

	140 Floyd Ave Toronto Ontario M4K 2B7 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,406/2024 Sold Date: 04/24/2025 SPIS: N Last Status: SLD DOM: 8						Sold: \$795,000 List: \$795,000 % Dif: 100		
	Detached Link: N 2-Storey		Fronting On: N Acreage: 18.7 x 135.69 Feet Irreg:		Rms: 5 Bedrooms: 2 Washrooms: 1 1x4x2nd				
	Dir/Cross St: Pape Street and Mortimer Directions: West of Pape, East Of Broadview								
MLS#: E12085965								PIN#: 009516482	
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: 1931 Yr Built Source: MPAC Apx Sqft: 700-1100 Assessment: POTL: POTL Mo Fee: Laundry lev:				Exterior: Brick Drive: Front Yard Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit, School				Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	
Topography: Dry									
#	Room	Level	Length (ft)	Width (ft)	Description				
1	Living	Main	17.39	x 10.4	Hardwood Floor	Bay Window	Fireplace		
2	Kitchen	Main	13.48	x 10.01	Hardwood Floor	Closet			
3	Prim Bdrm	2nd	13.29	x 9.81	Hardwood Floor	Closet			
4	2nd Br	2nd	13.29	x 8.1	Hardwood Floor	Closet			
5	Bathroom	2nd	6.99	x 4.89	Hardwood Floor	Closet			
6	Other	Lower	27.49	x 12.6					
Client Remks: Amazing opportunity to own a solid detached brick two story home in East York- Broadview North Neighbourhood. 2 large bright bedrooms and bath on second floor. Large living room and kitchen and mudroom on main. Hardwood throughout. New roof and soffits, new furnace 2023, new front door and entrance. Home has been freshly painted with new light fixtures and hardware. Home has a mutual drive with legal interlocking pad parking. Deep 135 lot with lots of room for addition. Short walk to shops and restaurants on Pape. Schools and TTC nearby. And a few block north of Danforth. Same owner for almost 40 years. Much loved home. Kitchen needs remodeling and surprisingly few things in home inspection for next owner.									
Extras:									
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED416-925-9191									


57 O'connor Dr
Toronto Ontario M4K 2K3

Toronto E03 Broadview North Toronto

Taxes: \$4,500/2025**For:** Sale**Sold:** \$945,000**List:** \$960,000**% Dif:** 98**Sold Date:** 06/06/2025**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

Fronting On: S**Rms:** 5 + 4**Link:** N**Acreage:****Bedrooms:** 2 + 2

Bungalow

33.5 x 149 Feet

Washrooms: 2**Irreg:** No Survey

1x4xMain, 1x3xBsmt

Dir/Cross St: Broadview & O'connor**Directions:** Broadview & O'connor**MLS#:** E12168376**PIN#:** 104010270

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Part Fin / Sep Entrance	Gar/Gar Spcs:	Attached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Oil	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	700-1100	Fireplace/Stove, Grnbelt/Conserv, Public		Farm/Agr:	
Assessment:	POTL:	Transit, School		Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	15.55	x 10.7	
2	Dining	Ground	8.69	x 8.4	
3	Kitchen	Ground	9.51	x 8.2	
4	Prim Bdrm	Ground	12.47	x 10.04	
5	2nd Br	Ground	12.47	x 8.86	
6	Rec	Bsmt	14.93	x 13.78	
7	Kitchen	Bsmt	9.68	x 9.02	Open Concept
8	3rd Br	Bsmt	10.99	x 10.99	3 Pc Bath
9	4th Br	Bsmt	10.99	x 7.71	Partly Finished
10	Cold/Cant	Bsmt	18.04	x 6.23	

Client Remks: Welcome to 57 O'Connor Drive, nestled in the heart of Broadview North, East York. This charming and spacious brick bungalow boasts an oversized lot measuring 33.5' x 149', offering ample outdoor space. Enjoy the tranquility of a quiet residential street while being just minutes away from downtown Toronto. The home features a covered front porch, an attached garage with an interlocking driveway, and is conveniently located near TTC transit, top-rated schools, and the scenic Don Valley nature trails. A rare opportunity to own in one of Toronto's most desirable neighbourhoods!

