |                   |                                      |  |
| Taxes: \$7,217/2025   |  | For: Sale        |                   | % Dif: 105                           |  |
| Sold Date: 03/03/2025   |  |                  |                   |                                      |  |
| SPIS: N   |  | Last Status: SLD |                   | DOM: 7                               |  |
| Detached  |  | Fronting On: E   |                   | Rms: 7 + 1                           |  |
| Link: N   |  | Acreage:         |                   | Bedrooms: 4                          |  |
| 2-Storey  |  | 23.47 x 135 Feet |                   | Washrooms: 4                         |  |
|   |  | Irreg:           |                   | 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt |  |
| Dir/Cross St: Gerrard and Jones Directions: take it north from Dundas |  |                  |                   |                                      |  |

|  |             |              |  |                               |                      |
|--|-------------|--------------|--|-------------------------------|----------------------|
| MLS#: E11984973  |             |              | PIN#: 210430222  |                               |                      |
| Assignment: N  |             |              | Fractional Ownership: N                                      |                               |                      |
| <b>Kitchens:</b> 1 + 1   |             | N            | <b>Exterior:</b> Brick                                       |                               | <b>Zoning:</b>       |
| <b>Fam Rm:</b> N   |             |              | <b>Drive:</b> Private  |                               | <b>Cable TV:</b>     |
| <b>Basement:</b> Fin W/O / Sep Entrance  |             |              | <b>Gar/Gar Spcs:</b> Attached / 1                            |                               | <b>Gas:</b>          |
| <b>Fireplace/Stv:</b> N  |             |              | <b>Drive Park Spcs:</b> 2                                    |                               | <b>Water:</b>        |
| <b>Heat:</b> Forced Air / Gas  |             |              | <b>Tot Prk Spcs:</b> 3                                       |                               | <b>Water Supply:</b> |
| <b>A/C:</b> Central Air  |             |              | <b>UFFI:</b>   |                               | <b>Sewer:</b> Sewers |
| <b>Central Vac:</b> Y  |             |              | <b>Pool:</b> None  |                               | <b>Waterfront:</b>   |
| <b>Apx Age:</b> 31-50  |             |              | <b>Prop Feat:</b>  |                               | <b>Retirement:</b> N |
| <b>Year Built:</b> 1993  |             |              | Central Vacuum, Fenced Yard, Library, Public Transit, School |                               | <b>Farm/Agr:</b>     |
| <b>Yr Built Source:</b> MPAC   |             |              |  |                               | <b>Oth Struct:</b>   |
| <b>Apx Sqft:</b> 2000-2500   |             |              |  | <b>Survey Type:</b> Available |                      |
| <b>Assessment:</b> 2024 <b>POTL:</b>   |             |              |  | <b>Spec Desig:</b> Unknown    |                      |
| <b>POTL Mo Fee:</b>  |             |              |  |                               |                      |
| <b>Laundry lev:</b> Upper  |             |              |  |                               |                      |
| <b>#</b>   | <b>Room</b> | <b>Level</b> | <b>Length (ft)</b>   | <b>Width (ft)</b>             | <b>Description</b>   |
| 1  | Living      | Main         | 16.27  | x 19.55                       | Hardwood Floor       |
| 2  | Dining      | Main         | 16.27  | x 12.2                        | Hardwood Floor       |
| 3  | Kitchen     | Main         | 16.27  | x 12.63                       | Ceramic Floor        |
| 4  | Prim Bdrm   | 2nd          | 16.31  | x 19.42                       | Hardwood Floor       |
| 5  | 2nd Br      | 2nd          | 7.41   | x 11.06                       | Hardwood Floor       |
| 6  | 3rd Br      | 2nd          | 7.91   | x 10.83                       | Closet               |
| 7  | 4th Br      | 2nd          | 7.91   | x 10.93                       | Hardwood Floor       |
| 8  | Rec         | Bsmt         | 16.11  | x 21.39                       | Ceramic Floor        |
| <b>Client Remks:</b> Spacious & Thoughtfully Renovated Family Home in Leslieville Look for the Yellow Door! Welcome to this beautifully updated family home, designed with convenience, lifestyle, and comfort in mind. The inviting yellow door and charming portico provide a warm welcome and shelter from the elements. Inside, the expansive family living room features a large west-facing window, bathing the space in the afternoon light, while the mature sweeping tree offers privacy and greenery. The open-concept dining and kitchen area is perfect for gatherings, boasting an oversized kitchen island and ample pantry space. Sliding doors lead to a full-sized composite deck with customer metal railings and a retractable awning that is perfect for enjoying sunny days in comfort. The oversized primary bedroom upstairs includes a generous WI closet and a private ensuite with a spacious WI shower and heated floors. As you pass the second-floor laundry, you'll find 3 additional bright bedrooms and a four-piece bath with a soaker tub and heated floors. Natural light floods the second floor through 4 skylights, including one that crowns the soaring staircase. Custom hand-made oak vanities w/granite countertops add a touch of luxury to each bathroom. The lower level offers incredible flexibility, featuring eight-foot ceilings, a second kitchen, 4th bath, laundry, & direct access to the garage. Step outside to your private backyard, a private oasis large enough to accommodate a pool & currently home to a relaxing hot tub. The fully fenced yard provides security and peace of mind. Thoughtful, eco-friendly touches include a permeable brick driveway and a low-maintenance green roof over the portico. Located in a fantastic neighborhood, this home is just steps from Leslieville Public School, St. Joseph Catholic School, and Riverdale Coll. Enjoy easy access to the TTC, Greenwood Farmers Market, Leslievilles vibrant shops and restaurants, Little India, Gerrard Square Mall, and so much more! |             |              |  |                               |                      |
| <b>Extras:</b>   |             |              |  |                               |                      |
| <b>Listing Contracted With:</b> UNION REALTY BROKERAGE INC.416-694-2499  |             |              |  |                               |                      |



