

	335 Craven Rd N Toronto Ontario M4L 2Z5 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$625,000 List: \$500,000				
	Taxes: \$4,162.56/2025 Sold Date: 11/09/2025 SPIS: N Last Status: SLD DOM: 5		For: Sale % Dif: 125				
	Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 14 x 73 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 1 1x4x2nd				
	Dir/Cross St: Gerrard St. E & Coxwell Ave. Directions: North of Dundas St. E and South of Gerrard St. E						
MLS#: E12506044 PIN#: 210380343							
Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 114 PL 1301 TWP OF YORK AS IN CA198515 EXCEPT EASEMENT THEREIN (SECONDLY DESCRIBED) & ET131496 EXCEPT EASEMENT THEREIN (FIRSTLY DESCRIBED); CITY OF TORONTO							
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1912 Apx Sqft: < 700 Roof: Flat, Asphalt Shingle Foundation: Brick, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.29	x 11.45	Hardwood Floor	Large Window	Panelled
2	Dining	Main	14.86	x 5.35	Window	Wainscoting	Combined W/Kitchen
3	Kitchen	Main	6.14	x 11.98	Laminate	Ceiling Fan	Combined W/Dining
4	Mudroom	Main	4.95	x 9.58	Large Window	W/O To Deck	Skylight
5	Prim Bdrm	2nd	11.06	x 11.48	Laminate	B/I Closet	Window
6	2nd Br	2nd	11.91	x 7.15	Laminate	B/I Closet	Window
7	Bathroom	2nd	8.96	x 4.04	4 Pc Bath	Window	Wall Sconce Lighting
8	Family	Bsmt	13.71	x 10.76	Laminate	Window	Panelled
9	Laundry	Bsmt	12.07	x 10.83	Combined	Window	Concrete Floor
10	Workshop	Bsmt	10.83	x 12.07	W/Workshop Combined W/Laundry	Window	Concrete Floor
Client Remks: Cravin' Something Special to whet your home design appetite: 335 Craven Road is cute as a button and packed with charm! This 2-bed, 1-bath semi is ideal, with a retro, open-concept eat-in kitchen that practically begs for Sunday pancakes. The adjoining mudroom keeps life organized with loads of extra storage. Want more? There's a family room in the lower level, plus a laundry room plus a workroom to help you start creating your dream home. Out back, a private deck and fenced yard are waiting for lattes in the morning, cocktails at dusk, and long summer BBQ nights. Even the shed's got room for your dream-home tools. Wave hello from the front porch as neighbours pass by, or admire the artwork created by so many talented folks nearby. Too tired to cook? Lazy Daisy's Cafe is just a hop, skip, and jump away with a mouth-watering breakfast and brunch menu. Craving something heartier? Treat yourself to Lake Inez for an unforgettable dinner, or grab a charbroiled Double Jane at Harrys a neighbourhood classic you won't regret. And that's just the beginning, this pocket is full of local gems waiting to be discovered. And the street? Craven Road is one of Toronto's coolest secrets. Homes only on one side, a long fence on the other, plenty of history, friendly neighbours, and even an annual street party! Perfectly tucked between The Beaches and Leslieville, steps away from restaurants, transit, green spaces, and trails. A fantastic opportunity for first-time buyers or anyone craving character, potential, and an unbeatable location. A special find on beloved Craven Road! For those craving character, community, and the chance to create a home that truly reflects your style, this one's for you. Inclusions: HVAC & Appliances are in as-is condition.							
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY416-690-2181							



6 Paisley Ave		Sold: \$676,000
Toronto Ontario M4M 1N3		List: \$749,900
Toronto E01 South Riverdale Toronto		
Taxes: \$4,947/2025	For: Sale	% Dif: 90
Sold Date: 11/20/2025		
SPIS: N	Last Status: SLD	DOM: 42
Att/Row/Twnhouse	Fronting On: N	Rms: 6
Link:	Acreage:	Bedrooms: 3
2-Storey	14.81 x 91.63 Feet	Washrooms: 1
	Irreg:	1x2x2nd
Dir/Cross St: Logan Ave / Dundas St E Directions: Dundas St E to Paisley		

MLS#: E12453593	PIN#: 210750036
Legal: See Schedule B	

Kitchens: 1	Exterior: Brick	Zoning: R
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Park/Drive: None	Gas:
Fireplace/Stv: N	Drive: None	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1880	Prop Feat: Interior Feat: None	HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: Unknown
Foundation: Stone		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	8.43	x 11.48	
2	Dining	Main	9.38	x 13.52	
3	Kitchen	Main	9.48	x 15.68	
4	Prim Bdrm	2nd	12.43	x 11.52	
5	Br	2nd	7.19	x 11.52	
6	Br	2nd	9.45	x 10.01	
7	Bathroom	2nd	5.58	x 5.38	2 Pc Bath
8	Utility	Bsmt	9.12	x 15.42	
9	Other	Bsmt	12.2	x 27.23	

Client Remks: Welcome to 6 Paisley Avenue, an exciting opportunity in the heart of Toronto for those with a creative vision. This property is ideal for anyone looking to take on a project, whether you're planning a custom build or a full renovation. With plenty of potential to make it your own, its a blank canvas ready for transformation. Set in a dynamic and convenient neighborhood, you'll enjoy all the benefits of true Toronto living. Everything you need is just minutes away: public transportation, grocery stores, local shops, and a diverse selection of restaurants that reflect the city's vibrant culture. For pet owners and nature lovers, the location couldn't be better. The home sits right next to several beautiful park spaces, perfect for daily dog walks or simply enjoying a peaceful escape outdoors. It's a rare chance to build or reimagine something special in an established area, surrounded by everyday essentials. Whether you're starting fresh or restoring what's already here, 6 Paisley Avenue is full of promise and possibility. Home inspection is available.

Inclusions: All as in condition.

Listing Contracted With: GORDON'S DOWNSIZING & ESTATE SERVICES LTD. 613-961-7245



1042 Dundas St E Toronto Ontario M4M 1R8 Toronto E01 South Riverdale Toronto		Sold: \$740,000 List: \$699,000
Taxes: \$4,985/2025	For: Sale	% Dif: 106
Sold Date: 11/14/2025		
SPIS: N	Last Status: SLD	DOM: 11
Semi-Detached	Fronting On: N	Rms: 7 + 3
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	17 x 100 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Dundas & De Grassi Directions: Riverdale/Leslieville		

MLS#: E12507784 **PIN#:** 210700183
Legal: LT 5, D PL 256E TORONTO S/T & T/W CT578192; CITY OF TORONTO

Kitchens: 2 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 1	Cable TV:
Basement: Apartment / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: None	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1906	Prop Feat: Family Room	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: In-Law Suite	Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Concrete		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.32	x 10.33	
2	Kitchen	Main	13.58	x 9.74	
3	Mudroom	Main	13.42	x 6.33	
4	Br	Main	10.6	x 10.24	
5	Prim Bdrm	2nd	14.01	x 11.32	
6	2nd Br	2nd	10.66	x 10.24	
7	Kitchen	2nd	10.01	x 8.6	
8	Living	Bsmt	13.25	x 13.16	
9	Kitchen	Bsmt	10.99	x 4.99	
10	Br	Bsmt	13.48	x 9.32	

Client Remks: Prime Riverdale/Leslieville Location! 3+1 Bedroom Home with 3 Bathrooms and 3 Kitchens, Extra High Ceilings, Separate Entrance AND Parking off Laneway! Endless Possibilities. Currently set up as a triplex. Can be converted to Single Family with a Full Basement Apartment. Perfect for Handyman or Renovator. Location is smack dab in the middle of Riverdale and Leslieville - Queen St is the next block south, Logan the next block East, Gerrard the block North and Broadview the block to the west. If you know what these streets offer you will know it is one of the hottest neighbourhoods in the City. Everything a walk away. As well as 24hr TTC, and direct access to the DVP off of Dundas. New Primarily Roof 2022, New Flat Roof in 2019. with 7 year warranty. You just cannot beat the value here. Floor Plans /Drawings Attached

Inclusions: Includes all appliances. All sold as-is.

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545



99 Kent Rd			Sold: \$895,000
Toronto Ontario M4L 2X5			List: \$925,000
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$5,474.67/2025		For: Sale	% Dif: 97
Sold Date: 10/10/2025			
SPIS: N	Last Status: SLD	DOM: 86	
Semi-Detached	Fronting On: E	Rms: 7	
Link:	Acreage:	Bedrooms: 3	
2-Storey	16.58 x 90 Feet	Washrooms: 1	
	Irreg:	1x3x2nd	
Dir/Cross St: East of Greenwood and a few houses south of Dundas			
Directions: East of Greenwood and a few houses south of Dundas			

MLS#: E12288212 **PIN#:** 210390147
Legal: PT LT 36-37 PL 504E TORONTO AS IN CT717366; T/W & S/T CT717366; S/T ET3265; CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Unfinished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Available	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1924	Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School	HST Applicable to Included In
Apx Sqft: 1100-1500	Interior Feat: Built-In Oven, Carpet Free, Floor Drain, Water Heater Owned	Sale Price:
Roof: Unknown		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.45	x 13.29	Imitation Fireplace	Stained Glass	Hardwood Floor
2	Dining	Ground	11.68	x 10.43	Open Concept	Crown Moulding	Pot Lights
3	Kitchen	Ground	12.96	x 21.13	Centre Island	Granite Counter	Heated Floor
4	Prim Bdrm	2nd	18.96	x 12.57	B/I Shelves	Pot Lights	Hardwood Floor
5	2nd Br	2nd	12.89	x 10.89	Double Closet	Plank Floor	
6	3rd Br	2nd	9.94	x 8.07	Closet	Window	Hardwood Floor

Client Remks: Say hello to 99 Kent Road... a wonderful opportunity in one of Toronto's most desirable neighbourhoods, Leslieville. This home boasts a large two-storey addition, featuring an incredible kitchen and primary bedroom, both equipped with custom-built-ins that maximize space and style. The back of the house is lined with wall-to-wall, high-quality European windows on both floors, flooding the home with an abundance of natural light. The main floor features hardwood floors, pot lights, and an open-concept layout, though it does require some minor drywall repairs. The primary bedroom is so spacious that your family could comfortably sleep there while renovating the other two bedrooms, which are currently in need of some work, as they still have lath and no plaster. The unfinished basement offers great potential and is ready to be transformed to your liking. On the south side, the home has been recently waterproofed with weeping tiles for added peace of mind. Other updates include a newer hot water tank, furnace, and roof coverings (both flat and peaked), all less than 5 years old. The home also features a 1/2 inch copper service line. A home inspection report is available upon request. There is a laneway at the back of the property that is accessible from Dundas. Many households have created private parking solutions. It is worth taking a walk. This property offers immense potential to create a home that fits your vision in a top-tier location. Walk score of 88 with shops, restaurants, and transit nearby. Just a few blocks away is Greenwood Park, which offers a fantastic Sunday farmer's market, skating rink, pool, playground, dog park, and baseball fields. Plus, it's only an 18-minute drive to downtown! This is truly an exceptional opportunity to enter one of the city's best areas.

Inclusions: Existing Fridge (2025), Built-In Dishwasher (2025), Cook-Top, Oven, Exhaust Fan, Washer and Dryer, Dehumidifier, Existing light fixtures and window coverings, Sony TV and Brackets in Primary, Gas Burner & Equipment, Hot Water Tank. All in "as is" Condition.

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



37 Connaught Ave Toronto Ontario M4L 2V8 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$925,000 List: \$949,900
Taxes: \$5,723.52/2025	For: Sale	% Dif: 97
Sold Date: 12/01/2025		
SPIS: N	Last Status: SLD	DOM: 67
Duplex	Fronting On: E	Rms: 8 + 2
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	20.75 x 127 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3xMain, 1x4xBsmt
Dir/Cross St: Queen St E/Greenwood Directions: n/a		

MLS#: E12426505 **PIN#:** 213920137
Legal: PT LT 13-14 PL 426E TORONTO AS IN CA204112; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Apartment / Walk-Up Fireplace/Stv: Y Heat: Heat Pump / Electric A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Beach, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Patio, Porch Interior Feat: Separate Heating Controls, Separate Hydro Meter, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Electric Included In HST Applicable to Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	25.1	x 10.76	Open Concept	Skylight	
2	Kitchen	2nd	0	0	Open Concept	Combined W/Living	Window
3	Br	2nd	12.34	x 10.24	Double Closet		
4	Den	2nd	9.68	x 7.71	Fireplace	Panelled	W/O To Deck
5	Living	Main	25.1	x 10.76	Open Concept	Laminate	Window
6	Kitchen	Main	0	0	Combined W/Living	Laminate	Window
7	Br	Main	14.6	x 10.83	Hardwood Floor	Double Closet	
8	Den	Main	9.42	x 7.81	Hardwood Floor	W/O To Deck	
9	Other	Bsmt	11.42	x 10.93	Fireplace		
10	Laundry	Bsmt	9.97	x 6.1	Laundry Sink		

Client Remks: MINIMUM \$7K MONTHLY INCOME!!! Primo Impeccably Upgraded Legal Duplex off Queen Street East Just minutes from Leslieville & the Beaches. OVERVIEW: This beautifully maintained legal duplex nestled in one of Toronto's most vibrant neighborhoods offers three separate units in impeccable condition. Thoughtfully upgraded by a long-term owner and located just steps from Ashbridge Bay Park, and Woodbine Beach. Enjoy unbeatable access to some of the schools, shopping, dining, and outdoor amenities. GREAT INVESTMENT & Living Potential: Perfect for both investors and those looking for a spacious home, this duplex offers exceptional flexibility + income potential. All units in top move-in ready condition for homeowners, renters, or those seeking a turnkey investment. The property's configuration and upgrades make it ideal for multi-generational living or generating consistent rental income. DETAILS: UPPER UNIT: Owner Occupied-Renovated Kitchen w/custom pull out pot drawers, Skylight w/blinds, Large Bedroom, Bathroom w/ heated floors, washer/dryer combo, upgraded floors, and a versatile den with fireplace & walkout to a private deck. MAIN FLOOR Unit (Vacant November 1): Boasts upgraded floors, a modern kitchen, new bathroom, den w/out to a private deck, and a fenced yard perfect for relaxation and entertaining. LOWER BACHELOR Unit: Offers a spacious bedroom, a fully equipped kitchen, renovated bath, fireplace and direct access to the separate laundry room for added convenience. Amenities & Utilities: Residents enjoy ample storage space, communal laundry facilities, (private in upstairs unit), and the peace of mind that comes with a meticulously maintained property. Currently Rent is all-inclusive covering hydro, heat, internet, and BellFibe TV

Inclusions: Fenced yard w/Perennial gardens, BBQ, patio & patio furniture included. Storage Shed with Hydro and Shelving +Additional storage unit.THREE (3) Fridges, stoves, Basement, Washer and Dryer, 2nd Floor W/D combo unit, All custom blinds, ELFs, 2 European Style Heat/AC wall units. 2 Separate Hydro meters, Upper Floor and Basement

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY905-731-2000



755 Gerrard St E Toronto Ontario M4M 1Y5 Toronto E01 South Riverdale Toronto Taxes: \$4,735.67/2025 Sold Date: 11/10/2025 SPIS: N Last Status: SLD DOM: 51		Sold: \$926,000 List: \$995,000 For: Sale % Dif: 93
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 18 x 117 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Broadview Ave & Gerrard Street Directions: On Gerrard Street		

MLS#: E12417390 **PIN#:** 210700341
Legal: LT 9 PL 720 CITY EAST; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1896 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N Hot Water Tank-Gas Included In Available Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 755 Gerrard Street East, This house has been loved by the same family for 30 years. Now it's time for a new family to build their new home in prime Riverdale. This Victorian freehold townhouse, with 3 bedrooms, 2 full bathrooms, a spacious finished basement, a front porch and fenced-in backyard. This home has plenty of space for enjoying life with family and friends. It features hardwood floors on the main floor and large windows allowing lots of natural light to filter in throughout the day. Great ceiling height on the main floor with a huge beautiful sun filled kitchen with sliding doors to the walkout large backyard. The laneway parking has space for 2 cars to park. Potential for future additions or laneway house. A short walk to shops, restaurants, grocery on Danforth and in Leslieville, multiple streetcars, and Riverdale Park. This home is a few minutes walk from the upcoming new Ontario Line, with a transit station at Gerrard Street and Carlaw Ave. The Seller And Listing Agent Make No Representations Or Warranties Regarding The Condition Of The Property. PROPERTY BEING SOLD IN AS IS WHERE IS CONDITION NO WARRANTIES					
Listing Contracted With: RIGHT AT HOME REALTY905-695-7888					



13 Agnes Lane Toronto Ontario M4L 3Z3 Toronto E01 South Riverdale Toronto Taxes: \$4,818.61/2025 Sold Date: 09/18/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$930,000 List: \$779,000 For: Sale % Dif: 119
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 15.75 x 66.17 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Queen + Leslie Directions: South Of Queen St.

MLS#: E12403733 **PIN#:** 213910085
Legal: PT LT 27 PL 214 TORONTO PARTS 10,11 & 12 ON PLAN 64R16404. S/T CA687445. S/T AND T/W CA743656. CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 16-30 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Water Heater Owned, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 11.42	Hardwood Floor	Open Concept	Above Grade Window
2	Dining	Main	11.42	x 7.32	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	13.09	x 9.09	Stainless Steel Appl	Eat-In Kitchen	Open Concept
4	Prim Bdrm	2nd	14.76	x 10.66	W/O To Balcony	His/Hers Closets	Broadloom
5	2nd Br	2nd	12.66	x 9.91	Picture Window	Double Closet	Broadloom
6	Family	Lower	14.6	x 10.99	W/O To Yard	W/O To Garage	Hardwood Floor

Client Remks: Attention all east-end buyers! House hunters and condo lookers alike, 13 Agnes Lane is just what you are looking for, and all without a monthly maintenance fee! This freehold townhome is a rare opportunity and offers 1495 square feet of living space, with a built-in garage and private backyard! Ideally situated right in the heart of Leslieville. Beautifully maintained by the current homeowners, the possibilities at 13 Agnes Lane are endless. Move right in and enjoy or explore the possibility of adding value down the road. Check out the recent renovation & sale completed at 9 Agnes Lane. The open concept main floor allows for generous proportioned living and dining spaces. The kitchen features new stainless steel appliances and a breakfast bar that comfortably seats 4, perfect for both casual meals and Friday night entertaining. The main floor is complete with ever coveted main floor powder room and coat closet. Upstairs, you'll find two gracious sized bedrooms, both with fantastic closet space. The primary bedroom walks out to a balcony overlooking the neighbourhood. The lower level, bright and above grade is a true bonus, offering flexible space for a family room, office, gym or even additional bedroom! French doors open directly out to the private hardscaped backyard, perfect for summer barbecues, evening cocktails, or simply enjoying a quiet moment outdoors! Direct access to built-in garage with additional storage. The Enjoy the convenience of the 501 Queen Streetcar, offering a direct ride downtown in minutes. Stroll to vibrant shops, cozy cafes, and destination restaurants, or spend Sundays at the Leslieville Farmer's Market. With a neighbourhood park just steps away at the end of Agnes Lane, this location truly offers the perfect balance of convenience, community, and charm.

Inclusions: Stainless steel fridge/freezer, stainless steel range, stainless steel hood vent, stainless steel dishwasher, stackable washer/dryer, all electric light fixtures, all bathroom mirrors, gas burner and equipment, central air conditioning, hot water tank (owned). Improvements To Mention: Roof (2017). Central Air Conditioning (2023). Hot Water Tank (2024).