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY416-205-0355



57 Westwood Ave
Toronto Ontario M4K 2A7
 Toronto E03 Broadview North Toronto
Taxes: \$6,151/2024 **For:** Sale **% Dif:** 98
Sold Date: 05/07/2025
SPIS: N **Last Status:** SLD **DOM:** 28

Detached **Fronting On:** S **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 30 x 110 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: Broadview & Mortimer **Directions:** East of Broadview

MLS#: E12073471**PIN#:** 103990294

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: N
Heat: Radiant / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Insulbrick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 2
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.8	x 13.62	Hardwood Floor	French Doors	Large Window
2	Dining	Main	16.8	x 13.62	Combined W/Living		
3	Kitchen	Main	13.98	x 10	Linoleum	W/O To Porch	
4	4th Br	Main	10.99	x 14.01	Closet	Window	
5	Prim Bdrm	2nd	16.01	x 12.99	Hardwood Floor	Closet	Window
6	2nd Br	2nd	10.99	x 9.81			
7	3rd Br	2nd	10.7	x 16.01	Closet	Window	

Client Remks: Detached home on large lot (30 feet x 110feet) with private drive, detached garage, and spacious backyard. Large principal sized rooms, await a new owner to restore and perfect for a large family. Unfinished basement with separate entrance.

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



53 Hopedale Ave Toronto Ontario M4K 3M8 Toronto E03 Broadview North Toronto Taxes: \$5,358/2024 Sold Date: 06/10/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,155,000 List: \$998,000 For: Sale % Dif: 116		
Detached Link: N 2-Storey			Fronting On: E Acreage: 24.17 x 108 Feet Irreg: Dir/Cross St: Pape & O'Connor Directions: West of Pape and North of O'Connor		
			Rms: 7 Bedrooms: 4 Washrooms: 2 1x3x2nd, 1x3xBsmt		

MLS#: E12191065	PIN#: 103810073
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Kitchens: 1 Fam Rm: N Basement: Part Fin / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Year: Survey Type: Spec Desig:		Hydro: Phone: Municipal Sewers Shed, Workshop 1965 Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.8	x 13.39	Brick Fireplace	Hardwood Floor	French Doors
2	Dining	Ground	12.76	x 10.27	W/O To Deck	Hardwood Floor	Plate Rail
3	Kitchen	Ground	12.73	x 7.41	Hardwood Floor		
4	Prim Bdrm	2nd	14.3	x 9.22	Hardwood Floor	Closet	
5	2nd Br	2nd	13.58	x 8.46	Hardwood Floor	Closet	
6	3rd Br	2nd	11.88	x 8.5	Hardwood Floor	Closet	
7	4th Br	2nd	9.28	x 9.22	Hardwood Floor		

Client Remks: Welcome to 53 Hopedale Avenue - In a city where four-bedroom detached homes feel increasingly out of reach, 53 Hopedale Avenue stands out as a rare opportunity, offering space, character, and real value in one of Toronto's most connected and evolving pockets. Tucked away on a quiet residential street in East York, this solid brick home features four bedrooms, two bathrooms, and a thoughtful layout that balances charm, function, and future potential. The main level welcomes you with a wood-burning fireplace and sunlit living spaces that flow naturally into a deep, private backyard, complete with a heated workshop and garden shed, ideal for creative projects, quiet evenings, or weekend gatherings. There is flexibility for the future with a separate side entrance to the basement, and the potential to add a garden suite (buyer to verify), expanding what's possible on this generous lot. The location elevates it all. Surrounded by mature trees and a strong sense of community, you're within walking distance of top-rated schools and the scenic Lower Don Valley trails that make nature part of your daily rhythm. Commuting is seamless with quick access to the DVP, reliable TTC service along Pape and O'Connor, and the highly anticipated Ontario Line at nearby Cosburn Station, promising even better city-wide connectivity. On Hopedale, hope isn't just in the name it's in the possibilities this home offers. This is where your next chapter begins. From surreal to so real, this is the one.

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


62 Westwood Ave
Toronto Ontario M4K 2A8

Toronto E03 Broadview North Toronto

Taxes: \$6,151/2024**For:** Sale**Sold:** \$1,190,000**List:** \$1,099,000**Sold Date:** 03/11/2025**% Dif:** 108**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