**35 Brooklyn Ave**  
**Toronto Ontario M4M 2X4**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$8,018.39/2024  
**Sold Date:** 04/23/2025  
**SPIS:** N

**Sold: \$2,175,000**  
**List: \$1,898,000**

**For:** Sale

**% Dif:** 115

**Last Status:** SLD **DOM:** 7

Detached

**Fronting On:** E

**Rms:** 9 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 3

3-Storey

25 x 120.08 Feet

**Washrooms:** 3

**Irreg:**

1x2xMain, 1x5x2nd, 1x2xBsmt

**Dir/Cross St:** Queen St E & Jones Ave **Directions:** Queen St E & Jones Ave

**MLS#:** E12085919

**PIN#:** 210570021

|                       |                  |                         |                     |                      |               |
|-----------------------|------------------|-------------------------|---------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>        | Alum Siding / Brick | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                | <b>Drive:</b>           | Lane                | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Finished         | <b>Gar/Gar Spcs:</b>    | None / 0            | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | N                | <b>Drive Park Spcs:</b> | 2                   | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 2                   | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>            | No                  | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                | <b>Pool:</b>            | None                | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>       |                     | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 2000-2500        |                         |                     | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |                     | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  |                         |                     | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                  |                         |                     | <b>Spec Desig:</b>   | Unknown       |

| #  | Room      | Level | Length (ft) | Width (ft) | Description        |                    |                    |
|----|-----------|-------|-------------|------------|--------------------|--------------------|--------------------|
| 1  | Living    | Main  | 25.26       | x 14.11    | Hardwood Floor     | Window             |                    |
| 2  | Kitchen   | Main  | 12.47       | x 17.72    | Concrete Floor     | Concrete Counter   | Heated Floor       |
| 3  | Dining    | Main  | 9.84        | x 20.01    | Concrete Floor     | O/Looks Backyard   | Combined W/Kitchen |
| 4  | 2nd Br    | 2nd   | 11.48       | x 17.72    | Hardwood Floor     | Bay Window         | Double Closet      |
| 5  | 3rd Br    | 2nd   | 10.17       | x 14.44    | Concrete Floor     | Closet             |                    |
| 6  | Bathroom  | 2nd   | 11.81       | x 13.12    | Limestone Flooring | 5 Pc Bath          | O/Looks Backyard   |
| 7  | Laundry   | 2nd   | 7.87        | x 6.56     | Tile Floor         | Window             |                    |
| 8  | Prim Bdrm | 3rd   | 15.75       | x 13.45    | Hardwood Floor     | O/Looks Frontyard  | Combined W/Sitting |
| 9  | Sitting   | 3rd   | 9.84        | x 13.45    | Hardwood Floor     | W/O To Balcony     | Combined w/Primary |
| 10 | Media/Ent | Bsmt  | 14.76       | x 14.11    | Accoustic Ceiling  | Broadloom          |                    |
| 11 | Office    | Bsmt  | 11.48       | x 17.06    | Track Lights       | Above Grade Window |                    |