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



360 Logan Ave Toronto Ontario M4M 2N7 Toronto E01 South Riverdale Toronto Taxes: \$5,708.44/2025 Sold Date: 09/10/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$958,888 List: \$699,900 For: Sale % Dif: 137
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 17.5 x 115.04 Feet Irreg:	Rms: 9 Bedrooms: 2 + 2 Washrooms: 2 1x3xMain, 1x3x2nd	Dir/Cross St: Dundas Street - Logan Ave Directions: Dundas Street - Logan Ave

MLS#: E12380011 **PIN#:** 210750021
Legal: PCL 10-2 SEC M14; PT LT PL M14

Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1880 Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Insulbrick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	26.64	x 8.99	
2	Dining	Main	26.64	x 8.99	
3	Kitchen	Main	17.62	x 10.07	
4	Sunroom	Main	7.78	x 10.17	
5	Kitchen	2nd	11.48	x 8.96	
6	Prim Bdrm	2nd	14.01	x 12.37	W/O To Sunroom
7	2nd Br	2nd	10.4	x 10.2	
8	3rd Br	Upper	11.84	x 9.19	
9	4th Br	Upper	14.07	x 17.26	

Client Remks: ATTENTION BUILDERS, RENOVATORS & INVESTORS. Location, Location, Location. Rarely Offered Victorian House Situated In The Heart Of Vibrant Leslieville In The Sought-After Neighbourhood Of South Riverdale, Minutes To The Downtown Core, Your Next Project Awaits You At 360 Logan Avenue. This Two & Half Storey Semi-Detached Home Offers Unparalleled Convenience Sitting On A Large Lot WITH PARKING OFF LANEWAY. This Property Is A Unique Opportunity For Someone Looking To Put Their Mark On A Home With Tremendous Potential. While The House Requires Some Updates And Repairs, Its Prime Location And Spacious Layout Offer Endless Possibilities. Enjoy Everything Leslieville Has To Offer, Steps To Amazing Restaurants, Indie Theatres, Quality Schools, And Several Popular Parks. Plus You'll Have Easy Access To Highways And Transit. Including The Future Riverside/Leslieville Station Of The Ontario Line. The Seller And Listing Agent Make No Representations Or Warranties Regarding The Condition Of The Property. "A Flashlight Is Advisable For All Showings "PROPERTY BEING SOLD IN AS IS WHERE IS CONDITION NO WARRANTIES
Inclusions: Existing 1 Fridge, 2 Stoves, Gas Burner @ Equipment, All Electric Light Fixtures, Hot Water Tank Rental)
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



35 Winnifred Ave Toronto Ontario M4M 2X2 Toronto E01 South Riverdale Toronto Taxes: \$4,427.64/2024 Sold Date: 10/02/2025 SPIS: Y Last Status: SLD DOM: 8			Sold: \$977,000 List: \$899,000 For: Sale % Dif: 109
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.08 x 103.5 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: QUEEN AND PAPE Directions: QUEEN AND PAPE

MLS#: E12423450 **PIN#:** 210560295
Legal: PT LT 25 PL 56E TORONTO AS IN CA267101; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Beach, Grnbelt/Conserv, Hospital, Library, Park, Public Transit Exterior Feat: Deck, Patio, Paved Yard, Porch Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.5	x 13.62	Hardwood Floor	Combined W/Dining	Open Concept
2	Dining	Ground	9.78	x 12.73	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Ground	8.89	x 5.35	Eat-In Kitchen	W/O To Yard	Double Sink
4	Prim Bdrm	2nd	12.47	x 11.38	Hardwood Floor	Bay Window	O/Looks Frontyard
5	2nd Br	2nd	7.45	x 10.93	Hardwood Floor	O/Looks Backyard	Closet
6	3rd Br	2nd	8.92	x 9.68	Laminate	O/Looks Backyard	French Doors

Client Remks: Lovely in Leslieville-what more could you ask for? As one of the city's' most fantastic neighbourhoods, it offers it all: fantastic shops, restaurants, cafes, bars, unique local businesses, grocery options, park, a community center, and TTC access, with the lake just a short stroll away. From Winnifred Avenue, you're right in the center of it all. This 3-bedroom, 1.5-bath home with parking is freshly painted, featuring an eat-in kitchen and updated bathrooms. The primary bedroom's bay window makes the perfect perch to watch the world go by or curl up with a book, while the renovated upper bath invites you to unwind with a long soak at the end of the day. Out back, the fenced yard with stone patio and garden space is both low-maintenance and ideal for entertaining. The unfinished basement provides plenty of storage space now, plus exciting potential for the future. Come and check it out!

Inclusions: Fridge, Stove, B/I Dishwasher, Washer, Dryer, GB&E, CAC, Tankless hot water on demand, all ELFS, Chest Freezer and all window coverings.

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



89 Knox Ave		Sold: \$1,030,000	
Toronto Ontario M4L 2P1		List: \$799,000	
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$5,497.29/2025		For: Sale	% Dif: 129
Sold Date: 11/07/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Semi-Detached	Fronting On: E	Rms: 6 + 2	
Link:	Acreage:	Bedrooms: 2 + 1	
2-Storey	23.14 x 98.67 Feet	Washrooms: 2	
	Irreg:	1x3x2nd, 1x3xLower	
	Wider At Back Of Property		
Dir/Cross St: Queen And Leslie		Directions: Queen And Leslie	

MLS#: E12513354	PIN#: 213920056
Legal: T Lt 6PI 214 Toronto As In Ca756889	

Kitchens: 1	Exterior: Brick Front	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Park, Public Transit, Rec	HST Applicable to Included In
Roof: Shingles	Centre, School	Sale Price:
Foundation: Brick	Interior Feat: None	Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 13.09	Hardwood Floor	Combined W/Dining	Picture Window
2	Dining	Main	8.01	x 10.01	Hardwood Floor	B/I Shelves	Combined W/Living
3	Kitchen	Main	11.32	x 8.83	Ceramic Floor	Stainless Steel Appl	Combined W/Br
4	Breakfast	Main	6.99	x 8.33	Ceramic Floor	B/I Closet	O/Looks Backyard
5	Prim Bdrm	2nd	15.94	x 10.66	B/I Closet	Wood Floor	French Doors
6	2nd Br	2nd	10.5	x 9.09	B/I Closet	Wood Floor	East View
7	3rd Br	Lower	11.25	x 11.58	3 Pc Ensuite	Renovated	Combined W/Laundry
8	Laundry	Lower	5.58	x 5.09	B/I Shelves		

Client Remks: Discover the perfect blend of city living and outdoor enjoyment in this bright, well-maintained and updated throughout Leslieville home. Featuring expansive east, west, and south-facing windows, this residence is filled with natural light throughout the day. The main highlight is the generous outdoor space - a large backyard complemented by an entertainer's deck with a gas hookup, ideal for barbecues and gatherings. Inside, you'll find two comfortable bedrooms plus a flexible office, third bedroom, or gym to suit your lifestyle. Very rare for the area, the property offers a private drive that accommodates up to four vehicles. Ideally situated just steps from 24-hour streetcar service and Queen Street's lively restaurants and shops, this home also offers quick access to the Lakeshore recreation trail, Ashbridge's Bay, and Tommy Thompson Park. A truly exceptional opportunity to enjoy vibrant urban living with generous outdoor space in one of Toronto's most desirable communities.

Inclusions: All Elfs, Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Tankless Water Heater

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



131 Booth Ave Toronto Ontario M4M 2M5 Toronto E01 South Riverdale Toronto Taxes: \$5,614/2025 Sold Date: 10/02/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,058,000 List: \$889,500 For: Sale % Dif: 119
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.67 x 114 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen and Logan Directions: One way south from Queen St E

MLS#: E12425704	PIN#: 210550058
Fractional Ownership: N Legal: PCL 107-1 SEC M19; PT LT 107 E/S BOOTH AV PL M19 TORONTO (please see sch B attached to listing for full Metes and Bounds Description)	

Kitchens: 1 Fam Rm: N Basement: Partially Finished / Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1928 Yr Built Source: MPAC Apx Sqft: 700-1100 Roof: Asphalt Rolled, Rolled Foundation: Brick Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, Storage	Zoning: Q Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	5.97	x 2.99	Ceramic Floor	French Doors	W/O To Porch
2	Living	Ground	15.22	x 8.86	Hardwood Floor	Open Concept	Pot Lights
3	Dining	Ground	9.55	x 2.85	Combined W/Living	Combined W/Kitchen	Stained Glass
4	Kitchen	Ground	11.22	x 10.66	Vinyl Floor	Renovated	W/O To Garden
5	Prim Bdrm	2nd	13.16	x 10.01	Hardwood Floor	Closet	Casement Windows
6	Br	2nd	15.55	x 7.87	Hardwood Floor	Closet	
7	Br	2nd	11.22	x 6.56	Hardwood Floor	O/Looks Backyard	
8	Other	Bsmt	14.76	x 11.15	Concrete Floor	Above Grade Window	
9	Laundry	Bsmt	14.5	x 9.55	Combined W/Rec	Laundry Sink	W/O To Garden
10	Cold/Cant	Bsmt	13.35	x 6.23			

Client Remks: welcome to 131 Booth Ave. This lovely, well maintained and cared for Leslieville home has been extensively updated and modernized over the years. featuring: an open concept main floor, ideal for keeping an eye on the little ones while dinner prep is underway; three bedrooms; a partially finished basement with separate entrance, covered back porch and fully fenced child and or pet friendly back yard, this property is ready to call home for you and yours. Steps to Queen St East with its amazing variety of unique shops; entertainment venues; restaurants and public transit, (coming subway stop on the Ontario Line at Degrassi and Queen) all the while just an easy walk or short bike ride to: Lake Ontario; the Beaches; Tommy Thompson Park/Leslie St Spit (bird watching delight); the Distillery District and revitalized Don River parklands. If little ones are part of the picture, the well regarded Morse St Public School is only two blocks away. Easy access to the Film District, DVP and Lakeshore Blvd and Eastern Ave for downtown commutes or out of town drives. Ideal opportunity for a Starter Home in a most vibrant and enjoyable part of the City. Public Open Houses Sept 27/28 2-4 both days Inclusions: stainless steel: range hood; gas stove; fridge, b/i dw, washer, (dryer in as is condition), all elfs, cac, forced air gas furnace, electric garage door opener + remote, basement storage shelves Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300							
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9A Woodfield Rd Rd Toronto Ontario M4L 2W4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,071.39/2024 Sold Date: 10/21/2025 SPIS: N Last Status: SLD DOM: 74		Sold: \$1,060,000 List: \$1,150,000 For: Sale % Dif: 92
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 16.9 x 52.8 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 Washrooms: 3 1x4xIn Betwn, 1x3x3rd, 1x2xLower
Dir/Cross St: Eastern Ave/Woodfield Rd Directions: Eastern Ave to Woodfield Rd		

MLS#: E12332525 **PIN#:** 213930103
Legal: Pt Lt 33-34 PL 248E, Toronto, Parts 4 & 15 64R16301, S/T & T/W CA661808, City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 16-30 Year Built: 2000 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: Y POTL Mo Fee: 42 Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fireplace/Stove, Park, Public Transit Interior Feat: Central Vacuum, Sump Pump, Water Heater	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	18.57	x 13.42	Hardwood Floor	California Shutters	Gas Fireplace
2	Kitchen	In Betwn	16.17	x 14.53	Hardwood Floor	Stainless Steel Appl	W/O To Balcony
3	Dining	In Betwn	16.17	x 14.53	Hardwood Floor	Open Concept	Combined W/Kitchen
4	Living	2nd	14.53	x 14.47	Broadloom	California Shutters	Large Window
5	Prim Bdrm	In Betwn	14.76	x 10.5	Broadloom	4 Pc Ensuite	His/Hers Closets
6	2nd Br	In Betwn	14.44	x 11.68	Broadloom	Double Closet	
7	Other	3rd	14.14	x 11.94	W/O To Deck	3 Pc Bath	
8	Rec	Bsmt	14.37	x 10.7	Hardwood Floor	French Doors	2 Pc Bath

Client Remks: Welcome To 9A Woodfield Rd. A Lovely 3-Storey Victorian-Style Freehold Townhouse, 2 Bedroom, 2 Bathroom Located Between The Heart Of Leslieville And The Beaches. Included are 9ft Ceilings, Hardwood Flooring in Lower Level Rec Room, Main Floor Family Room, Kitchen and Dining Room. Walk out to Balcony from the Open Concept Kitchen and Dining Room, Cozy Gas Fireplace in Family Room. Primary Bedroom With 4pce Ensuite And His/Hers Double Closets. Broadloom In Living Room and All Bedrooms. Fully Finished Lower Level Rec Room, 2pce Washroom, Laundry, and Side Door Separate Entrance. Also included are A Crawl Space For Extra Storage, Central Vacuum & Equipment, Central Air Conditioning, Sump Pump and Back Flow Valve, and Private Rooftop Deck To Enjoy This Serene Neighbourhood. Walking Distance to Tennis Courts, Green Spaces, Parks, ie Woodbine Park and Woodbine Beach, With only a 12-Min Walk To The Boardwalk, Steps To Public Transit, And a Great Selection Of Cafes, Restaurants And Shops Along Queen Street. Homeowners Association Annual Fee of Approx. \$500 for Snow Removal and Minor Repairs.

Inclusions: S/S French Dbl Dr Fridge, Gas Stove, B/I Dishwasher; White FrontLoad Washer/Dryer, Existing Electric Light Fixtures, Breakfast Bar Track Lights; Exist Calif. Shutters; Forced Air Gas Burner; CAC; CVac & Equip; Gas F/P; Sump Pump; GDOpener & Remote

Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888



10 Coxwell Ave Toronto Ontario M4L 3A7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,385.40/2025 Sold Date: 10/21/2025 SPIS: N		Sold: \$1,065,000 List: \$1,099,000 For: Sale % Dif: 97
Last Status: SLD DOM: 53		
Duplex Link: 3-Storey	Fronting On: W Acreage: 17.44 x 90.49 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xGround, 1x3xBsmt, 1x4x2nd
Dir/Cross St: Coxwell Ave / Queen Street Directions: North of Queen Street on Coxwell Ave.		

MLS#: E12371698	PIN#: 210390426
Legal: Plan 655 Pt Lot 4	

Kitchens: 2 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Exterior Feat: Deck, Porch Interior Feat: Water Heater Owned	Zoning: R, CR2 Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	26.41	x 11.84	Combined W/Living		
2	Living	Ground	26.41	x 11.84	Combined W/Dining		
3	Kitchen	Ground	10.5	x 11.15	Stainless Steel Appl	W/O To Deck	O/Looks Backyard
4	Br	Bsmt	30.84	x 10.33	Combined W/Den		
5	Den	Bsmt	11.09	x 13.68	Combined W/Br		
6	Kitchen	2nd	11.15	x 10.33			
7	Dining	2nd	15.42	x 12.01	Combined W/Living		
8	3rd Br	2nd	12.66	x 14.76			
9	Br	3rd	13.25	x 9.42			
10	Prim Bdrm	3rd	10.66	x 14.67			

Client Remks: Location! Location! Rarely offered 3 storey legal duplex near Queen Street and Coxwell Ave with a 10 minute walk to Ashbridges Bay Beach, trendy shopping, parks and entertainment. This spacious 2 unit (2 floors per unit) investment you can buy and rent both or live in one and rent the other. LOWER UNIT is the main floor with dining room, living room, 2 piece bathroom and kitchen with walk-out to a deck and backyard plus basement with a bachelor bedroom, den and 3 piece bathroom. The UPPER UNIT is the 2nd floor with kitchen, 4 piece bathroom, dining room, living room plus 3rd floor with 2 bedrooms and walk-out to an upper deck. The 3rd bedroom is virtually staged as a living room.

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 2 hot water tanks (owned), 2 air conditioner wall units, 2 washers and dryers.

Listing Contracted With: RE/MAX REALTRON REALTY INC. 416-289-3333



106 Hiltz Ave Toronto Ontario M4L 2N5 Toronto E01 South Riverdale Toronto Taxes: \$4,543.40/2025 Sold Date: 10/06/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,127,000 List: \$889,000 For: Sale % Dif: 127
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20 x 78.42 Feet Irreg:	Rms: 11 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Dundas St E/Hiltz Ave Directions: Queen St E or Dundas St E to Hiltz Ave

MLS#: E12436316 **PIN#:** 210410169
Legal: LT 40 PL 516E TORONTO S/T & T/W CA775644; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1924 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual, Lane, Other Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Fenced Yard, Lake Access, Public Transit, Rec Centre, School Exterior Feat: Deck, Porch Interior Feat: Carpet Free, On Demand Water Heater, Sump Pump	Zoning: R(d0.6) Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Storage Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.43	x 6.07	Tile Floor	Large Window	French Doors
2	Living	Main	10.01	x 12.76	Hardwood Floor	Large Window	Open Concept
3	Dining	Main	14.01	x 9.91	Hardwood Floor	Large Window	Open Concept
4	Kitchen	Main	9.42	x 9.84	Stainless Steel Appl	Quartz Counter	W/O To Deck
5	Prim Bdrm	2nd	12.01	x 11.58	Hardwood Floor	B/I Closet	B/I Shelves
6	2nd Br	2nd	9.02	x 8.01	Hardwood Floor		
7	Rec	Bsmt	24.41	x 12.34	Laminate	B/I Bookcase	

Client Remks: Welcome to 106 Hiltz Avenue - a stylishly renovated 2 bed, 2 bath semi on a coveted street in vibrant Leslieville, mere steps from 15-acre Greenwood Park. Enter the sun-filled foyer, a separate space to kick off your shoes and leave your worries at the door. Across the threshold, the open and airy main level with white oak hardwood floors offers a seamless flow between living and dining rooms. The renovated kitchen is stylish yet functional with hand crafted zellige tiles, custom cabinets and quartz countertops. Upstairs, the new rich hardwood floors and glass bannister set a transitional tone for the space. The primary bedroom includes a picturesque arched window nook with built-in bench storage plus a wall to wall closet, while the second bedroom is a cozy space for a nursery or home office. The renovated 4 pc washroom features modern finishes with a sleek glass shower door for natural light. The fully finished basement is a versatile space for a family room with built-in cabinetry, or a guest suite with a 3 pc bathroom with glass shower. Head outside to the deck for dining al fresco or lounge in the grassy yard. Bonus laneway access with a sliding gate providing extra parking. Full of curb appeal with fresh landscaping at the quieter end of a tree lined street and a stones throw from one of the city's best parks with an outdoor pool, outdoor gym, dog park, pickleball courts, baseball and more. Enjoy a weekly farmers market in the summer and outdoor skating in the winter. Better yet right out the back gate is a hidden treasure - a quiet park with playground and basketball. A true extension of your own backyard without the maintenance. Ideally located walking distance to transit, breweries & dining (Maha's Brunch, anyone?), shopping (local shops and convenient big box stores) plus a short stroll to Woodbine Beach. This truly is the lifestyle people dream of - a turn-key home in one of the most vibrant, walkable, family friendly neighbourhoods Toronto has to offer.

Inclusions: All Appliances: SS french door fridge, S/S dishwasher, SS stove, SS microwave, washer, dryer, BBQ. All electrical light fixtures, all window coverings, bathroom mirrors, floating shelves throughout.