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

2-Storey

30 x 110 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3xMain, 1x4xBsmt

Dir/Cross St: Broadview/Mortimer**MLS#:** E12000991**PIN#:** 103990261

Kitchens:	1 + 1	Exterior:	Stucco/Plaster	Zoning:	Res
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Window Unit	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Hospital, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, Ravine, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.32	x 13.58	Combined W/Dining	Open Concept	
2	Dining	Ground	13.45	x 13.29	Combined W/Kitchen	Open Concept	
3	Kitchen	Ground	13.16	x 11.32	Eat-In Kitchen	Combined W/Dining	Open Concept
4	Sunroom	Ground	11.42	x 6.59	South View	Window	
5	Laundry	Ground	8.99	x 7.58	W/O To Sundeck	Window	North View
6	Prim Bdrm	2nd	16.77	x 10.73	South View	Bay Window	Window
7	2nd Br	2nd	15.58	x 7.74	South View	Window	Closet
8	3rd Br	2nd	13.33	x 12.01	Window	North View	Closet
9	Family	2nd	14.07	x 13.48			
10	Kitchen	Bsmt	16.17	x 11.32	4 Pc Bath	Open Concept	
11	Living	Bsmt	17.65	x 11.58	4 Pc Bath	Combined W/Br	Open Concept
12	Kitchen	Bsmt	16.17	x 11.32	Combined W/Living	Open Concept	
13	Utility	Bsmt	8.66	x 5.84			
14	Other	Bsmt	14.01	x 12.4			

Client Remks: Larger than it appears, this detached 2-storey home is located on a convenient and quiet street situated on a sought-after oversized 30 by 110 foot lot in the Chester and Westwood School Districts. The property features a rare private driveway with parking for 2 cars. This 3 bedroom home with a separate entrance to a basement unit offers ample space. The main level open concept layout features a large south facing sunroom, full washroom, and flexible den that can be used as an extra family room or office. Walk-out to a large deck and spacious backyard. The kitchen includes a breakfast bar and stainless steel appliances. The second level presents 3 sizable bedrooms with closets and an additional large family room with extra storage space. The finished lower level is currently rented to an amazing tenant that is willing to stay or leave. Located steps away from the Danforth, subway and TTC. Amazing restaurants, great local shops, parks, Don Valley, Brickworks and trails are all walkable. DVP and Bayview extension access allows you to get downtown or uptown in minutes.

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



100 O'Connor Dr
Toronto Ontario M4K 2K5
Toronto E03 Broadview North Toronto
Taxes: \$4,656.53/2024 **For:** Sale **% Dif:** 125
Sold Date: 04/28/2025
SPIS: N **Last Status:** SLD **DOM:** 20
Detached **Fronting On:** N **Rms:** 6
Link: N **Acreage:** **Bedrooms:** 3
2-Storey 25 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Pape & O'Connor
Directions: From Pape and O'Connor Continue West to 100 O'Connor.

MLS#: E12068807 **PIN#:** 103810280

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: 51-99 Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Grnbelt/Conserv, Library, Park, Public Transit, Wooded/Treed	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.16	x 9.84	Fireplace Insert	Window	Hardwood Floor
2	Kitchen	Main	12.6	x 16.01	Custom Counter	Renovated	Window
3	Family	Main	9.84	x 15.32	Window	W/O To Yard	Hardwood Floor
4	Prim Bdrm	2nd	12.01	x 9.84	Hardwood Floor	Window	
5	2nd Br	2nd	13.32	x 7.41	Closet Organizers	Window	Hardwood Floor
6	3rd Br	2nd	10.01	x 8.17	Closet	Window	Hardwood Floor
7	Rec	Lower	14.99	x 15.16	Window	Closet	3 Pc Bath

Client Remks: Ooh La La on OConnor! Now is your chance to live in the charming Broadview North community. Welcome to 100 O'Connor Drive a beautifully updated, classic red-brick detached home that's completely move-in ready! Enjoy open-concept main-floor living with a custom-designed kitchen and a sun-filled family room that opens to a private stone patio. Upstairs, you'll find 3 spacious bedrooms and a bright 4-piece bathroom. The fully finished lower level offers a separate entrance, a 3-piece bathroom, and versatile space ideal for a home office, guest suite, or playroom. Hardwood floors flow throughout the home. To top it all off this home features a rare private drive with parking for two cars, a detached garage, and a freshly landscaped backyard. This is a true turn-key gem, ready to welcome its next family!