**Client Remks:** This solid, three-storey Leslieville family home on an oversized lot checks every box. The main floor is ideal for entertaining family and friends with its large living room and separate kitchen/dining room featuring an island, hydronic heated concrete floors, concrete counters, custom wooden cabinetry, premium appliances by Miele, Fisher & Paykel and Kitchenaid, wall-to-wall window and glass door leading to the yard. The second floors bedrooms are bright and spacious with lots of storage. Plus 2nd floor laundry and a very special family bathroom. The third floor primary suite is airy, light-filled open concept with a large deck. The soundproofed basement is currently a professional recording studio and jam space with adjoining wet bar and 2-piece bathroom. Its many potential uses include home theatre, gaming, gym, family room, etc. The landscaped backyard has 2 car parking with metal garage doors. Its large enough for a garage or laneway house while still leaving ample room for a garden, patio and play space. The covered front porch overlooks the landscaped garden with Corten steel features. Truly a unique opportunity on the best street in Leslieville with everything Leslieville is famous for; an oasis of tree lined streets, restaurants and bars, parks, shopping, proximity to the lake and downtown, 24-hour transit and a future Ontario Line transit station.

**Extras:**

**Listing Contracted With:** UNION REALTY BROKERAGE INC. 416-686-9618



|   |  |                  |                   |                                      |  |
|---|--|------------------|-------------------|--------------------------------------|--|
| 55 Brooklyn Ave   |  |                  | Sold: \$2,213,000 |                                      |  |
| Toronto Ontario M4M 2X4                                       |  |                  | List: \$1,829,000 |                                      |  |
| Toronto E01 South Riverdale Toronto                           |  |                  |                   |                                      |  |
| Taxes: \$7,474.77/2024  |  | For: Sale        |                   | % Dif: 121                           |  |
| Sold Date: 04/09/2025   |  |                  |                   |                                      |  |
| SPIS: N   |  | Last Status: SLD |                   | DOM: 7                               |  |
| Detached  |  | Fronting On: E   |                   | Rms: 7 + 1                           |  |
| Link: N   |  | Acreage:         |                   | Bedrooms: 4 + 1                      |  |
| 2 1/2 Storey  |  | 22 x 120.25 Feet |                   | Washrooms: 4                         |  |
|   |  | Irreg:           |                   | 1x4xBsmt, 1x2xMain, 1x3x2nd, 1x4x2nd |  |
| Dir/Cross St: Queen East & Pape Directions: Queen East & Pape |  |                  |                   |                                      |  |

|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> E12056056 | <b>PIN#:</b> 210570031 |
|------------------------|------------------------|