Listing Contracted With: Sotheby's International Realty Canada, Brokerage 905-845-0024



53 Connaught Ave Toronto Ontario M4L 2V8 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,085.48/2025 Sold Date: 11/17/2025 SPIS: N Last Status: SLD DOM: 32			Sold: \$1,140,000 List: \$1,189,000 For: Sale % Dif: 96
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 0 x 0 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4x3rd	Dir/Cross St: Queen East & Greenwood Directions: Between Queen & Eastern

MLS#: E12466829	PIN#: 213920223
Legal: Part of Lots 5 & 6 Plan 426E	

Kitchens: 1 Fam Rm: N Basement: Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 16-30 Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Membrane Foundation: Concrete Block Assessment: POTL: Y POTL Mo Fee: 265 Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Exterior Feat: Deck Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.85	x 12.01	Open Concept	Large Window	Hardwood Floor
2	Dining	Main	12.01	x 10.6	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	13.85	x 10.5	Breakfast Bar	Stainless Steel Appl	Custom Backsplash
4	Prim Bdrm	2nd	26.18	x 13.75	4 Pc Ensuite	Large Closet	Combined W/Laundry
5	2nd Br	3rd	14.01	x 11.42	Juliette Balcony	Double Closet	Broadloom
6	3rd Br	3rd	11.52	x 10.66	Skylight	Double Closet	Broadloom

Client Remks: Enjoy the best of both Leslieville & the Beach! Nestled perfectly between these 2 vibrant neighbourhoods is this beautiful Freehold 3 bedroom townhome. Perfect location for an active lifestyle with Martin Goodman trail, parks and beach just steps away. Oversized Private rooftop terrace with spectacular city skyline views. Enjoy the shaded outdoors under a canopied pergola with plenty of outdoor seating for entertaining. Open concept main floor w/high ceilings. Updated kitchen w/ loads of cabinetry & newly installed backsplash. Main floor powder room. 3 Generous sized bedrooms with large closets and 3rd bedroom has a skylight. Updated bathroom vanities. 2nd floor is dedicated as the primary suite with 4 pc ensuite, laundry and large closet. Great walkability to the Boardwalk, Bike trails, Tommy Thomson, Farmers Markets, Greenwood park, Ashbridges Bay & Woodbine Beach. TTC, 501 Streetcar to downtown just steps away. Cool restaurants, cafes & shops of Leslieville make this lifestyle very easy urban living. Built in Garage. Air Conditioner upgraded in 2025. Gazebo side & top panels replaced in 2025 & new outdoor solar chandelier.

Inclusions: Stainless fridge, stove, B/I dishwasher, Microwave (as is) stackable washer & dryer, window coverings, rooftop gazebo, central Vac & equipment, 2 garage door remotes

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



59 De Grassi St Toronto Ontario M4M 2K5 Toronto E01 South Riverdale Toronto Taxes: \$6,546.91/2025 Sold Date: 09/22/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,144,000 List: \$999,000 For: Sale % Dif: 115
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15 x 92.75 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x2xMain, 1x5x2nd	Dir/Cross St: Dundas And Broadview Avenue Directions: Dundas And Broadview Avenue

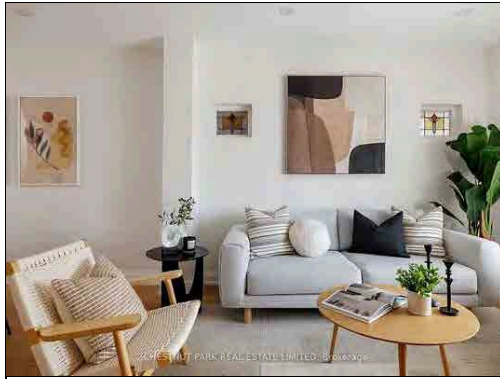
MLS#: E12406464	PIN#: 210750195
Assignment: N	Fractional Ownership: N
Legal: PT LT 13 PL 379 RIVERDALE AS IN CA699456 CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1883 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block, Stone Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Public Transit Exterior Feat: Patio, Landscaped Interior Feat: Built-In Oven, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 13.91	Crown Moulding	Pot Lights	O/Looks Frontyard
2	Dining	Main	12.14	x 7.58	Pot Lights	Crown Moulding	Open Concept
3	Kitchen	Main	19.06	x 10.37	Quartz Counter	Updated	W/O To Patio
4	Prim Bdrm	2nd	14.9	x 11.48	Semi Ensuite	W/I Closet	Juliette Balcony
5	Other	2nd	8.6	x 3.71	Closet	B/I Shelves	Separate Rm
6	Bathroom	2nd	13.39	x 8.27	Soaker	Separate Shower	Window
7	2nd Br	2nd	14.27	x 11.84	Closet	Hardwood Floor	O/Looks Frontyard
8	Utility	Bsmt	13.85	x 13.45			

Client Remks: Welcome to your dream home on one of the most coveted streets in Riverdale; the iconic DeGrassi Street. This bucolic Victorian residence blends timeless architectural elegance with modern-day comforts, featuring character-rich details such as exposed brick accent walls, intricate crown mouldings, and wide-plank engineered hardwood throughout. The open-concept living /dining areas are perfect for both relaxed family evenings and lively gatherings, complete with a convenient main-floor guest powder room. The updated kitchen is a chef's delight, boasting Quartz countertops, a gas stove with 2 built-in ovens and sliding door walkout to your private, fenced backyard - an urban oasis with low-maintenance landscaping ideal for summer night entertaining. Two parking spaces, which are accessible from Wardell Street, add practicality to the charm of this home. The Primary Bedroom offers a generous walk-in closet with California Closet organizers with a pass-through to the spa-like 5-piece semi-ensuite bathroom complete with a soaker tub, separate glass shower and double-sink vanity. Perfectly positioned just steps from Queen Street East's vibrant shops, cafes, and restaurants, and moments from Jimmie Simpson Park and Recreation Center, this home offers the best of Eastside living. Stroll to local favourites like Bonjour Brioche, Butchers of Distinction and the Comrade, or enjoy green spaces right out your back door. Commuting is a breeze with TTC streetcar access, the upcoming Ontario Line and future Riverside/Leslieville station at the end of the street. Enjoy instant access to downtown, Pearson International Airport and beyond, all on public transit or hop on a bike to take the dedicated bike lane on Dundas right to downtown. Top-rated Dundas Public School is just one block away. This is more than just a house - it's a chance to own a piece of Toronto history in one of its most desirable neighbourhoods. Permit parking available.

Inclusions: See Schedule D
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



107 Kent Rd Toronto Ontario M4L 2X5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,871.40/2025 Sold Date: 11/04/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,160,000 List: \$999,000 For: Sale % Dif: 116
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.92 x 90 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Coxwell and Dundas St E Directions: South of Dundas St E


MLS#: E12483253 **PIN#:** 210390143
Legal: PT LT 35 PL 504E TORONTO AS IN CA793457; T/W & S/T CA793457

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Beach, Hospital, Library, Park, Public Transit, School Interior Feat: Storage, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.06	x 11.91	Hardwood Floor	Stained Glass	O/Looks Frontyard
2	Dining	Main	14.57	x 14.17	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	8.5	x 12.73	Renovated	Pantry	Eat-In Kitchen
4	Pantry	Main	5.74	x 9.45	B/I Shelves	O/Looks Backyard	Large Window
5	Prim Bdrm	2nd	12.93	x 12.14	B/I Closet	Large Window	West View
6	2nd Br	2nd	9.19	x 10.1	Closet	Large Window	South View
7	3rd Br	2nd	12.14	x 9.71	East View	Ceiling Fan	Large Window
8	Rec	Lower	11.25	x 14.86	Finished	3 Pc Bath	Renovated

Client Remks: Tucked along a quiet, tree-lined stretch of Leslieville where morning light spills across classic facades and neighbours still stop to chat, this re-envisioned semi captures that rare intersection of history and renewal. Thoughtfully transformed by its current owners for themselves, it balances modern sensibility with enduring character - every choice intentional, every imaginable improvement complete, creating a home that feels effortless from the moment you arrive. Behind its timeless exterior and welcoming covered front porch, the main floor has been opened, creating an easy sense of connection while preserving warmth and distinction between spaces. The original stained-glass windows in the living room remain - a graceful reminder of the home's past, now in quiet conversation with its renewed form and purpose. The kitchen pairs craftsmanship and function with quiet sophistication: abundant storage, custom millwork, elevated finishes and the rare inclusion of a walk-in pantry - a feature seldom found in classic Leslieville semis. Upstairs, three calm, well-proportioned bedrooms and a renovated 4-pc bath echo the home's balance of modern design and enduring character. Downstairs, a fully finished lower level with yet another beautifully reimagined bathroom extends the home's footprint with new plumbing, an upgraded electrical panel, a sump pump, waterproofing and a rare, extra-deep storage room that proves practical can still be exceptional. An enclosed, low-maintenance backyard provides privacy and calm, while one-car parking off a wide laneway adds daily ease. With an upgraded roof and every major system addressed, this is a home that asks for nothing more than to be lived in and loved. Within the Duke of Connaught Public School catchment and steps from Leslieville's best cafes, parks and community staples, it's a rare find - polished, purposeful and perfectly complete.

Inclusions: See Schedule C
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191

	230 Ashdale Ave Toronto Ontario M4L 2Y9 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,165,000 List: \$1,199,000				
	Taxes: \$4,946.81/2025 Sold Date: 10/21/2025 SPIS: N Last Status: SLD DOM: 13		For: Sale % Dif: 97				
	Semi-Detached Link: 2-Storey		Fronting On: W Acreage: 14.33 x 114.92 Feet Irreg: Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower				
	Dir/Cross St: Gerrard St E / Coxwell Ave Directions: South of Gerrard St E on Ashdale Ave						
MLS#: E12452319 Legal: PT LT 10 PL 1428 TORONTO AS IN CA680312; CITY OF TORONTO PIN#: 210380388							
Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Beach, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Porch, Recreational Area, Privacy Interior Feat: None		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Year: 1986 Survey Type: Available Spec Desig: Unknown			
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4	x 4	Hardwood Floor	Open Concept	
2	Living	Main	14.01	x 12.99	Hardwood Floor	Bay Window	Open Concept
3	Dining	Main	11.75	x 10.01	Hardwood Floor	Large Window	Open Concept
4	Kitchen	Main	10.17	x 12.99	Cork Floor	Stainless Steel Appl	Updated
5	Prim Bdrm	2nd	12.99	x 12.99	Hardwood Floor	Bay Window	Double Closet
6	Bathroom	2nd	7.58	x 7.51	Slate Flooring	Heated Floor	4 Pc Bath
7	2nd Br	2nd	8.07	x 12.5	Hardwood Floor	Large Window	Closet
8	3rd Br	2nd	8.5	x 7.51	Hardwood Floor	Large Window	
9	Media/Ent	Lower	14.4	x 12.01	Broadloom	Window	
10	Bathroom	Lower	9.15	x 4	Tile Floor	Updated	3 Pc Bath
11	Laundry	Lower	10.43	x 7.41	Laundry Sink	Separate Rm	
Client Remks: Welcome to 230 Ashdale Avenue, an exceptionally bright and inviting 3 bedroom, 2 bathroom end-unit semi that perfectly blends character, comfort, and modern finishes in one of Torontos most sought-after neighbourhoods. With high ceilings and tons of natural light from recently updated windows on three sides, the home features a smart open-concept layout and seamless flow between the living and dining areas. The newly renovated kitchen features a striking terrazzo countertop and ample storage, ideal for any home cook or anyone who enjoys gathering around good food. Upstairs, three generously sized bedrooms including a spacious primary retreat and a beautifully updated bathroom with heated flooring. The finished lower level offers versatile space for a family room and home office, fully equipped with a 3 piece bathroom and a separate entrance, perfect for a potential in-law suite or simply to enjoy extra living space. With no house to the south, the home benefits from additional natural light and privacy, along with a lush outdoor area ideal for relaxing or entertaining. Situated in the heart of vibrant Leslieville, you're steps from trendy shops, cafes, restaurants, parks, top-rated schools, and the beach. Enjoy easy access to transit, downtown, and major roadways. This is the one you've been waiting for.							
Inclusions: Refrigerator, Stove, B/I Microwave, Dishwasher, Washing Machine, Dryer, All Electric Light Fixtures, Window Shades (in as-is condition), White Refrigerator in laundry room, Two shelving units in laundry/furnace room, Large white B/I shelving unit in media room, all back deck and garden furniture.							
Listing Contracted With: KELLER WILLIAMS CO-ELEVATION REALTY416-236-1392							



26 Greenwood Ave Toronto Ontario M4L 2P4 Toronto E01 South Riverdale Toronto Taxes: \$5,165.49/2025 Sold Date: 10/27/2025 SPIS: N Last Status: SLD DOM: 39			Sold: \$1,180,000 List: \$1,199,000 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.5 x 110 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Queen & Greenwood Directions: North of Queen, South of Dundas

MLS#: E12413482 **PIN#:** 210410231
Legal: PT LT 104 PL 214

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Lawn Sprinkler System, Porch Enclosed, Landscaped Interior Feat: In-Law Capability, Water Heater Owned, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	Pot Lights	Open Concept
1	Living	Main	13.81	x 12.6	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	12.2	x 9.09	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	10.63	x 12.6	Stone Counter	Breakfast Bar	W/O To Deck
4	Prim Bdrm	Main	16.47	x 13.52	Hardwood Floor	Pot Lights	Closet
5	2nd Br	Main	12.11	x 8.04	Hardwood Floor	Pot Lights	Closet
6	3rd Br	Main	9.51	x 7.02	Hardwood Floor	Pot Lights	
7	Rec	Bsmt	11.84	x 12.6	Vinyl Floor	Pot Lights	3 Pc Bath
8	4th Br	Bsmt	10.43	x 12.6	Vinyl Floor	Pot Lights	
9	Mudroom	Main	6.23	x 12.6	Large Window	Above Grade Window	

Client Remks: Fabulous semi in a Prime Leslieville location! Completely renovated from top to bottom with a modern design and quality finishes. Bright and airy open concept main floor features hardwood floors, large windows and wide glass/wood staircase. Gorgeous kitchen is a dream to cook in with custom cabinetry, stone counters, high end appliances and breakfast bar. Upstairs you'll find a large primary bedroom with sizeable closet, 2 additional bedrooms, plus a lovely renovated bathroom. Nice finished basement offers a cozy rec room, and additional bedroom/office/studio and full bathroom. Lovely private yard, nicely landscaped with a serene water feature. Incredible location - steps from the shops & restaurants of Queen St, TTC and Greenwood Park with farmers market, dog park, outdoor skating rink and pool! Easy street parking out front, this house is a perfect home for those wanting the East End lifestyle in a completely turnkey home!

Inclusions: All the bells and whistles! Fridge, stove, dishwasher, washer & dryer. Light fixtures and smart lighting controls, remote controlled blinds, inground irrigation system, fountain & pump. Wired for CAT 6 throughout. New electrical, plumbing and HVAC, upgraded insulation. Furnace, AC, Hot Water Tank. Shelves in primary bedroom and basement office.

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



20 Lewis St		Sold: \$1,190,000
Toronto Ontario M4M 2H3		List: \$1,225,000
Toronto E01 South Riverdale Toronto		
Taxes: \$6,566/2024	For: Sale	% Dif: 97
Sold Date: 11/04/2025		
SPIS: N	Last Status: SLD	DOM: 42
Att/Row/Twnhouse	Fronting On: W	Rms: 6 + 3
Link:	Acreage:	Bedrooms: 3 + 1
3-Storey	14.48 x 107.1 Feet	Washrooms: 3
	Irreg:	1x3xLower, 1x4x2nd, 1x4x3rd
Dir/Cross St: Broadview Ave & Queen St E Directions: Broadview Ave & Queen St E		

MLS#: E12424984		PIN#: 210760076	
Assignment: N		Fractional Ownership: N	
Legal: PT LT 85 PL D135 TORONTO PT 9 & 12, 64R15986; S/T & T/W CA602367; CITY OF TORONTO			
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Separate Entrance / Partially Finished	Park/Drive:	Gas:	Phone:
Fireplace/Stv: Y	Drive: Lane	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 1	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age: 16-30	Pool: None	Retirement:	N
Year Built: 1999	Prop Feat: Fireplace/Stove	HST Applicable to	Included In
Yr Built Source: MPAC	Interior Feat: Other	Sale Price:	
Apx Sqft: 1500-2000		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	
Roof: Asphalt Shingle, Flat		Survey Type:	None
Foundation: Concrete		Spec Desig:	Unknown
Assessment: POTL: N			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.91	x 10.33	Open Concept	Fireplace	Closet
2	Dining	Main	10.66	x 9.25	Combined W/Dining	Open Concept	Combined W/Kitchen
3	Kitchen	Main	15.09	x 12.66	Walk-Out	B/I Appliances	Centre Island
4	2nd Br	2nd	12.66	x 11.15	Large Closet	4 Pc Bath	Window
5	3rd Br	2nd	12.66	x 10.76	Window	W/I Closet	O/Looks Frontyard
6	Prim Bdrm	3rd	12.66	x 12.5	4 Pc Bath	W/I Closet	Window
7	Other	3rd	13.85	x 11.75	North View	Hardwood Floor	Balcony
8	Rec	Lower	16.01	x 12.01	Above Grade Window	Walk-Out	3 Pc Bath
9	4th Br	Lower	9.58	x 9.32	Large Closet	Above Grade Window	Separate Rm
10	Laundry	Lower	8.76	x 5.25	Laundry Sink	Open Concept	Laminate

Client Remks: The truest on Lewis series is back on its "End of the Road Tour," so it's time to score one of these dreamers while supplies last! And LUCKY NUMBER TWENTY doesn't play small. It's the real deal: friendly, approachable, and impossible not to love. A home that just gets you. Warmth over pretense. Connection over flash. The kind that makes space for first family dinners, 2 AM snack raids and your overdue decision to graduate from condo life, my friends. This Leslieville sweet spot delivers the perfect trifecta: city convenience, community spirit and big-time upside - Lewis is hitting its stride with its very own renaissance period. Walk it. Bike it. Live it. The street hums with long-term residents, new families, renovation projects and "new-twenties" revival vibes. Step inside to find over 1,500 square feet above grade, plus a fully separate 560-square-foot basement suite (yes, with its own entrance and ceiling height that surprises). Weekend guests? Sorted. Work-from-home HQ? Absolutely. In-laws? Maybe. It's flex in its truest form. Your third-floor primary retreat steals the show. Think: walk-in closets, an oversized four-piece bath and a private rooftop terrace that tips the balance from "nice to have" into "can't live without." The second-floor bedrooms impress with size, scale, and sunniness, while the late-'90s construction means you get the charm of the area without those century-old surprises. And, sure, are there some updates you can make over time? Absolutely - no one is suggesting those 2nd bathroom shower tiles are on your vision board (and if they are, go for it)! Your bonuses include dedicated laneway parking, a low-maintenance lot, and a turnkey property from your closing day kick-off! Ready to make that move? Lewis is calling, and it's not taking no for an answer!

Inclusions: Refrigerator, Gas Cooktop, Oven & Hood Fan, Dishwasher, Clothing Washer & Dryer (Basement Level), All Electric Light Fixtures, All Window Coverings (See Exceptions), Window Drapery Hardware, Broadloom where Laid, Central Air Conditioning, Gas Burner & Equipment (Furnace), Hot Water Tank, Bathroom Mirrors, Gas Fireplace (functionality unknown).