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



21 Torrens Ave		Sold: \$1,250,000	
Toronto Ontario M4K 2H9		List: \$999,000	
Toronto E03 Broadview North Toronto			
Taxes: \$6,358.92/2024		For: Sale	% Dif: 125
Sold Date: 01/23/2025			
SPIS: N	Last Status: SLD	DOM: 17	
Detached	Fronting On: N	Rms: 7 + 3	
Link: N	Acreage:	Bedrooms: 3 + 2	
2-Storey	19.44 x 150 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Broadview Ave & O'Connor Dr			

MLS#: E11907903	PIN#: 104010122
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Kitchens: 1		Exterior: Other	Zoning:	
Fam Rm: N		Drive: Other	Cable TV:	
Basement: Finished / Sep Entrance		Gar/Gar Spcs: Detached / 2	Gas:	Hydro:
Fireplace/Stv: Y		Drive Park Spcs: 2	Water:	Phone: Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 4	Water Supply:	Sewer: Sewers
A/C: None		UFFI:	Sewer:	
Central Vac: N		Pool: None	Waterfront:	Retirement:
Apx Age:		Prop Feat: Fireplace/Stove	Retirement:	
Apx Sqft:			Farm/Agr:	
Assessment: POTL:			Oth Struct:	
POTL Mo Fee:			Spec Desig:	Unknown
Laundry lev:				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.76	x 15.75	Combined W/Dining
2	Dining	Main	10.66	x 12.11	Combined W/Living
3	Kitchen	Main	10.56	x 15.62	W/O To Patio
4	Family	Main	15.35	x 11.68	
5	Br	2nd	14.6	x 11.25	Hardwood Floor
6	Br	2nd	10.63	x 9.22	Hardwood Floor
7	3rd Br	2nd	10.3	x 9.22	Hardwood Floor
8	Rec	Bsmt	14.14	x 10.1	
9	Br	Bsmt	8.27	x 6.86	

Client Remks: The property is located in a prime neighborhood in East York and sits on a 150 ft deep lot with a detached double car garage, offering endless possibilities including a Laneway Home or Garden Suite Home accessible by a private laneway. This is truly one of the most unique lots in a prime area in downtown Toronto! The U shaped lot (check Geowarehouse) offers the possibility of severance into 2 lots. Live in the main home and build a garden suite or laneway home for extra income in the back. Whether you choose to renovate and preserve the home's existing charm and character or start from scratch, one thing is certain - this property will not disappoint. The home features 3 bedrooms and 1 bathroom on the second level, 2 bedrooms and 1 bathroom in the basement accessible by a separate entrance, and 2 car garage for a total of 4 parking spaces. Close to nature trails, the DVP, schools, Brickworks, Rosedale Valley, and the East York Community Centre, this is a rare opportunity not to be missed!					
Extras:					
Listing Contracted With: EVOLVED REALTY647-948-7876					



15 Ferrier Ave
Toronto Ontario M4K 3H5
Toronto E03 Playter Estates-Danforth Toronto
Taxes: \$6,201.56/2024 **For:** Sale **% Dif:** 88
Sold Date: 01/24/2025
SPIS: N **Last Status:** SLD **DOM:** 1
Detached **Fronting On:** E **Rms:** 9 + 1
Link: N **Acreage:** **Bedrooms:** 4 + 1
2 1/2 Storey 20 x 100 Feet **Washrooms:** 4
 Irreg: 1x2xMain, 1x4x2nd, 1x3x3rd,
 1x3xLower
Dir/Cross St: Pape and Danforth

MLS#: E11938096 **PIN#:** 104030333

Kitchens: 2 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Brick Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.78	x 12.93	Fireplace	Window	Laminate
2	Dining	Main	16.37	x 10.37	Combined W/Kitchen	2 Pc Bath	Large Window
3	Kitchen	Main	15.72	x 13.12	Centre Island	Renovated	Family Size Kitchen
4	Br	Lower	15.03	x 15.72	3 Pc Bath	Window	Closet
5	Living	2nd	16.37	x 17.78	Updated	Combined W/Kitchen	Laminate
6	Br	2nd	12.76	x 12.53	Closet	Window	Laminate
7	Br	2nd	9.12	x 12.01	Window	Laminate	
8	Prim Bdrm	3rd	10.5	x 2063.65	3 Pc Ensuite	Window	Laminate
9	Br	3rd	10.5	x 10.96	Window	Laminate	

Client Remks: A Rare Opportunity in Coveted Playter EstatesWelcome to 15 Ferrier Ave, a beautifully renovated property offering approximately 2,400 square feet of versatile living space across four floors in one of Torontos most desirable neighborhoods. Nestled in the prestigious Playter Estates and within the highly sought-after Jackman School District, this home is perfect for multi-generational families, first-time home buyers seeking supplemental income, or savvy investors looking for a prime location.This thoughtfully renovated home features two separate units, making it ideal for a variety of lifestyles. Whether youre looking to share space with family, generate rental income, or maximize your investment, this home delivers on all fronts.Situated just steps from the vibrant Danforth, this home boasts a 99 Walk Score, placing all amenities at your fingertips. With TTC at your doorstep, just a five-minute walk to both Pape and Chester subway stations, getting around the city has never been easier. Youre also just a short stroll from Withrow Park, shops, restaurants, and everything this vibrant neighbourhood has to offer.Whether youre a family seeking space and flexibility, a first-time buyer offsetting costs with rental income, or an investor looking for a high-demand location, 15 Ferrier Ave offers a rare blend of modern updates, functionality, and unbeatable location.Dont miss this incredible opportunity.