|                                 |  |  |  |                                |  |
|---------------------------------|--|--|--|--------------------------------|--|
| <b>Kitchens:</b> 1              |  | <b>Exterior:</b> Brick   |  | <b>Zoning:</b>                 |  |
| <b>Fam Rm:</b> N                |  | <b>Drive:</b> Lane   |  | <b>Cable TV:</b>               |  |
| <b>Basement:</b> Fin W/O / Full |  | <b>Gar/Gar Spcs:</b> None / 0                                  |  | <b>Gas:</b>                    |  |
| <b>Fireplace/Stv:</b> N         |  | <b>Drive Park Spcs:</b> 0                                      |  | <b>Water:</b>                  |  |
| <b>Heat:</b> Water / Gas        |  | <b>Tot Prk Spcs:</b> 2   |  | <b>Water Supply:</b>           |  |
| <b>A/C:</b> Wall Unit           |  | <b>UFFI:</b>   |  | <b>Sewer:</b> Sewers           |  |
| <b>Central Vac:</b> N           |  | <b>Pool:</b> None  |  | <b>Waterfront:</b>             |  |
| <b>Apx Age:</b> 100+            |  | <b>Prop Feat:</b>  |  | <b>Retirement:</b>             |  |
| <b>Year Built:</b> 1921         |  | Fenced Yard, Library, Park, Public Transit, Rec Centre, School |  | <b>Farm/Agr:</b>               |  |
| <b>Yr Built Source:</b> MPAC    |  |  |  | <b>Oth Struct:</b> Garden Shed |  |
| <b>Apx Sqft:</b> 2500-3000      |  |  |  | <b>Survey Type:</b> Available  |  |
| <b>Assessment:</b> <b>POTL:</b> |  |  |  | <b>Spec Desig:</b> Unknown     |  |
| <b>POTL Mo Fee:</b>             |  |  |  |                                |  |
| <b>Laundry lev:</b> Lower       |  |  |  |                                |  |

|                         |             |              |                    |                   |                    |                   |               |
|-------------------------|-------------|--------------|--------------------|-------------------|--------------------|-------------------|---------------|
| <b>Topography:</b> Flat |             |              |                    |                   |                    |                   |               |
| <b>#</b>                | <b>Room</b> | <b>Level</b> | <b>Length (ft)</b> | <b>Width (ft)</b> | <b>Description</b> |                   |               |
| 1                       | Foyer       | Main         | 3.94               | x 12.47           | Hardwood Floor     | W/O To Porch      |               |
| 2                       | Living      | Main         | 11.48              | x 10.17           | Hardwood Floor     | O/Looks Frontyard | Open Concept  |
| 3                       | Dining      | Main         | 10.17              | x 10.83           | Hardwood Floor     | Pocket Doors      | 2 Pc Bath     |
| 4                       | Kitchen     | Main         | 15.75              | x 11.15           | Tile Floor         | Heated Floor      | Pantry        |
| 5                       | Prim Bdrm   | 2nd          | 11.15              | x 13.12           | Wood Floor         | Combined W/Den    | 3 Pc Ensuite  |
| 6                       | Bathroom    | 2nd          | 0                  | 0                 | Tile Floor         | Separate Shower   | Closet        |
| 7                       | 2nd Br      | 2nd          | 16.4               | x 11.48           | West View          | Wood Floor        | B/I Shelves   |
| 8                       | 3rd Br      | 3rd          | 10.83              | x 15.75           | West View          | Laminate          | Closet        |
| 9                       | 4th Br      | 3rd          | 10.5               | x 16.73           | East View          | Laminate          | Closet        |
| 10                      | Laundry     | Lower        | 7.22               | x 5.91            | Tile Floor         | 4 Pc Bath         | Walk-Thru     |
| 11                      | Rec         | Lower        | 14.76              | x 26.25           | Laminate           | Open Concept      | Combined W/Br |
| 12                      | 5th Br      | Lower        | 0                  | 0                 | Laminate           | Combined W/Rec    | Closet        |

**Client Remks:** The Grande Dame of Leslieville has arrived! This big, beautiful, detached 4-bed, 4-bath stunner checks every box-and then some-on one of the absolute best streets in the 'hood. Before you even step inside, that picture-perfect front porch will have you dreaming of sunset cocktails and good chats while the city hums around you. Inside? A masterclass in style and function. Thoughtful renos throughout, including a massive spa-like bath on the second floor (seriously, it's a showstopper), plus a dreamy primary ensuite. The lower level is set up for whatever you need-nanny suite, teenager lair, guest retreat. Cozy heated kitchen floors make winter mornings infinitely better. And out back? A fully loaded, low-maintenance oasis: built-in BBQ, granite prep space, pergola-covered hot hub, and two-car parking via a sleek interlocking walkway. All this plus steps to Leslieville's best coffee, breweries, restaurants, and shops? Yeah, you're gonna fall hard for this one.

|   |
|---|
| <b>Extras:</b>  |
| <b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD.416-322-8000 |