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



5 Minto St Toronto Ontario M4L 1B5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$9,064.13/2025 Sold Date: 10/22/2025 SPIS: N Last Status: SLD DOM: 16			Sold: \$1,225,000 List: \$1,249,000 For: Sale % Dif: 98
Att/Row/Townhouse Link: 3-Storey	Fronting On: S Acreage: 25 x 110 Feet Irreg:	Rms: 10 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x3x2nd, 2x3x3rd	Dir/Cross St: Leslie St & Eastern Ave Directions: Leslie St & Eastern Ave

MLS#: E12446959 **PIN#:** 213920083

Legal: LT 45 PL 633 CITY EAST; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Other Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Other / Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Cul De Sac, Fenced Yard, Public Transit Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.97	x 4.86	Tile Floor		
2	Dining	Main	16.27	x 15.52	Hardwood Floor	Large Window	
3	Living	Main	16.27	x 13.32	Hardwood Floor		
4	Kitchen	Main	41.67	x 62.01	Centre Island	Quartz Counter	W/O To Yard
5	Br	2nd	16.27	x 10.73	B/I Closet	Large Window	Hardwood Floor
6	Br	2nd	12.57	x 18.73	B/I Closet	Large Window	Hardwood Floor
7	Prim Bdrm	3rd	12.57	x 18.73	B/I Closet	3 Pc Ensuite	Hardwood Floor
8	Br	3rd	16.27	x 16.34	B/I Closet	3 Pc Ensuite	Hardwood Floor
9	Utility	Bsmt	12.57	x 16.04			
10	Other	Bsmt	16.27	x 27.17			

Client Remks: Tucked away on a quiet, leafy dead-end street in the heart of Leslieville, this spacious and recently renovated home offers the perfect blend of style and comfort. Sitting on a rare 25 x 110 ft lot, it features four oversized bedrooms - two with private ensuites - flooded with natural light throughout. The generous layout provides ample space for family living and entertaining, while the large, leafy backyard is a true urban retreat. Steps from Leslieville's best shops, cafes, and restaurants, this home combines the tranquility of a peaceful street with the vibrancy of a coveted neighbourhood.

Inclusions: See Schedule C

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



40 Mallon Ave Toronto Ontario M4M 1P8 Toronto E01 South Riverdale Toronto Taxes: \$5,059.92/2025 Sold Date: 09/08/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,240,000 List: \$1,199,000 For: Sale % Dif: 103
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.15 x 76.74 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Jones & Dundas Directions: Jones & Dundas

MLS#: E12373847 **PIN#:** 210510021
Legal: PT LT 4-5 PL 438E TORONTO AS IN CT317034; S/T & T/W CT317034; CITY OF TORONTO

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: 1100-1500 Roof: Flat, Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.78	x 24.61	Hardwood Floor	Combined W/Dining	
2	Dining	Main	13.78	x 24.61	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	13.78	x 9.51	Hardwood Floor	Stainless Steel Appl	
4	Prim Bdrm	2nd	14.11	x 9.84	Hardwood Floor	W/O To Deck	W/W Closet
5	2nd Br	2nd	14.44	x 8.53	Hardwood Floor	Closet	Window
6	3rd Br	2nd	8.53	x 10.17	Hardwood Floor		
7	Family	Bsmt	13.12	x 27.23	4 Pc Bath		

Client Remks: Welcome to your dream home in Leslieville! This renovated 3-bedroom, 2-bathroom home offers an open concept layout with ideal practical finishes for a growing family. The primary bedroom features cathedral ceilings and double windows that fill the room with natural light, plus a walkout to a private deck, a perfect spot to soak in the sun and enjoy a morning coffee. The easy maintenance backyard provides room for kids to play, pets to run, or summer barbecues with family and friends. Downstairs, the finished basement with a 7.5ft ceiling height includes a comfortable family room, making it an ideal hangout for movie nights, a play area, or a work from home space. The location of this home cannot be beat, as it is just steps away from Queen St restaurants, shops, and all the conveniences that make Leslieville such a great place to raise a family. It is also a 5 minute walk to Greenwood Park - one of the best parks in Toronto. With its blend of space, comfort, and community, it's a place where you'll feel right at home the moment you step in. You do not want to miss this one!

Inclusions: Stainless steel appliances: fridge, stove, microwave, dishwasher. Washer and dryer. All ELF and window coverings

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016



93 Coady Ave Toronto Ontario M4M 2Y9 Toronto E01 South Riverdale Toronto Taxes: \$5,512.37/2025 Sold Date: 09/29/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,240,000 List: \$999,900 For: Sale % Dif: 124
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: < .50 17.5 x 80 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x5x2nd, 1x3xLower	Dir/Cross St: Queen St E & Jones Directions: Queen St E & Jones

MLS#: E12418526	PIN#: 210510202
Legal: PT LT 46 P1 423E	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Queen St E & Jones Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.09	x 15.09	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	11.94	x 12.47	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	16.99	x 11.15	Ceramic Floor	O/Looks Garden	Renovated
4	Prim Bdrm	2nd	13.02	x 14.44	Hardwood Floor	French Doors	West View
5	2nd Br	2nd	12.47	x 11.19	Hardwood Floor	O/Looks Garden	
6	Bathroom	2nd	9.02	x 9.84	Ceramic Floor	3 Pc Bath	Renovated
7	Rec	Lower	14.7	x 9.12			
8	Office	Lower	9.15	x 9.22			

Client Remks: Leslieville at its absolute best. Gorgeous semi has old world charm with exposed brick with stunning renovated kitchen, new hardwood floors, new roof (2020), new furnace (2020), new air conditioning(2020). New electric fireplace (2024), porch redone in 2021, new front door. Huge primary and 2nd bedroom and massive main bathroom. Bsmt has renovated 3 pc bathroom and upgraded laundry room. Gorgeous landscaped backyard with lane access to park 1 car. Walk to bars, resturaunts, galleries, parks and TTC. An absolute 10/10

Inclusions: Easy to show this gorgeous, renovated semi. Plenty of street parking and 1 car parking off rear laneway.

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



20 Parkfield Ave Toronto Ontario M4L 1W2 Toronto E01 South Riverdale Toronto Taxes: \$5,535/2025 Sold Date: 09/29/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,280,000 List: \$1,179,900 For: Sale % Dif: 108
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 16.17 x 87 Feet Irreg: City Of Toronto	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Greenwood Ave & Gerrard St E Directions: South of Gerrard St E / West of Greenwood Ave			

MLS#: E12421570 **PIN#:** 210440099
Legal: Pt Lt 42 Pl 482E Toronto As In Ca757779;

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Park, Public Transit, School, Wooded/Treed Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.12	x 11.52	Hardwood Floor	Open Concept	Large Window
2	Dining	Ground	13.12	x 12.47	Hardwood Floor	California Shutters	Combined W/Living
3	Kitchen	Ground	13.19	x 12.3	Granite Counter	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	2nd	13.91	x 16.99	Hardwood Floor	California Shutters	Closet Organizers
5	2nd Br	2nd	7.97	x 11.91	Hardwood Floor	Window	Closet
6	3rd Br	2nd	8.6	x 11.12	Hardwood Floor	California Shutters	Window
7	Rec	Lower	13.29	x 17.45	4 Pc Bath	Open Concept	B/I Shelves
8	Laundry	Lower	4.86	x 9.09	Above Grade Window	B/I Shelves	Pot Lights

Client Remks: Welcome To 20 Parkfield Avenue, A Beautifully Renovated 3 Bedroom, 2 Bathroom Semi-Detached Home In The Heart Of Sought-After Leslieville! Situated On A Quiet, Tree-Lined Street, This Bright And Inviting Residence Perfectly Combines Modern Comfort With Urban Convenience. An Open-Concept Main Floor Showcases Spacious Living And Dining Areas, Hardwood Floors, And Large Windows That Fill The Home With Natural Light. The Modern Chefs Kitchen Features Sleek Stainless Steel Appliances And A Breakfast Bar, Perfect For Casual Dining And Entertaining. Upstairs, 3 Generously Sized Bedrooms Offer Comfortable Living Space; The Primary Bedroom Comes Complete With Large Picture Window Overlooking The Picturesque Front Yard And Built-in Storage. The Fully Finished Basement Provides A Large Versatile Recreation Area Complete With A Full Bathroom - Enough Room For A Kid's Play Area, Home Office, Or TV Lounge. Outside, A Low-Maintenance Backyard With Large Deck Creates A Private Setting For Outdoor Gatherings And Relaxation, While Rear Laneway Access Offers Convenient Private Parking. Located On A Family-Friendly Street Just Steps To 24-Hour Transit, Greenwood Park (Sports Fields/Ice Rink/Swimming Pool/Splash Pad/Playground/Dog Park), And All The Shops, Cafes, And Restaurants That Make Leslieville One Of Toronto's Most Vibrant Neighbourhoods.

Inclusions: Stainless Steel (Side By Side Fridge, Gas Stove, Built-In Microwave With Hood Fan, Bar Fridge), Washer/Dryer, Freezer In Basement, Closet In Master, All Electric Light Fixtures, Ceiling Fan, All Window Coverings, All Built-In Shelving, Shed/Gas BBQ In Backyard.

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



16 Brighton Ave Toronto Ontario M4M 1P4 Toronto E01 South Riverdale Toronto Taxes: \$5,240.91/2025 Sold Date: 11/26/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,280,000 List: \$949,000 For: Sale % Dif: 135
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 15.11 x 107 Feet Irreg:	Rms: 5 + 2 Bedrooms: 2 Washrooms: 2 1x5x2nd, 1x2xBsmt	Dir/Cross St: Dundas St E & Carlaw Ave Directions: S of Dundas St E

MLS#: E12565816 **PIN#:** 210570224
Legal: PT LT 37-38 PL 682 CITY EAST AS IN CA738391; S/T INTEREST IN CA738391; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.08	x 14.63	Bay Window	Pot Lights	Fireplace
2	Dining	Main	9.78	x 11.65	Hardwood Floor	Pot Lights	Window
3	Kitchen	Main	13.25	x 10.01	Hardwood Floor	Pot Lights	Stone Counter
4	Prim Bdrm	2nd	10.1	x 14.63	Hardwood Floor	Balcony	Large Closet
5	2nd Br	2nd	13.65	x 9.61	Hardwood Floor	Window	Combined W/Laundry
6	Rec	Bsmt	24.48	x 14.21	Pot Lights	Fireplace	Above Grade Window
7	Utility	Bsmt	14.01	x 10.5	Laundry Sink	2 Pc Bath	

Client Remks: Steeped in character and brimming with warmth, this Leslieville gem is tucked away on a quiet dead-end street backing onto Hideaway Park, offering a true sanctuary with an incredible community feel. The open-concept layout showcases a rare large front hall closet, refinished hardwood floors, a stunning floor-to-ceiling bay window, exposed brick walls, a woodburning fireplace, and a spacious updated kitchen with stone counters, breakfast bar, and abundant storage. Sliding patio doors extend the living space to a massive partly covered deck with hot tub-perfect for entertaining-while private parking accommodates one car and a motorcycle, with the option to modify the fence for a second vehicle. Upstairs, the primary bedroom impresses with vaulted ceilings, exposed brick, and wall-to-wall closets, while the generous second bedroom offers its own large closet. The oversized bathroom features double sinks, a luxurious soaker tub, skylight, and second-floor laundry, all complemented by newly refinished hardwood floors. A finished basement adds versatility with a bright rec room, above-grade window, pot lights, electric fireplace, two-piece bath, and ample storage. All this, just steps from the very best of vibrant Leslieville living.

Inclusions: Fridge, stove, dishwasher, washer & dryer. All ELFs. Furnace & AC. Gas BBQ, TV, sound bar & subwoofer. Hot tub.
Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD.416-699-2992



47 Allen Ave Toronto Ontario M4M 1T5 Toronto E01 South Riverdale Toronto Taxes: \$6,425/2025 Sold Date: 11/25/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,282,000 List: \$1,199,000 For: Sale % Dif: 107
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 20.75 x 74 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x2x2nd	Dir/Cross St: Broadview and Dundas Directions: Broadview and Dundas

MLS#: E12553784 **PIN#:** 210710266
Legal: PT LT 26 PL 386 RIVERDALE PT 7 63R1220; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.16	x 12.17	W/O To Patio	Fireplace	Hardwood Floor
2	Dining	Main	14.99	x 15.09	Pot Lights	Open Concept	Hardwood Floor
3	Kitchen	Main	8.6	x 14.24	Renovated	Centre Island	Hardwood Floor
4	Prim Bdrm	2nd	16.83	x 12.24	W/W Closet	2 Pc Ensuite	Hardwood Floor
5	Br	2nd	14.93	x 10.76	Large Closet	Window	Hardwood Floor
6	Br	3rd	14.83	x 20.67	W/O To Terrace	Hardwood Floor	
7	Laundry	Lower	15.32	x 28.74			

Client Remks: Prime South Riverdale | Fully Renovated, Sun-Filled, and Exceptionally Designed Semi-Detached Home Welcome to 47 Allen Avenue, where charm, history, and modern living blend seamlessly on one of South Riverdale's most picturesque, historic mews streets. This circa 1900, 2.5-storey semi-detached home has been fully renovated from top to bottom, offering a thoughtful balance of warmth, functionality, and sophisticated design on a south-facing, sun-filled lot. Step inside to discover an expansive open-concept main floor featuring soaring 10-foot ceilings, abundant natural light, hardwood floors, wood-burning fireplace and an effortless flow between living, dining, and kitchen spaces. The gorgeous, renovated kitchen is a true showpiece, complete with bespoke cabinetry, quartz countertops, stainless steel appliances, and a large island perfect for everyday living and entertaining. Upstairs, the second-floor features two generously sized bedrooms, including the primary suite with a beautifully appointed ensuite and ample storage, as well as a spa-inspired renovated principal bathroom with heated floors. The third floor offers a spacious additional bedroom with exceptional flexibility - ideal as a guest suite, teen retreat, or family room - and includes a walkout to a private rooftop terrace with an unobstructed view of Toronto's skyline. The private backyard extends the living space outdoors, creating a peaceful urban escape perfect for relaxing or entertaining. With an impressive 96 Walk Score, you're steps to Queen Street East, Leslieville's vibrant shops and cafes, Withrow Park, and The Broadview Hotel. Convenient access to transit, top-rated schools, and the Danforth subway line make this location truly unbeatable. A rare opportunity to own a stunning, fully renovated semi in one of Toronto's most sought-after neighbourhoods - where design, lifestyle, and community come together beautifully.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings, mirrors, All electric light fixtures, Wall sconces, Deep freezer.

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



69 Natalie Pl Toronto Ontario M4M 3P6 Toronto E01 South Riverdale Toronto Taxes: \$3,061.03/2024 Sold Date: 11/01/2025 SPIS: N Last Status: SLD DOM: 16			Sold: \$1,290,000 List: \$1,298,000 For: Sale % Dif: 99
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 13.76 x 63.65 Feet Irreg:	Rms: 7 Bedrooms: 2 + 1 Washrooms: 3 1x2xMain, 1x4xUpper, 1x3xUpper	Dir/Cross St: Dundas St E & Logan Ave Directions: South of Dundas St E, East of Logan Ave

MLS#: E12464914 **PIN#:** 210580193
Legal: PART OF BLOCK 40, PLAN 66M2352, BEING PARTS 88 & 205, PLAN 66R18882. CITY OF TORONTO. S/T E371180, E371185. S/T THE R/E FOR 2YRS. FROM 01/10/11 AS IN E464925. T/W AN EASMT. OVER PARTS 4, 5 & 6, PLAN 66R19014 AS IN E406422. (DESCRIPTION AMENDED BY Z.G. ON 02/02/11). , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 16-30 Year Built: 2001 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: N HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.32	x 9.58	West View	O/Looks Frontyard	Large Window
2	Dining	Main	9.58	x 8.99	Open Concept	2 Pc Bath	O/Looks Living
3	Kitchen	Main	12.99	x 10.99	B/I Appliances	W/O To Deck	Eat-In Kitchen
4	Prim Bdrm	2nd	13.75	x 12.83	Closet	Large Window	4 Pc Ensuite
5	2nd Br	2nd	12.83	x 9.68	Large Window	3 Pc Bath	Closet
6	3rd Br	Lower	15.49	x 9.51	Separate Rm	W/I Closet	Large Window
7	Laundry	Lower	12.6	x 7.74	Finished	Laundry Sink	Closet

Client Remks: A freehold townhome built in 2001, 69 Natalie Place is part of a distinctive Neo-Georgian row in a cul-de-sac. Its red-brick facade offers a characterful nod to Leslieville's late-20th-century reinterpretations. Inside, natural light filters from east to west throughout the day, animating a layout designed for both flow and separation of space over 1,600+ square feet. Spread across three above-grade levels, this sophisticated residence balances practicality with intention. The connected living and dining rooms lead to a lower-level suite, which flexes between guest quarters, an office, or a cozy family room. The interiors are clean and contemporary, styled with luxe paint, golden hardwood flooring, and subtle Scandinavian undertones. The living area, framed by oversized windows, 9-foot ceilings, and leafy views, is paired with a dining room. This area connects seamlessly to a bonus main-floor powder room and newly renovated kitchen. Maple cabinetry contrasts with crisp white uppers and stainless appliances, while muntin-style doors and windows extend the space over a sunny, private upper terrace. Upstairs, bedrooms are calm retreats, each with its own renovated full washroom, airy drapery, oversized closets, and light-filled proportions. Ample storage is integrated throughout, with multiple alcoves, a separate laundry room, and an attached rear-laneway garage for security and convenience. A refresh worth calling out: the kitchen was overhauled last year (2024) with quartz counters and a full suite of brand-new GE appliances that make your daily hustle and grind more efficient. New bathrooms follow suit with a Kohler soaker tub, European fixtures, and handcrafted tiles that feel more atelier than the average builder's basic offerings.

Inclusions: Life here extends beyond the walls. Neighbours are engaged and collaborative, connected through a long-standing community group that shares in resources, friendly conversation & dog walks and talks with coffees in hand. Its an area defined by end-users and long-term residents, and it shows in the quiet, well-kept cul-de-sac lined with mature trees and well-cared-for facades. Just steps away, Queen Street East is alive with acclaimed restaurants, specialty gyms, and studios, while Jimmie Simpson Park and nearby green spaces offer an easy counterbalance to the hustle and bustle. Nearby catchment schools include Morse Street Junior & Queen Alexandra. Tucked away on Natalie Place, you'll find a welcoming home that marries effortless living with long-term practicality, set in a vibrant & storied Lower East Side locale! See Attached Schedule B for full list of inclusions!