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


42A Torrens Ave
Toronto Ontario M4K 2H8

Toronto E03 Broadview North Toronto

Taxes: \$8,755.13/2024**For:** Sale**Sold:** \$1,350,000**List:** \$1,150,000**Sold Date:** 01/23/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 56

Detached

Fronting On: N**Rms:** 7 + 1**Link:** N**Acreage:****Bedrooms:** 4 + 0

3-Storey

20.31 x 150 Feet

Washrooms: 5**Irreg:**1x2xMain, 1x3x2nd, 1x4x2nd,
1x4x3rd, 1x3xBsmt**Dir/Cross St:** Broadview Ave & O'Connor Dr**MLS#:** E11421476**PIN#:** 104010353

Kitchens: 1 + 0
Fam Rm: N
Basement: Fin W/O / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Built-In / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.72	x 7.71	Combined W/Living		
2	Living	Main	18.14	x 14.93	W/O To Patio	Hardwood Floor	Combined W/Dining
3	Prim Bdrm	2nd	15.09	x 15.09	4 Pc Ensuite	W/I Closet	
4	2nd Br	2nd	15.09	x 13.78	Hardwood Floor		
5	3rd Br	3rd	14.99	x 14.93			
6	4th Br	3rd	13.45	x 14.83			
7	Rec	Bsmt	24.54	x 14.07			

Client Remks: Discover the perfect family haven in this beautifully designed, custom-built detached home offering 2,500 sq ft and 3 levels of living space, 4 spacious bedrooms and 4.5 bathrooms. Located in a family-friendly neighbourhood, this residence boasts a blend of modern comfort and thoughtful details. The main floor features a bright, open-concept layout and a stunning kitchen complete with a large island, granite countertops, and ample storage. Great layout, and the existing structure can be easily updated to suit your taste. Enjoy the outdoors with two decks and a deep, fenced yard perfect for gatherings or relaxation. This one-of-a-kind home includes a unique walk-up basement with high ceilings and a separate entrance. Private driveway with a garage and additional driveway parking. Close to nature trails, the DVP, schools, Brickworks, Rosedale Valley, and the East York Community Centre, this is a perfect Home to Grow Your Family!

Extras:**Listing Contracted With:** EVOLVED REALTY 647-948-7876


32 Mortimer Ave
Toronto Ontario M4K 1Z8

Toronto E03 Broadview North Toronto

Taxes: \$4,635.08/2024**For:** Sale**Sold:** \$1,450,000**List:** \$1,499,900**Sold Date:** 04/14/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 24

Detached

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

2-Storey

20 x 133 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x3xBsmt, 1x3x2nd

Dir/Cross St: BROADVIEW/MORTIMER **Directions:** NA**MLS#:** E12033689**PIN#:** 103990060

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 14.01	Pot Lights	Fireplace	
2	Dining	Main	12.34	x 11.09	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	13.91	x 9.35	Hardwood Floor	Renovated	Quartz Counter
4	Mudroom	Main	6.5	x 7.51	Renovated	2 Pc Bath	W/O To Deck
5	Prim Bdrm	2nd	12.07	x 11.81	Hardwood Floor	Large Window	Large Closet
6	2nd Br	2nd	8.73	x 10.89	Hardwood Floor	B/I Closet	Window
7	3rd Br	2nd	8.73	x 10.66	Hardwood Floor	Window	
8	Rec	Bsmt	21.16	x 13.16	Vinyl Floor	Pot Lights	B/I Shelves
9	Utility	Bsmt	13.25	x 8.33	Vinyl Floor	Pot Lights	Window
10	Laundry	Bsmt	6.82	x 5.18	Vinyl Floor	Pot Lights	Window