**269 Leslie St**  
**Toronto Ontario M4M 3C8**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$9,241.53/2024  
**Sold Date:** 06/04/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 89

**Sold: \$2,275,000**  
**List: \$2,550,000**

**For:** Sale **% Dif:** 89

Detached **Fronting On:** E **Rms:** 16 + 6  
**Link:** N **Acreage:** **Bedrooms:** 9 + 1  
 3-Storey 25 x 135 Feet **Washrooms:** 7  
**Irreg:** 7x3  
**Dir/Cross St:** S of Gerrard, N of Dundas **Directions:** North on Leslie St from Dundas

**MLS#:** E12006169

**PIN#:** 210430226

|                       |                         |   |              |                      |                 |
|-----------------------|-------------------------|---|--------------|----------------------|-----------------|
| <b>Kitchens:</b>      | 3 + 0                   | <b>Exterior:</b>                        | Brick / Wood | <b>Zoning:</b>       | Residential     |
| <b>Fam Rm:</b>        | N                       | <b>Drive:</b>                           | Lane         | <b>Cable TV:</b>     | <b>Hydro:</b> Y |
| <b>Basement:</b>      | Finished / Sep Entrance | <b>Gar/Gar Spcs:</b>                    | None / 0     | <b>Gas:</b>          | Y <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | N                       | <b>Drive Park Spcs:</b>                 | 4            | <b>Water:</b>        | Municipal       |
| <b>Heat:</b>          | Forced Air / Gas        | <b>Tot Prk Spcs:</b>                    | 4            | <b>Water Supply:</b> |                 |
| <b>A/C:</b>           | Central Air             | <b>UFFI:</b>                            |              | <b>Sewer:</b>        | Sewers          |
| <b>Central Vac:</b>   | N                       | <b>Pool:</b>                            | None         | <b>Waterfront:</b>   |                 |
| <b>Apx Age:</b>       |                         | <b>Prop Feat:</b>                       |              | <b>Retirement:</b>   | N               |
| <b>Apx Sqft:</b>      | 3500-5000               | Library, Park, Place Of Worship, Public |              | <b>Farm/Agr:</b>     |                 |
| <b>Assessment:</b>    | <b>POTL:</b>            | Transit, School                         |              | <b>Oth Struct:</b>   | Garden Shed     |
| <b>POTL Mo Fee:</b>   |                         |   |              | <b>Survey Type:</b>  | None            |
| <b>Laundry lev:</b>   |                         |   |              | <b>Spec Desig:</b>   | Unknown         |

| #   | Room | Level | Length (ft) | Width (ft) | Description |
|---|------|-------|-------------|------------|-------------|
| <b>Client Remks:</b> Great opportunity to live and rent or just as a total investment property in Leslieville. Top floor is a 3-bedroom unit. Second floor is a 3-bedroom unit with possible alterations. Main floor is a 2-bedroom unit. And the lower unit is a 1-bedroom unit with possibilities to change to a 2-bedroom unit. Total renovation completed in 2023. Close to 4,500 sq ft of living space. Modern decor and clean lines. 9-foot ceilings in basement, main, second, and 8-foot ceilings on the third floor. Lots of storage space. Good Cap rates for a Toronto investment property and the possibility to increase with minimal alterations to close to 5.0%. Current gross rents are \$118,800 (including utilities) with the possibility of increasing to \$140,400 plus utilities. See floor plans for configuration and measurements. 4 car lane parking. Shed for storage in the back. Qualified to add a laneway suite in the back to live/rent/sell. Great neighbourhood with a very good Walk Score. |      |       |             |            |             |
| <b>Extras:</b>  |      |       |             |            |             |
| <b>Listing Contracted With:</b> KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545   |      |       |             |            |             |


**56 Brooklyn Ave**  
**Toronto Ontario M4M 2X5**

Toronto E01 South Riverdale Toronto

**Taxes:** \$8,061.30/2024**For:** Sale**Sold:** \$2,360,000**List:** \$2,449,900**Sold Date:** 03/15/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 16