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



235 Boston Ave Toronto Ontario M4M 2V1 Toronto E01 South Riverdale Toronto		Sold: \$1,300,000 List: \$1,330,000
Taxes: \$6,347.60/2024	For: Sale	% Dif: 98
Sold Date: 09/17/2025		
SPIS: N	Last Status: SLD	DOM: 15
Att/Row/Townhouse	Fronting On: E	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3
3-Storey	26.25 x 49.87 Feet	Washrooms: 3
	Irreg:	1x3xMain, 1x4x3rd, 1x3x3rd
Dir/Cross St: Dundas/ Carlaw Directions: Turn up Filmic Ln off of Dundas St E		

MLS#: E12373619	PIN#: 210590281
Legal: See Schedule B.	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 2	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 16-30	Pool: None	Retirement:
Year Built: 2003	Prop Feat: Fireplace/Stove	HST Applicable to Included In
Apx Sqft: 1500-2000	Interior Feat: Water Heater Owned, Auto Garage Door Remote	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Boston Ave Bliss! End-of-row & sun-drenched 26-ft-wide freehold in the heart of Leslieville! Spanning four beautifully finished levels including a fully completed basement, this spacious home offers three generously sized bedrooms and three full bathrooms, perfectly designed for modern living. Step inside to soaring ceilings and a thoughtfully crafted layout. The open-concept living and dining area is anchored by a cozy gas fireplace, ideal for entertaining or quiet nights in. The kitchen features stainless steel appliances, a flexible breakfast nook, and a walk-out to the private deck with a gas line perfect for summer BBQs. Upstairs, two expansive bedrooms each enjoy their own private ensuite, creating luxurious retreats. The main floor bedroom, also with a 3-piece ensuite, makes an ideal guest suite or a bright, quiet home office. Additional features include one 7 ft. tall ceilings in the basement, a rare built-in double car garage offering abundant storage, and the coveted privacy of an end-unit, with natural light pouring in from the South, East, and West-facing windows. Situated just steps from beloved local gems like Garden Bar & Bodega and the ever-popular Piano Piano, this home is in one of Torontos most walkable and family-friendly neighbourhoods. Located within an excellent school catchment (Pape Ave Jr, Queen Alexandra MS & Riverdale CI), this is a rare opportunity to own a true turn-key stunner in one of the cities most desirable communities.					
Inclusions: All electric light fixtures, LG washer/dryer combo, stainless steel fridge, oven, built-in microwave, built-in dishwasher, owned hot water tank, security panel (no contract), all broadloom (as-is), racking in garage, gas fireplace, new furnace (2019), AC (2019) & hot water tank (2022)					
Listing Contracted With: UNION REALTY BROKERAGE INC.416-686-9618					



53 Hertle Ave		Sold: \$1,300,000
Toronto Ontario M4L 2T3		List: \$1,299,900
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$5,157.24/2024	For: Sale	% Dif: 100
Sold Date: 09/25/2025		
SPIS: N	Last Status: SLD	DOM: 2
Semi-Detached	Fronting On: E	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	22 x 100 Feet	Washrooms: 2
	Irreg: *	1x3x2nd, 1x4xLower
Dir/Cross St: Dundas & Greenwood Directions: Dundas/Greewood		

MLS#: E12421925	PIN#: 210370271
Legal: Pl E653 Ptlts 75&76	

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.11	x 10.5	Hardwood Floor	Picture Window	Open Concept
2	Dining	Ground	12.8	x 10.5	Hardwood Floor	O/Looks Garden	W/O To Patio
3	Kitchen	Ground	12.24	x 7.87	O/Looks Dining	Open Concept	Breakfast Bar
4	Prim Bdrm	2nd	12.14	x 10.5	Hardwood Floor	Closet	
5	2nd Br	2nd	12.8	x 8.53	Hardwood Floor	Closet	
6	3rd Br	2nd	10.5	x 8.04	Hardwood Floor	Closet	
7	Rec	Bsmt	18.04	x 10.6	Galley Kitchen	4 Pc Bath	Open Concept

Client Remks: Welcome to 53 Hertle, a beautifully renovated, professionally designed 3-bedroom, 2-bathroom semi-detached home with parking. This property offers a seamless blend of modern functionality and classic charm on a quiet, tree-lined, family-friendly street in Leslieville. This turnkey property features an oversized, newly constructed, and heated front porch. The open-concept main floor boasts new hardwood flooring, spacious principal rooms, and a newly renovated kitchen, perfect for everyday living and entertaining. Natural light fills the home with its desirable east/west exposure. Double patio doors lead to a fabulous back deck with built-in seating, ideal for entertaining, and an additional generous backyard space with limitless potential. The upper level offers three nicely sized bedrooms with ample closet space and a renovated bathroom. The newly finished lower level features a separate entrance, a large under-porch work/storage room, a massive multi-functional living/sleeping area with a perfectly executed kitchen, a full 4-piece bathroom, an oversized laundry room, custom built-in cabinetry, closets, and additional under-stair storage. This thoughtfully constructed lower level offers excellent potential for additional living space or rental income. The home is within walking distance to Greenwood Park, Queen Street shops and restaurants, and Woodbine Beach. Schools: TDSB - Duke of Connaught/Riverdale and TCDSB St. Joseph/Holy Name. This lovely home exudes charm and has been thoughtfully curated with designer-inspired finishes and luxurious designer wallpaper throughout. Space available at rear of house to accommodate two cars.

Inclusions: 2 fridge (full size & bar), stove, 2 burner cooktop, dishwasher, 2 built in microwave.washer, dryer, electric light fixtures, window coverings.

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY416-690-2181



299 Pape Ave Toronto Ontario M4M 2W6 Toronto E01 South Riverdale Toronto Taxes: \$6,492.69/2025 Sold Date: 10/09/2025 SPIS: N Last Status: SLD DOM: 21			Sold: \$1,320,000 List: \$1,339,000 For: Sale % Dif: 99
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 17 x 120 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Pape & Dundas Directions: Pape & Dundas

MLS#: E12412806 **PIN#:** 210500349
Legal: PT LT 5 PL 549 CITY EAST AS IN CT980745; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.59	x 13.81	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	27.59	x 13.81	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	14.04	x 9.55	Tile Floor	Breakfast Area	W/O To Garden
4	Prim Bdrm	2nd	15.68	x 13.58	Hardwood Floor	Closet	Window
5	2nd Br	2nd	12.89	x 9.58	Hardwood Floor	Closet	Window
6	3rd Br	3rd	22.77	x 13.58	Plank Floor	Window	Closet
7	Rec	Bsmt	17.09	x 13.19			
8	Laundry	Bsmt	0	0	3 Pc Bath		

Client Remks: On a very quiet part of Pape Ave in Prime Leslieville! This elegant 2.5 storey semi-detached home offers 3 bedrooms, including a generous primary suite, along with a well-appointed bathroom on the second floor featuring a separate soaker tub. The open-concept living and dining room is warm and inviting, finished with hardwood floors and a fireplace. A bright kitchen walks out directly to a private backyard perfect for relaxation or entertaining. Additional features include 2 private parking spaces accessed via the laneway. Ideally situated within walking distance to shops, restaurants, cafes, parks, and grocery stores, this home presents an exceptional opportunity to enjoy a vibrant and convenient Toronto lifestyle. Offers Anytime!

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer. All Elf's. All Existing Window Coverings.

Listing Contracted With: REALOSOPHY REALTY INC. 647-347-7325



115 Leslie St Toronto Ontario M4M 3C6 Toronto E01 South Riverdale Toronto Taxes: \$5,535/2025 Sold Date: 11/29/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,350,000 List: \$1,329,000 For: Sale % Dif: 102
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 14.17 x 128 Feet Irreg:	Rms: 7 + 6 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Greenwood & Queen Directions: Greenwood & Queen

MLS#: E12566976 **PIN#:** 210420236
Legal: PT LT 1 PL 408E TORONTO; PT LT 10 CON 1 FTB TWP OF YORK AS IN CA756532, S/T CA756532; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Apartment / Walk-Out / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Apx Sqft: 1100-1500 Lot Shape: Irregular Roof: Shingles, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 11.52	Pot Lights	W/O To Porch	Window
2	Dining	Main	12.99	x 11.25	Open Concept	Hardwood Floor	
3	Kitchen	Main	15.49	x 7.25	Breakfast Bar	Stainless Steel Appl	
4	Mudroom	Main	10.43	x 9.09	Slate Flooring	W/O To Deck	W/O To Garage
5	Prim Bdrm	2nd	11.52	x 8.01	B/I Closet	Window	
6	2nd Br	2nd	12.6	x 9.25	B/I Closet	Window	
7	Br	Bsmt	10.24	x 10.83	Window		
8	Living	Bsmt	1223.75	x 11.09	Laminate	Window	
9	Kitchen	Bsmt	8.66	x 5.25	Laminate		
10	Foyer	Bsmt	5.84	x 4.07	Laminate		

Client Remks: This open concept modern home offers everything you need. Handsome exterior, renovated interior and incredible location. Primary bedroom fits a king bed with room. Large second bedroom with built-in closet. Gorgeous large family bathroom with double sinks. Back deck includes a BBQ line perfect for entertaining. Perfect back mudroom and coffee bar area. Beautifully built 1 car garage with extra storage built in 2022 is a must see! Basement apartment with back walkout. Perfectly positioned in the heart of Leslieville, access to some of Toronto's favourite east-end spots. Enjoy nearby gems like Gio Rana's Really Really Nice Restaurant, Black Lab Brewing, and the Greenwood Farmers' Market. Greenwood Park and its dog park are just steps away, with the Beach a short bike ride from home. The TTC, local shops, cafes, and live music at History Toronto make life here convenient, connected, and full of character. *OPEN HOUSE SAT NOVEMBER 29TH 2-4PM

Inclusions: Bosch dishwasher, fridge, wall oven, Zephyr hood fan. All electric light fixtures, all window coverings, back mudroom closet, dining room built-in shelves, front ring door bell

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



81 Empire Ave Toronto Ontario M4M 2L3 Toronto E01 South Riverdale Toronto Taxes: \$5,049.94/2025 Sold Date: 09/23/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,350,000 List: \$1,185,000 For: Sale % Dif: 114
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.83 x 89 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen St. E. and Logan Ave. Directions: Queen St. E. and Logan Ave.

MLS#: E12408611 **PIN#:** 210550110
Legal: PT LT 39 PL 406E TORONTO AS IN CA543849; S/T & T/W CA543849; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Separate Entrance / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, Rec Centre, School Exterior Feat: Awnings, Deck, Landscaped, Patio, Privacy, Porch Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	10.93	x 10.53	Hardwood Floor	Combined W/Living	Window
2	Living	Ground	15.12	x 13.68	Hardwood Floor	Combined W/Dining	Window
3	Kitchen	Ground	15.26	x 11.35	Hardwood Floor	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	15.12	x 10.01	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	11.88	x 9.61	Hardwood Floor	Closet	Window
6	3rd Br	2nd	11.35	x 9.06	Hardwood Floor	Closet	Window
7	Rec	Lower	20.44	x 14.5	Broadloom	3 Pc Bath	Closet

Client Remks: Top 8 Reasons You Will Love This Home! 1) The Leslieville Lifestyle. Tree-lined streets, a true sense of community, and incredible amenities. Enjoy cafes, independent boutiques, and some of Toronto's most beloved restaurants. A short stroll takes you to Jimmie Simpson Park, a neighbourhood hub with tennis courts, playgrounds, and a community centre. 2) Front Porch Charm. The cheerful red bench out front sets the tone for a home that is both welcoming and full of character, offering the perfect spot for morning coffee or chatting with neighbours. 3) Open Concept Living. The main floor flows seamlessly from front to back, creating a bright and airy space thats perfect for entertaining or enjoying everyday family life. The modern kitchen has stylish finishes, ample cabinetry and space for casual meals, making it the true heart of the home! Main floor laundry makes chores a breeze! 4) Serenity. Step out into a professionally designed, private outdoor sanctuary where every detail has been artfully curated. Lush perennial gardens create a tapestry of colour and texture, while the shimmering pond lends a sense of calm. The upper deck and stone patio are perfect for entertaining or simply enjoying your own retreat! 5) Cozy In-Law Suite. Tucked away for privacy, the apartment offers a versatile living space. With its own entrance, it's ideal for extended family or a separate home office. It combines independence with convenience, making it a true bonus feature of this home! 6) Great Schools Nearby. Morse Street J.P.S. and Riverdale C.I. are highly regarded, making this home an excellent long-term option for families. 7) Transit. Just minutes from downtown by streetcar, bike or car. Easy access to Greenwood Park, Woodbine Beach, Tommy Thompson Park and our newly developed Biidaasige Park. 8) Leslieville combines urban convenience with small town charm, offering great food, beautiful homes, and plenty of green space, making it one of the most popular places to live in Toronto.

Inclusions: Existing Fridge, Oven, Cooktop (as is), Dishwasher, Washer and Dryer. Basement fridge and basement Stove. All Window Coverings. All Electric Light Fixtures. Patio Red Bench. Back Deck Patio Table and Chairs, Umbrella, Awning, Gas BBQ. Backyard lighting and surface irrigation system. Lawnmower.

Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000



8 Bertmount Ave Toronto Ontario M4M 2X9 Toronto E01 South Riverdale Toronto Taxes: \$6,063/2025 Sold Date: 11/13/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,375,000 List: \$1,199,000 For: Sale % Dif: 115
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20.42 x 82 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen E & Pape Directions: Queen E & Pape

MLS#: E12501188 **PIN#:** 210570385
Legal: PT LT 22 PL 462E TORONTO AS IN CA726356; T/W CA726356; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Public Transit Interior Feat: Brick & Beam	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.07	x 14.99	Fireplace	Bamboo Floor	Pot Lights
2	Dining	Ground	11.32	x 10.33	Bay Window	Beamed	Pot Lights
3	Kitchen	Ground	14.07	x 10.01	W/O To Yard	Stainless Steel Appl	Tile Floor
4	Prim Bdrm	2nd	14.07	x 13.42	Vaulted Ceiling	Beamed	Bay Window
5	2nd Br	2nd	13.58	x 8.17	Closet	Vinyl Floor	Window
6	3rd Br	2nd	7.84	x 10.01	Closet	Vinyl Floor	Window
7	4th Br	Bsmt	14.07	x 18.57	3 Pc Bath	Finished	
8	Laundry	Bsmt	14.07	x 11.48			

Client Remks: Welcome to this timeless red brick semi on one of Leslieville's most picturesque, tree-lined one-way streets. The home exudes character from the moment you step inside, with exposed wooden beams adding warmth and distinction to the spacious living and dining areas. A majestic fireplace anchors the living room, while high ceilings and pot lights create a bright, open ambience. The dining room bay window fills the space with natural light. Upstairs, the primary bedroom impresses with vaulted ceilings, exposed beams, a skylight and a large bay window overlooking the leafy street below. Two additional bedrooms offer flexibility for family and guests. A full bathroom serves the second floor, while a modern second full bath in the basement adds convenience and flexibility. The basement, accessible by a separate entrance, features sound insulation, excellent ceiling height, and professional waterproofing-perfect for a private suite, home office, or recreation space. Step outside to a private backyard deck ideal for outdoor dining and relaxation, with the added bonus of a very rare laneway parking spot. All this, just around the corner from Queen East's vibrant mix of cafes, restaurants, boutiques, and the TTC streetcar, making city living effortless and inspiring.

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

Listing Contracted With: EXP REALTY 866-530-7737



23 Caroline Ave Toronto Ontario M4M 2X6 Toronto E01 South Riverdale Toronto Taxes: \$5,693.36/2025 Sold Date: 10/07/2025 SPIS: Y Last Status: SLD DOM: 5			Sold: \$1,382,000 List: \$1,149,000 For: Sale % Dif: 120
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 18.08 x 91.75 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Queen and Pape Directions: South of Queen

MLS#: E12439203	PIN#: 210520042
Legal: PLAN M445 PT LOT 3	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Rolled, Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.66	x 5.58	Double Closet	Hardwood Floor	O/Looks Frontyard
2	Living	Main	10.83	x 10.5	Hardwood Floor	Open Concept	Pot Lights
3	Dining	Main	12.04	x 11.52	Hardwood Floor	Open Concept	Breakfast Bar
4	Kitchen	Main	14.7	x 9.78	Stone Counter	B/I Desk	Pot Lights
5	Mudroom	Main	7.84	x 3.94	Sliding Doors	Tile Floor	Skylight
6	Prim Bdrm	2nd	12.01	x 10.76	Large Closet	Hardwood Floor	Casement Windows
7	2nd Br	2nd	9.91	x 9.78	Hardwood Floor	Large Closet	Window
8	3rd Br	2nd	13.09	x 7.51	W/W Closet	Hardwood Floor	Closet Organizers
9	Rec	Bsmt	21.39	x 14.14	Above Grade Window	Pot Lights	Laminate
10	Laundry	Lower	10.07	x 8.43	Laminate	2 Pc Bath	Combined W/Office
11	Utility	Lower	12.43	x 5.68			

Client Remks: This beautifully updated family home blends charm, functionality, and prime location in one of Toronto's most coveted neighbourhoods. From the moment you arrive, you're welcomed by exceptional curb appeal and a leafy, private front sitting area - ideal for morning coffee or evening chats. Step into the spacious covered front porch with a rare oversized closet and ample storage. Inside, the open-concept main floor is warm and inviting, featuring rich walnut hardwood floors and a bright white shaker kitchen with sleek black stone counters, a generous breakfast bar, and a built-in workstation for seamless work-from-home living. At the rear, a thoughtfully designed mudroom with skylight and sliding glass doors opens to a private deck and a versatile two-tiered backyard. Under both the front and back decks, you'll find an abundance of hidden storage perfect for bikes, tires, hockey nets, patio furniture, and more. Whether you need two-car parking or prefer extra space to lounge and play, this yard flexes to fit your lifestyle. Upstairs, natural light pours in through the skylight, illuminating three generous bedrooms with ample closet space and a beautifully renovated, family-sized bathroom. The finished basement offers even more living space with a massive rec room (sectional-worthy!), a second bathroom, laundry, office nook, and extensive storage ideal for growing families or avid entertainers. Located on a friendly, community-focused street in vibrant Leslieville, this home delivers the perfect balance of style, comfort, and connection. Don't miss the chance to make it yours!

Inclusions: Fridge, stove, dishwasher, washer & dryer. All ELFs. Furnace & AC. 2 stairway child gates.
Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD. 416-699-2992



18 Badgerow Ave		Sold: \$1,400,000
Toronto Ontario M4M 1V1		List: \$1,099,000
Toronto E01 South Riverdale Toronto		
Taxes: \$5,912.04/2025	For: Sale	% Dif: 127
Sold Date: 11/12/2025		
SPIS: N	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: N	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	16.92 x 84.5 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x2xLower
Dir/Cross St: Carlaw/Gerrard Directions: North of Dundas, West of Pape		

MLS#: E12506176 **PIN#:** 210590130
Legal: PT LT 15-16 PL 468E TORONTO AS IN CA145897; S/T & T/W CA145897; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: None	Gas:
Fireplace/Stv: Y	Drive: None	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove	HST Applicable to Included In
Roof: Asphalt Shingle, Membrane	Interior Feat: Carpet Free, Floor Drain	Sale Price:
Foundation: Poured Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Year: 1972
Laundry lev:		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	16.01	x 11.25	Open Concept	Hardwood Floor	Combined W/Living
2	Living	Main	13.85	x 11.25	Open Concept	Hardwood Floor	Combined W/Dining
3	Kitchen	Main	11.42	x 10.99	Ceramic Floor	O/Looks Backyard	
4	Prim Bdrm	2nd	10.33	x 13.68	Cathedral Ceiling	Closet	Broadloom
5	2nd Br	2nd	11.75	x 11.42	Closet	O/Looks Backyard	Broadloom
6	3rd Br	2nd	10.01	x 7.41	Pocket Doors	Broadloom	
7	Rec	Lower	21.75	x 12.99	Broadloom		
8	Laundry	Lower	16.5	x 10.83			

Client Remks: Welcome to 18 Badgerow Avenue, where community, lifestyle and convenience converge. From the charming facade, through the inviting open plan to the quaint landscaped yard enveloped by mature trees, this delightful double brick offering pushes smiles at every corner. Heavily upgraded and with thoughtful touches throughout, this home has both character and contemporary flair. Featuring beautiful natural flooring, a custom updated kitchen, main floor powder room, cathedral ceilings in the principal bedroom, Velux sun tunnel skylights, custom built-ins and a finished basement complete with dedicated laundry area. On a wonderful tree lined street with the neighbours everyone dreams of having, while being within walking distance to all the great "stuff" on Queen, Dundas and Gerrard. This space has been cherished by its current owners and will surely be by its new residents as well. An excellent opportunity in an outstanding location.

Inclusions: Refrigerator, stove, range hood, dishwasher, clothes washer & dryer, electric light fixtures, blinds and top-down bottom-up shades in the living room.