Client Remks: This stunning 2-storey brick fully renovated home with top-tier upgrades, offers move-in-ready perfection! 3+1 bedrooms, separate entry, 3 bathrooms, and legal front yard parking on a large lot, with an addition in the back! This modern, impeccably upgraded home has it all! Open-concept with large south-facing window filled w/ sunlight. High-end upgrades incl pot lights, designer fixtures, gas fireplace, quartz mantle, and brand-new custom cabinetry (2024) elevates both style & storage. The chefs kitchen is a dream, boasting a center island with breakfast bar, quartz and marble, and gleaming hardwood floors. Walkout to spacious, fully fenced backyard, multi-level gated deck and front veranda (2024) offering exceptional privacy & separation perfect for hosting/relaxing in your own peaceful retreat. Large primary bedrooms with custom closets (2024), and modern remodeled bathrooms offers spa-like escapes. The fully finished basement is bright and functional, complete with a 3-pc bath, vinyl flooring (2024), laundry, and a separate entrance ideal for in-law suite or rental potential. See feature sheet for entire list of upgrades. Prime Location: Steps to Chester and Broadview TTC station, Danforth, and close to main highways & downtown. This solid brick home offers privacy, elegance, and total move-in ease move in and enjoy! ***Features&Upgrades List, Virtual Tour, Glowing Home Inspection and Garden Suite Approval Letter available upon request***

Extras:**Listing Contracted With:** CENTURY 21 LEADING EDGE REALTY INC.416-686-1500



53 Stanhope Ave
Toronto Ontario M4K 3N4
 Toronto E03 East York Toronto

Sold: \$1,485,000
List: \$1,559,800

Taxes: \$6,746/2024

For: Sale

% Dif: 95

Sold Date: 05/30/2025

SPIS: N

Last Status: SLD

DOM: 15

Detached

Fronting On: E

Rms: 7 + 2

Link: N

Acreage: < .50

Bedrooms: 3 + 1

2-Storey

21.55 x 108.15 Feet

Washrooms: 4

Irreg:

1x4x2nd, 1x4x2nd, 1x2xMain,
1x4xBsmt

Dir/Cross St: Pape Ave / O'Connor Drive **Directions:** Pape Ave / O'Connor Drive

MLS#: E12152267

PIN#: 103810175


Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:	1500-2000	Central Vacuum, Family Room,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove		Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.93	x 12.5	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	20.93	x 12.5	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	23.75	x 15.58	Hardwood Floor	Breakfast Bar	Combined W/Family
4	Family	Main	23.75	x 15.58	Hardwood Floor	W/O To Deck	Gas Fireplace
5	Prim Bdrm	2nd	15.65	x 12.93	Hardwood Floor	4 Pc Ensuite	Double Closet
6	2nd Br	2nd	11.42	x 9.25	Hardwood Floor	Window	Closet
7	3rd Br	2nd	11.58	x 9.25	Hardwood Floor	Bay Window	Closet
8	Rec	Bsmt	17.06	x 15.09	Laminate	Combined W/Kitchen	Gas Fireplace
9	Office	Bsmt	11.25	x 8.4	Laminate	Double Closet	
10	Kitchen	Bsmt	17.06	x 15.09	Ceramic Floor	Open Concept	Combined W/Rec
11	Mudroom	Bsmt	0	0	Ceramic Floor	Walk-Out	
12	Laundry	Bsmt	0	0	Ceramic Floor	W/O To Garage	

Client Remks: Welcome to 53 Stanhope Ave. This house is the perfect blend of meticulous care, charm, and comfort, located in the heart of East York's coveted Golden Triangle. The moment you step inside, you're immediately struck by how bright and airy the space feels, with an abundance of natural light pouring in through large windows, creating an open and welcoming atmosphere throughout. The flow of the home is effortless, with each room connecting seamlessly. Whether you're entertaining or enjoying quiet family moments, the layout feels spacious yet intimate. The living areas have been thoughtfully designed to maximize both comfort and style, creating an ideal space for relaxing and spending time with loved ones. One of the standout features of this home is the easy transition from indoors to outdoors. Through the family room, you'll step right out onto your newly replaced, own private deck, serene retreat where you can unwind and enjoy the beauty of nature. Picture yourself sitting back with a cup of coffee, surrounded by lush greenery, and listening to the soothing sounds of birds chirping in the trees around you. It's a peaceful sanctuary that feels a world away from the hustle and bustle of city life, yet it's right in the heart of one of Toronto's most desirable neighborhoods. Everything about this home has been carefully maintained, from the pristine hardwood floors to the modern finishes that add a touch of elegance to every room. Plus, being in East York's Golden Triangle means you're just steps away from parks, schools, shopping, and public transit, making this an ideal spot for those who want the best of both worlds: tranquility and convenience. If you're looking for a home that offers the perfect mix of flow, light, and peaceful outdoor living, this is the place to be. It's a home that invites you to slow down, take in the surroundings, and truly feel at home.