Detached

**Fronting On:** W**Rms:** 10**Link:** N**Acreage:****Bedrooms:** 3 + 1

3-Storey

19.75 x 120.17 Feet

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

1x5x2nd, 1x4xBsmt, 1x3x3rd

**Dir/Cross St:** Queen St E & Brooklyn Ave. **Directions:** turn on Brooklyn from Queen St E**MLS#:** E11992157**PIN#:** 210570098

|                       |                  |                         |                        |                      |               |
|-----------------------|------------------|-------------------------|------------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>        | Brick / Stucco/Plaster | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | Y                | <b>Drive:</b>           | None                   | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Finished / Full  | <b>Gar/Gar Spcs:</b>    | Detached / 2           | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | N                | <b>Drive Park Spcs:</b> | 0                      | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 2                      | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>            |                        | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                | <b>Pool:</b>            | None                   | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>       | Family Room            | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |                  |                         |                        | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |                        | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  |                         |                        | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                  |                         |                        | <b>Spec Desig:</b>   | Unknown       |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |                      |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------------|
| 1  | Living    | Main  | 15.55       | x 10.2     | Hardwood Floor | B/I Shelves    | Combined W/Dining    |
| 2  | Dining    | Main  | 12.8        | x 10.83    | Hardwood Floor | B/I Shelves    | Combined W/Living    |
| 3  | Kitchen   | Main  | 14.01       | x 10.99    | Hardwood Floor | Large Window   | Stainless Steel Appl |
| 4  | Breakfast | Main  | 8.96        | x 8.27     | Hardwood Floor | Breakfast Area | W/O To Patio         |
| 5  | 2nd Br    | 2nd   | 13.91       | x 12.17    | Hardwood Floor | Double Closet  | Large Window         |
| 6  | 3rd Br    | 2nd   | 18.8        | x 11.09    | Hardwood Floor | B/I Shelves    | Large Window         |
| 7  | Prim Bdrm | 3rd   | 25.72       | x 10.99    | Hardwood Floor | 3 Pc Ensuite   | His/Hers Closets     |
| 8  | Sitting   | 3rd   | 15.75       | x 12.5     | Hardwood Floor | Open Concept   | Vaulted Ceiling      |
| 9  | Br        | Bsmt  | 14.27       | x 11.09    | Broadloom      | Heated Floor   | Double Closet        |
| 10 | Rec       | Bsmt  | 21.75       | x 10.99    | Broadloom      | Heated Floor   | Built-In Speakers    |

**Client Remks:** Beauty On Brooklyn Ave. Welcome to this stunning detached home that has been meticulously rebuilt from the bricks and extensively renovated with a focus on sustainability, longevity and style, where elegance meets modern convenience. Boasting soaring 9-foot ceilings throughout, this residence exudes a sense of space and sophistication. The engineered oak hardwood floors add warmth and timeless beauty to every room, seamlessly blending style and durability. At the heart of this home lies a magnificent custom chefs kitchen, featuring cabinetry handcrafted by the renowned Toronto carpenter, Akroyd Furniture. The attention to detail and quality craftsmanship is evident, creating a functional yet luxurious space perfect for culinary creativity and entertaining. This home is equipped with thoughtful storage and custom built-ins throughout, along with a state-of-the-art Control4 home automation system, allowing you to effortlessly manage security, sound, lighting, and heating/cooling from a single intuitive application. Experience seamless integration and ultimate convenience, all at your fingertips. The property also includes a custom built garage with durable galvanized steel siding. For the green thumb, a hydroponic watering system ensures efficient and sustainable care for your plants, perfect for gardening enthusiasts. Additionally, this home offers exciting potential for an Accessory Dwelling Unit, giving you the flexibility to create a separate living space or rental opportunity, enhancing both value and versatility. With its custom finishes, high-end features, and cutting-edge technology, this home provides the perfect balance of comfort, style, and future potential. Variety of cafes, boutique shops, and local eateries that line the streets, offering everything from trendy brunch spots to cozy coffeehouses. The neighborhood's proximity to numerous parks provides ample green space for residents to enjoy outdoor activities.

**Extras:****Listing Contracted With:** CENTURY 21 ATRIA REALTY INC.416-203-8838