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



13 Larchmount Ave Toronto Ontario M4M 2Y6 Toronto E01 South Riverdale Toronto Taxes: \$5,588/2025 Sold Date: 10/27/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,425,000 List: \$1,248,800 For: Sale % Dif: 114
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.5 x 100 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Eastern Ave & Carlaw Ave Directions: Eastern Ave & Larchmount Ave

MLS#: E12474703 **PIN#:** 210520124
Legal: PCL 40-1 SEC M445; PT LT 40 PL M445 TORONTO; PT LT 41 PL M445 TORONTO COMM AT A POINT IN THE ELY LIMIT OF LARCHMOUNT AV 14 FT 3 3/4 INCHES NLY FROM THE SW ANGLE OF LT 41. THENCE ELY TO AND ALONG THE CENTRE LINE OF PARTITION WALL BTN THE SEMI-DETACHED BRICK DWELLING HOUSES COMPOSING THE PAIR IN COURSE OF ERECTION IN APRIL 1925 WHOLLY UPON SAID LT 41 WHICH WALL IS HEREBY DECLARED AND ACKNOWLEDGED TO BE A PARTY WALL AND CONTINUING THENCE ELY IN A STRAIGHT LINE IN ALL

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apex Age: Year Built: 1925 Yr Built Source: MPAC Apex Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Built-In Oven	Zoning: Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.37	x 18.18	Large Window	Open Concept	Pot Lights
2	Dining	Main	12.37	x 9.09	Open Concept	Hardwood Floor	O/Looks Living
3	Kitchen	Main	15.29	x 12.37	Open Concept	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	12.93	x 12.37	Cathedral Ceiling	Skylight	Large Window
5	2nd Br	2nd	11.06	x 6.89	Hardwood Floor	Large Window	
6	3rd Br	2nd	12.37	x 9.84	Large Window	Hardwood Floor	
7	Living	Lower	12.37	x 11.71	Large Window	Broadloom	Pot Lights
8	Br	Bsmt	12.37	x 8.69	Large Window	Pot Lights	
9	Laundry	Bsmt	5.91	x 2.49	Open Concept		

Client Remks: Absolutely stunning semi-detached, fully remodelled 3 bedroom home in the heart of Toronto, in the highly desired South Riverdale area. Tastefully decorated with designer finishes, this beautiful home offers picturesque curb appeal with stone steps leading into a gorgeous open concept main floor featuring a spacious living room with a large window that lets in tons of natural light. It overlooks a generous dining area that flows seamlessly into the custom kitchen, equipped with quartz counters, marble backsplash, breakfast bar with waterfall edge, built-in oven, cooktop, pot filler, and large, floor to ceiling patio doors leading to the spacious deck and so much more! Head up the lighted hardwood stairs with a sleek glass enclosure, where you'll find a fully remodelled bathroom and three well-appointed bedrooms, all filled with natural light. The spacious primary bedroom boasts cathedral ceilings, skylights, elegant wall sconces and the list doesn't end there! Head down to the finished basement, where you'll find a cozy living area, an additional bedroom, a bathroom with stand-up shower, and laundry. And if that wasn't enough, take in the garage at the rear of the home with soaring 13-foot ceilings, tons of storage and access to the yard, making parking your car a breeze! Tons of storage throughout, No detail has been overlooked in this home! Accessible and perfectly located - just minutes to groceries, shopping & restaurants on Queen St East, banks, parks, schools, the DVP, and so much more! **Newer insulation, all new plumbing & electrical, newer shingles, newer garage, Basement interior walls waterproofed, sump pump, back water valve, Cedar deck and fences, A.C unit 2 years old.

Inclusions: All ELF's, All window coverings, fridge, induction cooktop, b/i oven, dishwasher, range hood, wine fridge, washer, dryer

Listing Contracted With: Fixed Rate Realty Inc. 416-320-3013



158 Hastings Ave Toronto Ontario M4L 2L4 Toronto E01 South Riverdale Toronto		Sold: \$1,431,018 List: \$1,179,000
Taxes: \$5,127.79/2025	For: Sale	% Dif: 121
Sold Date: 09/03/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.19 x 90 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xLower
Dir/Cross St: Dundas/Leslie Directions: Dundas and Greenwood		

MLS#: E12366188	PIN#: 210430159
Legal: Plan 348	

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Available, Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Other HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.8	x 14.24	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Main	11.45	x 10.4	Hardwood Floor	Open Concept	
3	Kitchen	Main	14.01	x 12.27	Hardwood Floor	Breakfast Bar	W/O To Deck
4	Prim Bdrm	2nd	12.2	x 11.84	Hardwood Floor	W/W Closet	Bay Window
5	2nd Br	2nd	10.6	x 8.14	Hardwood Floor	Closet	
6	3rd Br	2nd	12.37	x 8.17	Hardwood Floor	Closet	B/I Closet
7	Rec	Lower	13.29	x 11.12	W/O To Garden		
8	Den	Lower	13.32	x 6.86	Closet	Window	

Client Remks: If homes could flirt, this one would have you at hello. With buttercream brick, a storybook front porch, and within sight of Greenwood Park, this place radiates curb appeal that makes the neighbours more than just a little jealous. Inside, a wainscoted hallway sets the tone and ushers you into a main floor that is both polished and playful. The living room, anchored by a gilded fireplace insert, flows into a dining space that is as ready for a candlelit dinner as it is for a lively gathering. The kitchen? Surprisingly spacious and unapologetically functional, with sultry dark butcher block counters, a gas range to fire up your inner chef, massive storage, and a walkout to a deck with gas BBQ hookup and a backyard that is all green, all serene, and offers a double gate to the lane to allow parking for two if you choose. Upstairs, natural light pours through a skylight with exposed trusses, bouncing off a 4pc bath that nails modern style with the perfect tiles and tones. Three generous bedrooms keep up the smart layout. The principal rocks custom closets and a built-in bed with sleek headboard, while the others impress with storage galore & thoughtful built-ins. The lower level is a playground of possibilities, with separate entrance, rec room, bonus spare room, 4pc bath, and a laundry setup that makes chores less of a drag. Perfect for guests, teens, or that side hustle office you've been dreaming about. Location? Step out your door and Greenwood Park delivers a farmers market, pool, splash pad, skating trail, off-leash park, and green spaces to play. A myriad of kids programs - music, art, dance, daycares & schools are a quick scootch away. Superb coffee, cocktails, and carbs are all within strolling distance - think Magpie Cakery, Blondies Pizza, Pinkertons, Jules Bistro, +++. With quick access to Danforth subway line, 24hr streetcar, The Beach, Dundas bike lanes, & the DVP, this East End locale offers the ideal balance of urban village chill and city connectivity.

Inclusions: All appliances, light fixtures, window coverings and built-ins.
Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090



45 Boston Ave Toronto Ontario M4M 2T8 Toronto E01 South Riverdale Toronto Taxes: \$6,485.15/2025 Sold Date: 09/29/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,435,000 List: \$1,299,000 For: Sale % Dif: 110
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 17.5 x 108.67 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Queen St E/Carlaw Directions: North of Queen St

MLS#: E12423086	PIN#: 210580363
Legal: Plan 351E Pt Lot 14	

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: Other Roof: Shingles Foundation: Brick Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.21	x 13.91	Fireplace	Crown Moulding	Halogen Lighting
2	Dining	Ground	10.66	x 13.68	Combined W/Kitchen	Closet Organizers	Crown Moulding
3	Kitchen	Ground	16.4	x 10.99	Combined W/Dining	W/O To Deck	Renovated
4	Br	2nd	14.11	x 11.32	Closet Organizers	Halogen Lighting	O/Looks Frontyard
5	2nd Br	2nd	10.42	x 10.25	Window	B/I Shelves	
6	3rd Br	2nd	9.06	x 11.02	O/Looks Backyard	Window	
7	Utility	Bsmt	30.81	x 13.22			
8	Other	Bsmt	14.73	x 13.22			

Client Remks: Welcome To This Stunning Renovated Home In The Highly Sought-After Leslieville Neighbourhood - Just Steps From Vibrant Queen Street Where You'll Find An Array Of Local Shops, Restaurants, And Charming Cafes. Thoughtfully Designed For Effortless Modern Living, This Home Features A Custom Eat-In Kitchen With Caesarstone Countertop, Huge Island, High-End Appliances, A Full Glass Wall That Opens Onto A Private, Fully Fenced Deck-Perfect For Relaxing Or Entertaining, Enjoy The Convenience Of A Dedicated Parking Spot Accessed Via A Laneway, Complete With Remote Roll Up Door For Added Ease And Peace Of Mind, Flooded With Natural Light From Multiple Skylights, The Home Exudes Warmth & Sophistication. The Luxurious Primary Bedroom Easily Accommodates A King-Size Bed & Offers Custom Closet Cabinetry, A Cozy Wood-Burning Fireplace Adds Character & Charm, The Renovated Bathroom Features Radiant Heated Floors, Double Sinks & Stylish Finishes, Additional Highlights Include Ample Storage, Fresh Paint, Meticulous Maintenance & Easy Access To Transit, DVP, Great Schools, & Local Amenities, With A High Walk Score & A Friendly Welcoming Community, This Exceptional Home Is Ready For You To Move In And Make It Your Own **Open House Sat/Sun 2-4**

Inclusions: Existing: Sub-Zero S/S Fridge, Wolf S/S Gas Stove, S/S Range Hood, S/S Dishwasher, Washer, Dryer, Window Coverings, Light Fixtures, Basement Shelving, TV In Kitchen, Freezer, Steel Planter & Irrigation System in Front Yard, Landscape Lighting.

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



74 Lewis St			Sold: \$1,450,000		
Toronto Ontario M4M 2H3			List: \$1,499,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$6,417.28/2025		For: Sale		% Dif: 97	
Sold Date: 11/08/2025					
SPIS: N		Last Status: SLD		DOM: 30	
Semi-Detached		Fronting On: W		Rms: 9 + 2	
Link:		Acreage:		Bedrooms: 4 + 1	
3-Storey		15.75 x 135 Feet		Washrooms: 4	
		Irreg:		1x2xMain, 1x4x2nd, 1x5x3rd, 1x4xLower	
Dir/Cross St: Broadview Avenue / Queen Street East					
Directions: Broadview Avenue / Queen Street East					

MLS#: E12455029 **PIN#:** 210760352

Legal: PT LT 93 & 94 PL D135 AS IN CT27417, CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: None	Gas:
Fireplace/Stv: Y	Drive: None	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: None	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.32	x 3.87	Tile Floor	Double Closet	Mirrored Closet
2	Living	Main	9.91	x 9.61	Hardwood Floor	Picture Window	O/Looks Garden
3	Kitchen	Main	14.11	x 13.98	Stainless Steel Appl	Centre Island	Breakfast Bar
4	Dining	Main	22.01	x 12.43	Hardwood Floor	Open Concept	Large Window
5	Family	Main	22.01	x 12.43	Hardwood Floor	W/O To Patio	Fireplace
6	2nd Br	2nd	12.24	x 10.1	Hardwood Floor	Closet	Window
7	Laundry	2nd	7.84	x 4.72	Tile Floor	Laundry Sink	B/I Shelves
8	3rd Br	2nd	11.91	x 9.02	Hardwood Floor	Closet	Window
9	4th Br	2nd	14.96	x 12.53	Hardwood Floor	Closet	Window
10	Prim Bdrm	3rd	23.29	x 14.5	His/Hers Closets	5 Pc Ensuite	W/O To Sundeck
11	Kitchen	Lower	21.42	x 16.01	Combined W/Living	Combined W/Dining	Above Grade Window
12	Br	Lower	13.62	x 12.57	Hardwood Floor	Above Grade Window	Closet
13	Utility	Lower	6.99	x 5.54			

Client Remks: Welcome to this incredible Leslieville home, recently and extensively renovated. Unbelievably spacious! Beautifully situated on a quiet treelined street, a tranquil setting in an urban locale. 1650 square feet is offered on three floors, plus a further 600 square feet in the basement apartment with a separate entrance. The main floor features a living room, open concept kitchen combined with dining room and family room. Note there is a powder room on this floor. Three spacious bedrooms, a washroom and laundry room are offered on the second floor. On the third floor is a master retreat with dramatic vaulted ceilings which walks out to a large sundeck drenched in western light. The lower level is devoted to the basement apartment with excellent above grade windows and a legal egress. Absolutely turnkey! The garden is deep with lovely mature trees and benefits from the beautiful western exposure and recent professional landscaping. Enjoy being steps to vibrant Queen Street East and the nearby Jimmy Simpson Park, plus many of Toronto's finest shops and restaurants. Transit is at your doorstep as is convenient highway access. The East Harbour Transit Hub is being built just south and will be a major transit hub for TTC and GO trains, connecting with the Ontario Line (under construction) and the Stouffville line.

Inclusions: All kitchen appliances, washer, dryer, all kitchen appliances in basement, combined washer/dryer in basement, all electric light fixtures, all window coverings (except excluded), NEST Thermostat, Ring doorbell, all custom built-ins.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION 416-489-2121



58 Coady Ave Toronto Ontario M4M 2Y8 Toronto E01 South Riverdale Toronto Taxes: \$5,927.12/2025 Sold Date: 09/09/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,450,000 List: \$1,199,800 For: Sale % Dif: 121
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.33 x 80 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Queen St E and Jones Ave Directions: Coady Ave and Queen St E

MLS#: E12379048 **PIN#:** 210510131
Legal: PLAN 423E PT LOT 9 TORONTO AS IN cA699327

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Dining	Main	46.92	x 65.98	Hardwood Floor	Combined W/Living
2	Living	Main	46.92	x 65.98	Hardwood Floor	Combined W/Dining
3	Kitchen	Main	41.01	x 48.88	Hardwood Floor	Granite Counter Renovated
4	Family	Main	27.23	x 28.22	Hardwood Floor	W/O To Deck
5	Prim Bdrm	2nd	41.99	x 52.76	Hardwood Floor	His/Hers Closets Bay Window
6	2nd Br	2nd	27.89	x 36.71	Hardwood Floor	Window Closet
7	3rd Br	2nd	39.4	x 33.14	Hardwood Floor	L-Shaped Room Window
8	Rec	Bsmt	38.98	x 54.79	Vinyl Floor	4 Pc Bath
9	Br	Bsmt	44.98	x 34.78	Vinyl Floor	Open Concept

Client Remks: Welcome to this beautifully renovated, move-in-ready family home nestled in vibrant Leslieville / South Riverdale. Coady Ave is A Quiet , family-frendly Street. Main Floor is Open Concept with exposed Brick, Engineered Wood flooring throughout, with big windows that let lights flow from Morning and evening. Large eat-in kitchen boasts a central island with breakfast bar, stainless steel appliances. Brand new Bath, Wainsotting, Crown Molding, Pot lights Herringbone Backsplash & much more. just steps from vibrant Queen Street East with its boutique shops, beloved cafes, restaurants, parks, Schools.

Inclusions: Includes: Fireplace (as is), Brand new S/S Fridge, Gas stove, dishwasher, microwave, all electrical light fixtures and washer and dryer. Deck (as is)

Listing Contracted With: SMART SOLD REALTY647-564-4990



8 West Ave			Sold: \$1,460,000
Toronto Ontario M4M 2L8			List: \$1,170,000
Toronto E01 South Riverdale Toronto			
Taxes: \$6,259/2025	For: Sale	% Dif: 125	
Sold Date: 09/24/2025			
SPIS: N	Last Status: SLD	DOM: 8	
Att/Row/Twnhouse	Fronting On: W	Rms: 9 + 1	
Link:	Acreage: < .50	Bedrooms: 3 + 1	
3-Storey	21 x 61 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x3xGround, 1x2x3rd	
Dir/Cross St: DUNDAS AND WEST		Directions: DUNDAS AND WEST	

MLS#: E12406807 **PIN#:** 210700377
Legal: PCL 88-2 SEC A330; PT LT 88 PL 791 TORONTO PT 19 66R10771; T/W A MAINTENACE EASEMENT IN FAVOUR OF THE OWNERS OF PT 19, 66R10771, THEIR HEIRS, TENANTS, ASSIGNS, WORKMEN AND SERVANTS, OVER, ALONG AND UPON THAT PT OF LT 88 PL 79, PT 20C, 66R10771 FOR THE PURPOSE OF MAINTAINING THE MOST NLY FACE OF THE WALL OF THE BUILDING LOCATED AND SITUATE ON THE SAID PT 19 ON SAID PL 66R10771; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partial Basement Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Drive: Front Yard Parking, Private Double Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Hot Tub, Privacy, Patio Interior Feat: Water Heater Security Feat: Smoke Detector	Zoning: RESIDENTIAL Cable TV: A Gas: A Water: Municipal Water Supply Type: Comm Well Sewer: Sewers Waterfront: None Retirement: Accessibility Feat: Open Floor Plan, Parking, Shower Stall HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Topography: Flat Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.84	x 14.93	Sliding Doors	Fireplace	Laminate
2	Dining	Main	11.32	x 8.01	Open Concept	Combined W/Kitchen	Laminate
3	Kitchen	Main	11.25	x 14.93	Stainless Steel Appl	Large Window	Centre Island
4	2nd Br	2nd	12.93	x 16.31	Large Window	B/I Closet	Laminate
5	3rd Br	2nd	9.42	x 10.43	Large Window	Large Closet	Laminate
6	Bathroom	2nd	5.12	x 14.67	Soaker	4 Pc Bath	Combined W/Laundry
7	Br	3rd	14.83	x 14.99	W/O To Sundeck	Large Closet	Broadloom
8	Bathroom	3rd	0.92	x 4.3	2 Pc Bath	Laminate	
9	Bathroom	Ground	6.2	x 6.46	3 Pc Bath	Tile Floor	
10	Utility	Ground	8.17	x 11.15	Tile Floor		
11	Loft	2nd	14.8	x 8.53			

Client Remks: Reside in coveted South Riverdale (Leslieville), minutes to downtown by TTC or the DVP. This fully renovated 3+1 bedroom end unit feels like a semi, boasting 3 parking spots! A perfect blend of comfort and style for families and entertainers. The primary suite boasts vaulted ceilings, a private two-piece bathroom, and a balcony, ideal for a coffee break or as an outdoor office area. The second bedroom includes a unique loft, making it a fun retreat for kids or a cozy lounge space. The spa-like bathroom combines luxury with sleek finishes, featuring a soaker tub and a rain shower. The custom laundry cabinets on the 2nd floor provide ample storage and functionality. The open concept living room with wood-burning fireplace and dining area opens via oversized patio doors to a large deck, featuring a tree fort and a 5 person Hot Tub, creating a seamless indoor-outdoor space, adjoining the modern kitchen with an island and sizeable pantry. Nestled on a safe one-way street in a quiet neighborhood, ideally suited for raising a family. Many parks, daycare and schools surround home. The 3D virtual tour offers a great preview: nothing compares to seeing this fabulous home in person. This desirable area boasts amazing neighbours with families and children. See attached list of inclusions/upgrades/extras page. Home Inspection available. OPEN HOUSE September 20/21 SAT/SUN 2-4 PM

Inclusions: elfs and window coverings, hottub, treehouse/slide/swing, 65-inch mounted tv and bracket, wood burning in front of fireplace, all existing appliances, fireplace screen and tools, stack shelving, ECO-BEE thermostat, keyless door entry - see attached list of inclusions/upgrades/extras. 3 parking spots, Hot tub, large sliding glass door, new gate and stairs, fireplace, SS appliances, door code system, Sound Proof windows - close to schools, TTC, shopping, parks and restaurants, custom closets, very desirable school district, daycares and parks. please see attached floorplans and 3D tours.