Extras:

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

	38 Burley Ave Toronto Ontario M4K 3Z6 Toronto E03 Broadview North Toronto Taxes: \$6,995.53/2024 Sold Date: 04/30/2025 SPIS: N Last Status: SLD DOM: 1			Sold: \$1,625,000 List: \$1,399,000 For: Sale % Dif: 116		
	Detached Link: N 2-Storey		Fronting On: W Acreage: 21.06 x 115.22 Feet Irreg:		Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x5, 1x4, 1x3, 1x2	
	Dir/Cross St: Broadview/Mortimer					Directions: W side of Burley Ave, E of Broadview Ave
MLS#: E12110379			PIN#: 103990088			
Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.35	x 13.75	Open Concept	Large Window
2	Dining	Main	11.42	x 11.48	Open Concept	
3	Kitchen	Main	15.12	x 13.48	Stainless Steel Appl	Eat-In Kitchen Pot Lights
4	Family	Main	15.12	x 13.75	W/O To Deck	Fireplace Pot Lights
5	Prim Bdrm	2nd	15.26	x 17.72	4 Pc Ensuite	Double Closet Large Window
6	2nd Br	2nd	11.22	x 12.07	Large Window	Closet
7	3rd Br	2nd	9.35	x 9.84	Window	Closet
8	Rec	Bsmt	14.6	x 18.54	3 Pc Bath	Window Closet
Client Remks: Just Move-In! Step into stylish city living with this light-filled gem just steps from the Danforth! Soaring 9' ceilings, four skylights, and an open concept layout set the tone, complemented by rich hardwood floors throughout. The sleek kitchen is a chefs dream with 10 ft island European appliances, pot lights, and windows that keep things bright and breezy. Large family room off the kitchen with custom built-in and gas fireplace, perfect for those cold cozy winters. The spacious primary suite comes complete with a private ensuite with heated floors, and the separate basement entrance to finished basement offers endless possibilities - think in-law suite, rental income, or your dream home office. Enjoy morning coffee on the front balcony, host summer BBQs on the backyard deck, and unwind in your fully fenced garden oasis surrounded by interlocking brick. Easy access to DVP & Bayview. Just minutes to 24hr Sobeys and a quick stroll to Broadview Subway - this one truly checks all the boxes!						
Extras:						
Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303						


962 Logan Ave
Toronto Ontario M4K 3E5

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,065.65/2024**For:** Sale**Sold:** \$1,710,000**List:** \$1,499,000**Sold Date:** 05/28/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

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

2-Storey

18.33 x 140 Feet

Washrooms: 4**Irreg:**

1x3xMain, 1x3x2nd, 2x3xBsmt

Dir/Cross St: Danforth / Pape **Directions:** Danforth / Pape**MLS#:** E12162263**PIN#:** 103970392

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1924
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Vinyl Siding
Drive: None
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Arts Centre, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	14.21	x 3.48	Vinyl Floor	East View	Sunken Room
2	Living	Main	10.79	x 12.01	Hardwood Floor	Fireplace	W/O To Sunroom
3	Dining	Main	9.09	x 12.4	Hardwood Floor	Combined W/Living	Large Window
4	Kitchen	Main	10.79	x 12.43	Ceramic Floor	Modern Kitchen	Stainless Steel Appl
5	Prim Bdrm	2nd	15.09	x 10.89	Hardwood Floor	Closet	Window
6	2nd Br	2nd	12.99	x 10.6	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.6	x 0	Hardwood Floor	Closet	Window
8	Rec	Bsmt	0	0	Ceramic Floor	Pot Lights	
9	Br	Bsmt	0	0	Ceramic Floor	3 Pc Ensuite	Window
10	Br	Bsmt	0	0	Ceramic Floor	Closet	Window