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 12/01/2025 5:18:30 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY416-637-8000



31 First Ave Toronto Ontario M4M 1W7 Toronto E01 South Riverdale Toronto Taxes: \$6,559/2025 Sold Date: 10/06/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,472,777 List: \$1,199,000 For: Sale % Dif: 123
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 18.42 x 133 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 2x4x2nd	Dir/Cross St: Broadview and Gerrard Directions: One way east from Broadview

MLS#: E12436513 Assignment: N Legal: PLAN 550 PT LOT 37	PIN#: 210710155 Fractional Ownership: N
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Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 100+ Year Built: 1904 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.09	x 8.83	Open Concept	Hardwood Floor
2	Dining	Main	16.7	x 14.96	Open Concept	Heated Floor
3	Kitchen	Main	14.37	x 10.6	Family Size Kitchen	
4	Breakfast	Main	12.17	x 7.25	O/Looks Backyard	W/O To Deck
5	Prim Bdrm	2nd	14.73	x 12.47	4 Pc Ensuite	Hardwood Floor Double Closet
6	2nd Br	2nd	17.19	x 11.12	Juliette Balcony	O/Looks Backyard Hardwood Floor
7	3rd Br	3rd	26.71	x 14.47	Broadloom	W/O To Deck Skylight

Client Remks: South Riverdale Victorian Gem, Welcome to one of South Riverdale's prettiest tree-lined streets, where this solid brick Victorian home stands with undeniable presence. From the moment you arrive, the curb appeal is evident, professional landscaping frames the home with giant river rocks and a stunning front garden. The sunken stone patio with limestone blocks create a serene backyard retreat. A private, fenced yard and laneway parking for two cars with the added bonus of privately contracted snow removal make city living both beautiful and practical. Step through the striking solid oak front door and into a home filled with charm and character. High ceilings, stained glass accents, and hardwood floors set the tone in the open-concept living and dining rooms. The family-sized kitchen, paired with a cheerful breakfast room, offers a perfect space for everyday living. From here, walk out to a private deck that overlooks the thoughtfully landscaped yard. Upstairs, the second floor features two exceptionally spacious bedrooms either one easily serving as the primary suite along with excellent closets and storage. The third floor is bright and airy thanks to a skylight, and offers a walkout to a private deck where natural light pours in from every angle. This south-facing home is bathed in sunshine throughout, with a layout that feels warm and inviting at every turn. With a 96 Walk Score and 92 Transit Score, you'll enjoy the very best of the neighbourhood: Queen Street East's vibrant cafes, restaurants, bars, and galleries are just steps away, while Riverdale Park, the subway, and streetcars are only a short walk from your door. A rare blend of historic Victorian character, modern comfort, and an unbeatable location make this a true South Riverdale treasure.

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Electric Light Fixtures, CAC, Gas Burner & Equipment, Central Vacuum.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-462-1888



58 Marjory Ave Toronto Ontario M4M 2Y4 Toronto E01 South Riverdale Toronto Taxes: \$5,972/2025 Sold Date: 09/23/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,492,345 List: \$1,179,000 For: Sale % Dif: 127
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18.21 x 99.92 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x3xBsmt, 1x2xMain Dir/Cross St: Jones Ave & Gerard St E Directions: S of Gerrard St E	

MLS#: E12411834	PIN#: 210500207
Legal: PLAN M105 PT LOTS 12 & 13 BLK C	

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete, Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre Exterior Feat: Deck Interior Feat: In-Law Capability, In-Law Suite, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.29	x 12.7	Ceramic Floor	Pot Lights	Combined W/Living
2	Living	Main	15.29	x 12.7	Hardwood Floor	Combined W/Dining	Pot Lights
3	Dining	Main	15.68	x 10.89	Hardwood Floor	Combined W/Living	2 Pc Bath
4	Kitchen	Main	13.09	x 11.09	Quartz Counter	Breakfast Bar	W/O To Sunroom
5	Laundry	Main	15.19	x 5.38	Ceramic Floor	Picture Window	W/O To Deck
6	Prim Bdrm	2nd	12.17	x 12.07	Hardwood Floor	Double Closet	Wainscoting
7	2nd Br	2nd	10.07	x 11.78	Hardwood Floor	Closet	Large Window
8	3rd Br	2nd	9.48	x 10.99	Hardwood Floor	O/Looks Backyard	East View
9	Rec	Bsmt	14.27	x 8.79	Laminate	Pot Lights	Combined W/Kitchen
10	Kitchen	Bsmt	11.68	x 9.78	Laminate	Eat-In Kitchen	Quartz Counter
11	Br	Bsmt	12.27	x 7.68	Laminate	Pot Lights	Above Grade Window
12	Mudroom	Main	15.19	x 5.38	Ceramic Floor	W/O To Deck	Combined W/Laundry
13	Laundry	Bsmt	12.07	x 4.1	Ceramic Floor	Pot Lights	Above Grade Window

Client Remks: Gorgeous, renovated semi in the heart of Leslieville that checks all the boxes with 3+1 beds, 3 baths, 2 laundry rooms, in-law suite and 2-car garage! Step into a bright, open-concept layout with light hardwood floors throughout, a rare front hall closet, and a stylish main floor powder room featuring hex marble tiles. The beautiful 2-tone shaker kitchen offers plenty of storage, stone countertops, stainless appliances and a functional centre island. A bonus sunroom provides main floor laundry and a work-from-home space overlooking the private back deck. Upstairs, enjoy a spa-inspired renovated bathroom with marble tile, generous bedrooms, and a primary suite with wall-to-wall closets and a custom slatted accent wall. The high basement with separate entrance is a true standout complete with laminate floors, a kitchenette, 3-piece bath, laundry room, rec room (which could be enlarged by removing the wall to the bedroom) , and a massive storage area. And yes, there's more: lane access to a large double car garage adds rare convenience in the city and laneway house potential - see report. All of this just a short stroll from Starbucks, restaurants, boutique shopping, transit, future Ontario line at Gerrard square and every amenity that makes Leslieville one of Toronto's most desirable neighbourhoods. True community feel with annual street party on Galt!

Inclusions: 2 Fridges, 2 stove, dishwasher, 2 washers & 2 dryers. All ELFs. Furnace & AC. Tankless hot water (owned)

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



65 West Ave Toronto Ontario M4M 2L7 Toronto E01 South Riverdale Toronto		Sold: \$1,520,000 List: \$1,249,999
Taxes: \$6,183.51/2025	For: Sale	% Dif: 122
Sold Date: 10/08/2025		
SPIS: N	Last Status: SLD	DOM: 8
Att/Row/Twnhouse	Fronting On: E	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
3-Storey	15 x 100 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Broavdview & S.Of Gerrard Directions: Broavdview & S.Of Gerrard		

MLS#: E12433728	PIN#: 210700154
Legal: Part Lot 67 Plan 791	

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Other	Gas:
Fireplace/Stv: Y	Drive: Other	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Wooded/Treed	HST Applicable to Included In
Lot Shape: Rectangular	Interior Feat: Sump Pump	Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Brick		Survey Type: Available
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A place to be proud of on a cozy street in South Riverdale. This beautifully maintained home blends character with modern updates; Featuring bright, open concept living space, efficient kitchen space with quality appliances, large comfortable bathrooms, large bedrooms and a backyard perfect for entertaining. A short walk to Riverdale Park, this neighbourhood pairs livability with investment savvy as it will be a less than 5 minute walk to a future Ontario line Station (Gerrard). Almost 1,700 sq. ft. of above ground space with a timeless Toronto facade that you will be proud to own.**Potential For Parking Via Laneway By Opening Up Back Fence,Buyer To Do Due Diligence**					
Inclusions: Wolf Gas Range/Stove- Bosch 800 Series Dishwasher, Vent-a-Hood Range Hood, All ELF's, All Window Coverings, Washer/Dryer, Gas Burners and Equipment					
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300					



28 Sproat Ave Toronto Ontario M4M 1W4 Toronto E01 South Riverdale Toronto		Sold: \$1,525,000 List: \$1,249,000
Taxes: \$6,847.11/2025	For: Sale	% Dif: 122
Sold Date: 10/29/2025		
SPIS: N	Last Status: SLD	DOM: 1
Semi-Detached	Fronting On: N	Rms: 7 + 3
Link:	Acreage:	Bedrooms: 4
3-Storey	16.42 x 93 Feet	Washrooms: 3
	Irreg:	1x5x2nd, 1x3xBsmt, 1x2xMain
Dir/Cross St: Jones & Dundas Directions: Ask Siri ;)		

MLS#: E12485241 **PIN#:** 210430039
Legal: PT LT 22 PL 305E TORONTO AS IN CT585088; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Park/Drive: Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 13.48	Fireplace	B/I Shelves	Combined W/Dining
2	Dining	Main	13.48	x 11.88	Open Concept	Window Flr to Ceil	Combined W/Kitchen
3	Kitchen	Main	23.56	x 10.89	Centre Island	Double Sink	W/O To Yard
4	Bathroom	Main	4.99	x 3.05	2 Pc Bath	Tile Floor	
5	2nd Br	2nd	20.77	x 11.45	Large Window	Double Closet	Laminate
6	3rd Br	2nd	13.68	x 10.96	Bay Window	Laminate	Double Closet
7	4th Br	2nd	7.81	x 7.51	Laminate	Window	
8	Bathroom	2nd	10.47	x 7.81	5 Pc Bath	Double Sink	Tile Floor
9	Prim Bdrm	3rd	20.34	x 13.52	Skylight	B/I Shelves	W/O To Terrace
10	Other	3rd	17.88	x 11.65	W/O To Terrace		
11	Rec	Bsmt	20.77	x 12.53	Above Grade Window	Finished	Open Stairs
12	Bathroom	Bsmt	12.07	x 9.71	4 Pc Bath	Combined W/Laundry	Above Grade Window

Client Remks: On a quiet, low traffic street, just steps to Leslieville Jr PS, 28 Sproat seamlessly blends modern renovations & amenities with original charm. A South facing front porch is the perfect place to relax and catch up with the neighbours or watch the kids play on the street with their friends. As soon as you open the door, you'll know you found your next home! Soaring ceilings, a gas fireplace to cozy up to, a spacious dining room with frosted floor to ceiling window, a playful main floor powder room and that kitchen! What party doesn't end up in the kitchen? Anchored by a 10.5ft island that seats 4, this is the perfect place to entertain. A double farmhouse sink, induction range, quartz counters & backsplash, and tons of storage! Don't forget to check out the accordion back door that opens up to provide a 7ft gateway that effortlessly blends indoor & outdoor living with your low maintenance backyard! The second floor plays home to 3 of the 4 bedrooms and an oversized bathroom featuring a double vanity and a glass encased tub/shower combo with a ceiling mounted rain showerhead. Upstairs, the primary bedroom (currently used as a family room) is flooded with natural light from the two large skylights and sliding doors that walkout to your rooftop terrace that features no maintenance synthetic deck boards & a built-in bench. The perfect private retreat to enjoy time under the stars! If you haven't made your mind up yet, the lower level will seal the deal... Professionally lowered, it offers 7ft ceilings and more storage than you could ask for. The third bathroom is gorgeous and plays double duty to the laundry room while the utility room offers even more storage for oversized items. Everything you could ask for in a great location. Riverdale CI just 2 blocks away, Greenwood Park around the corner, a great strip of Gerrard a 2min walk away, Gerrard Square offering all your practical shopping and steps to Jones means easy access around the city at your doorstep.

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



73 First Ave			Sold: \$1,529,000		
Toronto Ontario M4M 1W7			List: \$1,529,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$7,857.58/2025		For: Sale	% Dif: 100		
Sold Date: 10/10/2025					
SPIS: N	Last Status: SLD	DOM: 2			
Semi-Detached	Fronting On: S	Rms: 7 + 2			
Link:	Acreage:	Bedrooms: 2 + 1			
2 1/2 Storey	19.83 x 131 Feet	Washrooms: 3			
	Irreg:	1x3xBsmt, 1x4x2nd, 1x3x3rd			
Dir/Cross St: Broadview Ave & First Ave			Directions: Broadview Ave & First Ave		

MLS#: E12451752 **PIN#:** 210710175
Legal: PT LT 32 PL 550 CITY EAST AS IN ER84655; CITY OF TORONTO

Kitchens: 2		Exterior: Brick / Brick Front	Zoning:		
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:		N
Basement: Finished		Park/Drive:	Gas:		Y
Fireplace/Stv: Y		Drive: Lane	Water:		Municipal
Heat: Forced Air / Gas		Drive Park Spcs: 2	Water Supply Type:		
A/C: Central Air		Tot Prk Spcs: 2	Sewer:		Sewers
Central Vac: N		UFFI:	Waterfront:		
Apx Age: 100+		Pool: None	Retirement:		
Year Built: 1905		Prop Feat: Fireplace/Stove	HST Applicable to		Included In
Apx Sqft: 2000-2500		Interior Feat: Carpet Free, On Demand	Sale Price:		
Lot Size Source: MPAC		Water Heater	Farm/Agr:		
Roof: Asphalt Shingle, Flat		Security Feat: Smoke Detector, Carbon	Oth Struct:		
Foundation: Brick		Monoxide Detectors	Survey Type:		None
Assessment: POTL:			Spec Desig:		Unknown
POTL Mo Fee:					
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.22	x 15.55	Hardwood Floor	Picture Window	O/Looks Frontyard
2	Dining	Main	10.83	x 12.76	Formal Rm	Hardwood Floor	Window
3	Kitchen	Main	13.29	x 14.93	Modern Kitchen	B/I Appliances	W/O To Deck
4	Living	2nd	16.47	x 15.22	Open Concept	Bay Window	Hardwood Floor
5	Dining	2nd	16.47	x 7.48	Open Concept	Hardwood Floor	Pot Lights
6	Kitchen	2nd	13.16	x 11.02	Modern Kitchen	Stainless Steel Appl	Open Concept
7	Br	2nd	14.6	x 10.27	W/O To Deck	Pot Lights	Picture Window
8	Prim Bdrm	3rd	15.91	x 15.22	W/O To Terrace	3 Pc Ensuite	B/I Closet
9	Rec	Bsmt	10.24	x 30.87	Tile Floor	3 Pc Bath	Pot Lights
10	Br	Bsmt	14.9	x 14.53	Window	Tile Floor	Double Closet

Client Remks: Let us tell you a tale about your dream home in Riverdale!! Welcome to 73 First Avenue, the red-brick home of your dreams just steps to transit, high streets, and the best city skyline view in all of Toronto at Riverdale Park East. Currently set up as two oversized apartments, yet easily configured back to a large single-family home, this east-end masterpiece is as versatile as your family's needs. Live in one and rent out the other and give you and your family room to grow, rent out both, or move a few walls and have a huge single-family home. The proper foyer is shared by both units. To the right find the main level and basement 1-bedroom unit complete with soaring high ceilings, an updated kitchen with extensive millwork, and backyard access. Downstairs find a rec room and large bedroom, plus a 3-piece bathroom. On the second-and-third levels find a 2bedroom, 2-bathroom unit with not one, but two outdoor decks overlooking the backyard. The designer Scavolini kitchen w/ high-end Liebherr, Bosch & Miele appliances and bathrooms have been updated, and the huge bay window in the living room lets the sun shine through all year round. The third floor hosts the primary bedroom and primary bathroom, making this unit perfect for families who want a little separation between the bedrooms. The backyard features a huge deck and wood pathway leading to a gate and two lane-way parking spaces, not that you'll need the car with so many fantastic streetcar options nearby along Broadview, Gerrard St. E. and Dundas St. E. Whether you work downtown or outside the city, driving around is easy with quick access to the DVP and all the city's main arteries. Welcome home!

Inclusions: Stainless steel fridge, black dishwasher, black gas stove, black range-hood, stainless steel fridge, stainless steel stove, stainless steel rangehood, two stacked washer and dryer, all electrical light fixtures. GB&E, CAC and tankless hot water heater.

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-588-8248



72 First Ave Toronto Ontario M4M 1W8 Toronto E01 South Riverdale Toronto		Sold: \$1,550,000 List: \$1,525,000
Taxes: \$6,515/2025	For: Sale	% Dif: 102
Sold Date: 10/28/2025		
SPIS: N	Last Status: SLD	DOM: 5
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 16.5 x 126 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x4xLower
Dir/Cross St: First Ave. and Boulton Ave. Directions: East on First Ave. off of Broadview Ave.		

MLS#: E12479041 **PIN#:** 210710089

Legal: PT LT 11 PL 550 CITY EAST AS IN ER135848

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Lane, Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Sump Pump	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.66	x 4.33	
2	Living	Main	13.85	x 10.6	Hardwood Floor Pot Lights Fireplace
3	Dining	Main	15.09	x 11.91	Hardwood Floor 2 Pc Bath Combined W/Living
4	Kitchen	Main	12.07	x 11.25	Centre Island B/I Appliances W/O To Garden
5	Prim Bdrm	2nd	15.32	x 12.76	3 Pc Ensuite Hardwood Floor Bay Window
6	2nd Br	2nd	10.99	x 10.01	Hardwood Floor W/I Closet Pot Lights
7	3rd Br	2nd	11.32	x 7.25	Hardwood Floor W/W Closet Pot Lights
8	Family	Lower	20.18	x 13.42	Above Grade Window Pot Lights 3 Pc Bath
9	Laundry	Lower	8.17	x 4.59	Laundry Sink Tile Floor B/I Shelves

Client Remks: Welcome to 72 First Avenue, a show-stopping semi-detached home on a charming, tree-lined street in the heart of historic Riverdale. Newly rebuilt, this home seamlessly blends timeless curb appeal w/exceptional modern design & contemporary finishes. From the moment you approach the inviting front porch-perfect for morning coffee or evening chats-this home's street presence is unmistakable. Completely turn-key & move-in ready, this 3-bedroom, 4-bathroom residence has been meticulously transformed from top to bottom. Featuring hardwood floors throughout the main & second levels, soaring ceilings, & a floating wood staircase framed by a stunning glass railing, the home feels open, bright & exceptionally well-crafted. The main floor's open-concept layout is ideal for both everyday living & entertaining. A generous living & dining area flows seamlessly into a fabulous chef's kitchen, anchored by a dramatic stone waterfall island, floor-to-ceiling millwork, & a walkout to a private, landscaped backyard with a large deck & entertaining space. The main floor boasts a rare oversized powder room - a true luxury. Upstairs, the spacious primary suite features a bay window flooding the room with natural light, a sleek ensuite bathroom, & wall-to-wall closet system. The 2nd bedroom includes a walk-in closet & backyard views, while the 3rd bedroom is currently configured as a spectacular dressing room, easily converted back to a bedroom or home office. A 4 pc bathroom perfectly completes the second floor living space. The finished lower level offers excellent ceiling height, a family room, a laundry room w/laundry sink, a large bathroom & an abundance of storage. Enjoy being just a short stroll to the shops, cafes, and restaurants of Gerrard, Broadview, and the Danforth, with easy access to TTC transit. *This property qualifies for a 1,080 sq.ft. laneway house build (over 2 floors), w/the ability to incl. an optional car garage on the main floor, w/vehicle entry off the laneway.*

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



82 Dagmar Ave Toronto Ontario M4M 1W1 Toronto E01 South Riverdale Toronto Taxes: \$5,625.49/2025 Sold Date: 11/01/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$1,550,000 List: \$1,299,000 For: Sale % Dif: 119
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 13.58 x 95 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: Pape Ave and Dundas St E Directions: East of Pape Off Dundas

MLS#: E12492858 **PIN#:** 210500014
Legal: Plan M15; Pt Lt 53 & 54

Kitchens: 1 Fam Rm: N Basement: Partially Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School Interior Feat: ERV/HRV, Sump Pump	Zoning: Cable TV: Y Gas: Y Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Storage Survey Year: 1964 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.39	x 12.4	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	25.39	x 12.4	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	18.86	x 8.37	Ceramic Floor	Breakfast Bar	Stainless Steel Appl
4	Mudroom	Main	11.84	x 8.37	Hardwood Floor	2 Pc Bath	L-Shaped Room
5	Br	2nd	12.34	x 9.35	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	13.02	x 6.73	Hardwood Floor	Window	Glass Doors
7	3rd Br	2nd	11.68	x 9.09	Hardwood Floor	Window	Double Closet
8	Prim Bdrm	3rd	14.04	x 12.2	Broadloom	Large Window	Double Closet

Client Remks: Welcome to this solidly built 2 1/2 storey semi-detached home in the highly sought-after Leslieville neighbourhood. Offering 4+1 bedrooms and 4 washrooms, this home combines timeless character with thoughtful modern updates. The main floor features an open-concept living and dining area with engineered white oak hardwood flooring and built-in speakers, creating an inviting space for both relaxing and entertaining. The renovated kitchen (2021) impresses with quartz countertops and backsplash, a peninsula with breakfast bar, and ample storage. High-end appliances include a KitchenAid dual-fuel double-oven stove with Serious range hood, KitchenAid stainless steel dishwasher, and Samsung stainless steel refrigerator, all complemented by elegant chevron-patterned tile flooring. The enclosed front vestibule with mosaic tile floor adds charm and practicality, while the 2-piece powder room and mudroom with built-in cabinets and closet provide everyday convenience. The second floor offers 3 spacious bedrooms, all with engineered white oak flooring, and a 4-piece family bathroom with heated floors. The 3rd floor primary retreat is a true sanctuary featuring a spacious bedroom with oversized window, wool carpeting, a three-piece bathroom with stand-up shower and heated floors, an electronic skylight with remote, and a private rooftop deck, a perfect urban escape. The finished basement includes a versatile recreation room with a built-in Murphy bed for overnight guests, a 3-piece bathroom with stand-up shower, and a utility/laundry room with built-in storage. Step outside to a fully fenced, private backyard, ideal for entertaining or unwinding. The property backs onto a laneway, offering potential for parking, similar to neighbouring homes (buyers to verify). Located in one of Toronto's most desirable east-end and family-friendly communities, this Leslieville gem perfectly balances style, comfort, and functionality-ready to welcome its next owners home.

Inclusions: All window coverings, all bathroom Mirrors and Wall mounted Mirror in 3rd bedroom, all storage shelving in basement utility room

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-5100



135A Pape Ave Toronto Ontario M4M 2V9 Toronto E01 South Riverdale Toronto Taxes: \$7,292.02/2025 Sold Date: 09/27/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$1,623,000 List: \$1,328,000 For: Sale % Dif: 122
Att/Row/Twnhouse Link: 3-Storey	Fronting On: E Acreage: 16.35 x 148.5 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x2xLower, 1x4x2nd, 1x4x3rd	Dir/Cross St: Pape & Queen Directions: East on Queen, north on Pape

MLS#: E12424605 **PIN#:** 210570276
Legal: PT LT 3 PL 96 TORONTO PT 1, 2, & 3, 63R2339; S/T CA590570; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 1982 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Carport / 1 Park/Drive: Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Park, Public Transit Interior Feat: Sump Pump, Central Vacuum	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.65	x 18.24	Hardwood Floor	French Doors	Fireplace
2	Dining	Ground	13.65	x 7.19	Hardwood Floor	Open Concept	
3	Kitchen	Ground	9.38	x 12.6	Tile Floor	Stainless Steel Appl	Modern Kitchen
4	2nd Br	2nd	11.22	x 10.27	Hardwood Floor	Large Window	Double Closet
5	3rd Br	2nd	9.55	x 12.47	Hardwood Floor	Bay Window	W/I Closet
6	Br	3rd	13.65	x 15.78	4 Pc Ensuite	W/I Closet	W/O To Sundeck
7	Rec	Lower	13.65	x 15.62	Broadloom	Open Concept	2 Pc Bath

Client Remks: A tranquil urban home in the heart of Leslieville. This beautifully reimagined modern Victorian blends timeless character with contemporary elegance. Sun filled and spacious, the home features open concept living with a soaring 17-foot dining room ceiling, a cozy fireplace, a landscaped backyard, and a bright kitchen with a charming bay window breakfast nook. The second floor offers two generous bedrooms and a 4 piece bathroom, while the top floor is dedicated to a private primary retreat complete with a walk-in closet, spa like ensuite, and a sunlit deck perfect for a morning coffee or an evening wine. The versatile over 7ft lower level provides a stylish powder room, ample storage, and flexible space ideal for a family room, gym, or play area. Enjoy the convenience of a laneway carport parking and an unbeatable Leslieville location steps from Queen Street, transit, parks, cafes, and shops. An exceptional home in one of Toronto's most sought after neighbourhoods, offering the perfect balance of style, comfort, and convenience.

Inclusions: All Electric Light Fixtures, Window Treatments, Heating and Air Conditioning equipment, LG Stainless Steel Refrigerator, Samsung Stainless Steel Stove, Samsung Stainless Steel Microwave and hood, Bosch Stainless Steel Dishwasher, Samsung Washer & Dryer, Central Vacuum, Ecobee Smart home thermostat, Lower Level: Shoe Rack, Shelving Unit & IKEA Wall Cabinet

Listing Contracted With: RE/MAX ULTIMATE REALTY INC.416-656-3500



40 1/2 Morse St N		Sold: \$1,640,000
Toronto Ontario M4M 2P6		List: \$1,599,000
Toronto E01 South Riverdale Toronto		
Taxes: \$5,243/2024	For: Sale	% Dif: 103
Sold Date: 10/29/2025		
SPIS: Y	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: W	Rms: 9 + 4
Link:	Acreage:	Bedrooms: 3
2-Storey	18 x 129 Feet	Washrooms: 3
	Irreg:	1x4xUpper, 1x2xMain, 1x4xBsmt
Dir/Cross St: Carlaw/Queen Directions: Carlaw/Queen		

MLS#: E12474383 **PIN#:** 210540123
Legal: PT LT 109 PLCE 423 TORONTO AS IN CA801006; CITY OF TORONTO

Kitchens: 1	Exterior:	Zoning: R
Fam Rm: Y	Brick Front / Vinyl Siding	Cable TV: A
Basement: Finished / Full	Gar/Gar Spcs: None / 0	Gas: Y
Fireplace/Stv: N	Park/Drive:	Water: Municipal
Heat: Forced Air / Gas	Drive: Private Double, Lane	Water Supply Type:
A/C: Central Air	Drive Park Spcs: 2	Sewer: Sewers
Central Vac: N	Tot Prk Spcs: 2	Waterfront:
Apx Age: 100+	UFFI:	Retirement:
Year Built: 1909	Pool: None	Under Contract: On Demand Water Heater
Yr Built Source: MPAC	Prop Feat: Family Room	HST Applicable to Not Subject to HST
Apx Sqft: 1100-1500	Exterior Feat: Deck, Landscaped, Privacy	Sale Price:
Lot Shape: Rectangular	Interior Feat: Auto Garage Door	Farm/Agr:
Lot Size Source: GeoWarehouse	Remote, On Demand Water Heater	Oth Struct:
Roof: Shingles		Survey Type: None
Foundation: Poured Concrete		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.15	x 12.14	Hardwood Floor
2	Dining	Main	13.12	x 14.11	Wet Bar
3	Kitchen	Main	16.4	x 11.15	Quartz Counter
4	Family	Main	8.53	x 11.15	Large Window
5	Powder Rm	Main	4.92	x 3.28	Tile Floor
6	Prim Bdrm	2nd	15.09	x 15.09	B/I Vanity
7	2nd Br	2nd	11.15	x 8.86	Bay Window
8	3rd Br	2nd	9.84	x 9.84	West View
9	Laundry	Bsmt	7.87	x 5.91	Balcony
10	Family	Bsmt	11.15	x 15.42	
11	Play	Bsmt	16.08	x 9.84	

Client Remks: Turnkey living in this designer home in South Riverdale. This 3 bed, 3 bath semi-detached red brick home in South Riverdale provides ultimate modern living. With open concept main floor, light pouring in, white oak hardwood floors, a magazine-worthy entryway! This is an entertainer's paradise featuring a stunning dining room with wet bar, 7 foot centre island in the kitchen, and 1-Hotel inspired powder room. Step outside to your urban oasis with newly built deck system with gas BBQ hook-up. Enjoy the grass yard below, and to complete the dream - private 2 car laneway parking with an automatic garage door. The second floor boasts a large primary suite with custom window bench, wall to wall storage, and a quart counter vanity! The second bedrooms features a window bench and reading nook with views of the CN Tower. The 3rd bedroom includes a large balcony with custom glass and Toronto skyline views. Your second floor bathroom will leave you wowed with its beautiful design, fluted oak vanity and Riobel rain shower head. This is luxury. Don't forget about the DREAM hidden play space in the basement (doubles as grown up movie room or extra storage), plus a rec room, lovely laundry room and large bathroom. Every single detail of this home has been curated and every inch designed. Steps to Queen St, Mayfair Fitness Club, nearby stunning Portlands Waterfront and quick DVP access. Let's talk about what you can't see - professionally waterproofed basement including floor membrane, weeping tile system, and sump-pump for worry-free living, all new doors/windows, new HVAC systems and utilities including hot water on demand, furnace, A/C, upgraded to 200 amp electrical service. This home even comes fully plumbed for a future laneway suite so that you never have to tear up your beautifully renovated basement! Fully permitted, this is total modern transformation. OPEN HOUSES: Wed/Thurs 5-7pm Sat/Sun 2-4pm

Inclusions: appliances (B/I microwave, panel-ready dishwasher, LG fridge, LG oven/range, LG laundry, B/I white oak shelves, foyer acoustic panels and B/I shelf, automatic garage door, light fixtures)

Listing Contracted With: RARE REAL ESTATE 416-233-2071



322 Logan Ave Toronto Ontario M4M 2N7 Toronto E01 South Riverdale Toronto Taxes: \$6,236.30/2025 Sold Date: 10/22/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$1,665,000 List: \$1,299,880 For: Sale % Dif: 128
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 17.75 x 115 Feet Irreg:	Rms: 9 + 2 Bedrooms: 3 + 2 Washrooms: 3 2x3, 1x4	Dir/Cross St: Broadview & Dundas Directions: Broadview & Dundas

MLS#: E12471119 **PIN#:** 210750003
Legal: See Sched B

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Carpet Free, Bar Fridge, Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A rare opportunity on one of the most sought-after streets in Leslieville - just steps to Jimmie Simpson Park, Queen Street East, and a vibrant mix of shops, cafes, and restaurants. This historic yet modern neighborhood offers the perfect balance of urban convenience and tree-lined tranquility, with nearby parks like Withrow Park and Maple Leaf Forever Park, excellent schools, and easy access to public transit, including the Queen Street streetcar and multiple bus routes. This home has been renovated to the studs with high-end finishes throughout, offering the perfect blend of modern design and timeless character. The sun-drenched open-concept layout showcases a modern kitchen with a stunning waterfall island and updated appliances, gorgeous, functional built-ins, a floor-to-ceiling quartz fireplace, soaring ceilings, and skylights that fill the space with natural light. Spacious bedrooms provide comfort and privacy, while modern bathrooms with stunning glass showers add spa-like luxury to every day. A cozy rear extension opens seamlessly to a large deck and private outdoor oasis, perfect for entertaining. Plus, enjoy private parking for two cars - a true rarity in this vibrant, well-connected neighborhood that combines historic charm with modern living.					

Listing Contracted With: RARE REAL ESTATE 416-233-2071



50 Boulton Ave Toronto Ontario M4M 0B5 Toronto E01 South Riverdale Toronto Taxes: \$9,486.42/2025 Sold Date: 11/06/2025 SPIS: N Last Status: SLD DOM: 16			Sold: \$1,740,000 List: \$1,789,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: < .50 14.42 x 82.1 Feet Irreg:	Rms: 9 Bedrooms: 3 + 2 Washrooms: 3 1x5x3rd, 1x2xMain, 1x5x2nd	Dir/Cross St: Queen St E/ Boulton Ave. Directions: Queen St E/ Boulton Ave.

MLS#: E12475075 **PIN#:** 210740447
Assignment: Y **Fractional Ownership:** N
Legal: PART OF LOTS 9 AND 10, REGISTERED PLAN 153 (YORK), DESIGNATED AS PART 51 66R27023; T/W AN UNDIVIDED COMMON INTEREST IN TORONTO COMMON ELEMENTS CONDOMINIUM CORPORATION NO.2466 SUBJECT TO AN EASEMENT AS IN AT 4077155 SUBJECT TO AN EASEMENT FOR ENTRY AS IN AT 4199961 SUBJECT TO AN EASEMENT FOR ENTRY AS IN AT 4199961 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Grnd Srce A/C: Central Air Central Vac: N Apx Age: 6-15 Year Built: 2013 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Available, Lane, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Hospital, Library, Park Exterior Feat: Deck, Landscape Lighting, Patio Interior Feat: Bar Fridge, Built-In Oven, On Demand Water Heater, Storage, Sump Pump, Water Heater Security Feat: Smoke Detector	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.94	x 3.94	
2	Dining	Main	8.53	x 15.42	
3	Kitchen	Main	9.19	x 15.75	
4	Living	Main	12.8	x 18.04	
5	Sitting	2nd	9.19	x 12.14	
6	Br	2nd	12.47	x 13.78	
7	2nd Br	2nd	12.47	x 11.81	
8	Prim Bdrm	3rd	12.8	x 19.03	
9	Rec	Lower	11.15	x 17.39	

Client Remks: Welcome Home to This Stunning Executive Corner/End Unit Townhome in Riverside! Like A Semi, With Contemporary Upgraded Finishes Throughout: 10' Ceilings, B/In Speakers, Top of The Line Window Shutters, Custom Lighting, Designer Chef's Dream Kitchen With Built-In Electrolux Appliances, Wine Fridge And Gas Stove. With Over 2800 Sq Feet of Living Space, It Truly Is a Rare Gem. Main Floor Is Open Concept, Perfect For Entertaining With Large Dining Room, Extra Long Kitchen Island With Drink Fridge, Gas Fireplace in Living Room With Walk Out to Back Patio. As It's a Rare Corner Unit, There Are Many Additional Windows Letting In Perfect South West Light. Third Floor Primary Retreat W Spa Oasis Bathroom And Deep Soaker Tub, His and Her Walk In Closets and Incredibly Spacious Bedroom. Two Other Generous Side Bedrooms With Large Closets. Den Includes 2 Desks And Storage/Shelving, Included In The Purchase Price. Finished Basement With Plenty Of Storage (2 Storage Rooms And 2 Storage Closets!), Rec Room and Additional Bonus Room That Could Be Used As Gym, A 4th Bedroom Or Whatever You Can Imagine! Geothermal Heating and Cooling Ensures Lower Utility Bills. 10/10 Location, Just Steps To Some of The City's Best Cafes, Restaurants, Shops and Parks. TTC Within a 3 Mins Walk. Minutes to Financial District and Downtown Core, It Really Can't Be Beat!

Inclusions: All Kitchen appliances (Built in Oven, Microwave, Fridge, Gas Stove, Rangehood, Dishwasher, Wine Fridge), Stackable Washer/Dryer, Freezer in Basement (as-is), Office Furniture (2 Desks, Filing Cabinet, Shelving), ELFs, Window Coverings & Shutters, Storage Shelving Throughout. Complex has visitors parking.

Listing Contracted With: [PSR416-360-0688](tel:416-360-0688)



46A Pape Ave Toronto Ontario M4M 2V6 Toronto E01 South Riverdale Toronto Taxes: \$0/2025 Sold Date: 10/07/2025 SPIS: N Last Status: SLD DOM: 21			Sold: \$1,830,000 List: \$1,899,000 For: Sale % Dif: 96
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 15 x 117.42 Feet Irreg:	Rms: 10 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x3x2nd, 1x5x3rd, 1x3xBsmt	Dir/Cross St: Pape And Queen Street East Directions: Pape And Queen Street East

MLS#: E12407305 **PIN#:** 210560107
Legal: PART LOT 16 PLAN D209 PART 1, 66R32540 TOGETHER WITH AN EASEMENT OVER PART LOT 16 PLAN D209 PARTS 3 & 4, 66R32540 AS IN AT6096821 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: New Year Built: 2025 Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Stone Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Electric Car Charger, Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Lighting, Porch Interior Feat: Air Exchanger, Auto Garage Door Remote, Countertop Range, Floor Drain, In-Law Suite, Sump Pump, Ventilation System Security Feat: Carbon Monoxide Detectors, Smoke Detector, Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.66	x 3.35	Porcelain Floor	B/I Closet	W/O To Porch
2	Living	Main	15.42	x 9.15	Hardwood Floor	Pot Lights	2 Pc Bath
3	Dining	Main	11.42	x 8.76	Hardwood Floor	Pot Lights	Open Concept
4	Kitchen	Main	13.42	x 12.5	B/I Appliances	Centre Island	Open Concept
5	Family	Main	13.58	x 12.5	Hardwood Floor	Gas Fireplace	W/O To Deck
6	2nd Br	2nd	12.76	x 12.5	Hardwood Floor	Double Closet	4 Pc Ensuite
7	3rd Br	2nd	13.91	x 12.5	Hardwood Floor	Double Closet	3 Pc Ensuite
8	Laundry	2nd	5.91	x 5.35	Stainless Steel Sink	Porcelain Floor	B/I Closet
9	Prim Bdrm	3rd	14.99	x 12.5	W/I Closet	W/O To Balcony	5 Pc Ensuite
10	4th Br	3rd	12.99	x 12.5	Hardwood Floor	Pot Lights	Large Window
11	Rec	Bsmt	16.57	x 11.32	Pot Lights	W/O To Patio	Vinyl Floor
12	5th Br	Bsmt	11.32	x 10.76	Pot Lights	Separate Rm	Vinyl Floor

Client Remks: Step into this newly built 4+1 bedroom, 5-bathroom semi-detached residence at 46A Pape Avenue, where contemporary design meets everyday comfort across three thoughtfully designed levels. The open-concept main floor is anchored by a chefs kitchen featuring premium Decotech cabinetry with maple plywood interiors, a striking waterfall countertop, and an oversized island that doubles as the perfect spot for casual meals, family gatherings, or homework sessions. Prewired for both security and smart home technology, the home is future-ready and built with peace of mind in mind. Upstairs, spacious bedrooms provide privacy and relaxation, while a second-floor laundry room with custom cabinetry and deep utility sink adds efficiency to daily life. The crown jewel awaits on the third floor: a private 700+ Sqft primary retreat with soaring 10-foot ceilings, a spa-inspired 5-piece ensuite, and a generous walk-in closet. The finished lower level offers remarkable versatility with a bright additional bedroom, full bath, and walk-out access to a private patio - perfect for a guest suite, home office, or in-law setup. Outdoors, the detached garage goes beyond expectations with dual access, a dedicated 100-amp panel, EV charger, and Wi-Fi-enabled openers. The pull-through design allows seamless extension of the backyard or extra parking as needed. This residence is more than a home - its a lifestyle upgrade, delivering modern elegance, family functionality, and East End convenience in one exceptional package. OFFERS ANYTIME!

Inclusions: Cafe Appliances; French-Door Refrigerator/Freezer, Built-In Convection Single Wall Oven, Microwave Oven Dishwasher. KitchenAid Induction Cooktop, Aviva Built-In Hood Insert, LG Front Load Washer, LG Front Load Electric Dryer. City Living at its finest. Steps to Queen St E!

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