Client Remks: Welcome to the crown jewel of Playter Estates-Danforth! This stunning home, over 1700sf of total living space, boasting 3+2 bedrooms and 4 bathrooms, has been fully renovated from top to bottom. Nestled away from the hustle and bustle of the Danforths vibrant commercial scene, yet just a short walk to Chester subway station, this property offers both tranquility and convenience. Step inside and be greeted by the sunroom a serene spot to start your day with a cup of coffee, basking in the morning sunlight and enjoying the picturesque front yard. Beyond the second door, a cozy and inviting living room awaits, featuring a fireplace and a large window that offers a charming view of the sunroom. The family room seamlessly connects to the dining room, where abundant natural light enhances the space's warmth. The thoughtfully designed kitchen provides access to both the basement and the backyard, offering effortless functionality. Cleverly integrated under the staircase, custom-built cabinets provide additional storage. Every hardwood floor has been expertly reinforced to eliminate creaking, ensuring a sturdy and quiet step throughout the home. The basement, with its own private entrance, perfect for short-term rentals allowing you to enjoy comfortable living upstairs while generating extra income below. Spanning an impressive 140' feet in depth, the lot holds incredible potential for a laneway suite approval. With ample backyard space, you have the freedom to create a landscaped oasis tailored to your personal taste. This home is a rare find in a coveted neighborhood offering modern elegance, practical design, and investment opportunities all in one.

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



181 Gough Ave
Toronto Ontario M4K 3P2
Toronto E03 Playter Estates-Danforth Toronto
Taxes: \$7,624.98/2024 **For:** Sale **% Dif:** 127
Sold Date: 05/12/2025
SPIS: N **Last Status:** SLD **DOM:** 6

Detached **Fronting On:** E **Rms:** 9 + 3
Link: N **Acreage:** Not Appl **Bedrooms:** 3 + 1
2-Storey **25 x 100 Feet** **Washrooms:** 3
Irreg: **1x4x2nd, 1x4xLower, 1x2xLower**
Dir/Cross St: Pape/Danforth **Directions:** Gough is one way north from Danforth Ave

MLS#: E12126578

PIN#: 104030588

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Board/Batten / Brick Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.65	x 13.32	Hardwood Floor	Combined W/Dining	Fireplace Insert
2	Dining	Main	23.65	x 13.32	Hardwood Floor	Walk-Out	Eat-In Kitchen
3	Kitchen	Main	11.58	x 23.16	O/Looks Backyard	Eat-In Kitchen	
4	Prim Bdrm	2nd	14.34	x 13.42	Hardwood Floor	B/I Closet	O/Looks Frontyard
5	2nd Br	2nd	11.25	x 11.09	Hardwood Floor	B/I Closet	
6	3rd Br	2nd	11.52	x 11.09	Hardwood Floor	O/Looks Backyard	Juliette Balcony
7	Rec	Lower	16.08	x 20.57	Walk-Out		
8	Br	Lower	11.25	x 6.43	B/I Closet		
9	Furnace	Lower	11.25	x 6.43			

Client Remks: This stunning Playter-Estates detached home sits on a quiet dead-end street where the kids ride bikes, play street hockey and walk to school. Features three spacious bedrooms (+1), a newly renovated eat-in kitchen (hello, pancake breakfasts), and a private, quiet backyard. The finished basement with separate entrance is perfect for a nanny suite, teen retreat, or family movie room. Just a short stroll to Withrow Park with tennis courts, splash pad, and skating rink, and Riverdale Park with a running track, epic sunsets, and the city's best skyline view. Located in the coveted Jackman School District, steps to the Danforth, top restaurants, local shops, and the TTC. This home is easy to love and hard to leave.

Extras:

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



	12 Pretoria Ave		Sold: \$1,975,000
	Toronto Ontario M4K 1T1		List: \$1,649,000
	Toronto E03 Playter Estates-Danforth Toronto		
	Taxes: \$8,347/2024	For: Sale	% Dif: 120
	Sold Date: 06/09/2025		
	SPIS: N	Last Status: SLD	DOM: 7
	Detached	Fronting On: N	Rms: 6 + 1
	Link: N	Acreage:	Bedrooms: 3
	2-Storey	26 x 100 Feet	Washrooms: 4
	Irreg:	1x3x2nd, 1x5x2nd, 1x2xMain, 1x4xBsmt	
Dir/Cross St: Broadview and Danforth Directions: West on Pretoria from Broadview			

MLS#: E12189517	PIN#: 103950227
Assignment: N	Fractional Ownership: N

Kitchens: 1	Exterior: Brick	Zoning: residential
Fam Rm: N	Drive: Private	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Built-In / 1	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 2	Gas: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water:
A/C: Central Air	UFFI:	Water Supply:
Central Vac: N	Pool: None	Sewer: Sewers
Apx Age: 31-50	Prop Feat:	Waterfront:
Year Built: 1985	Fenced Yard, Fireplace/Stove, Library,	Retirement: N
Yr Built Source: MPAC	Park, Public Transit, School	Farm/Agr:
Apx Sqft: 1500-2000		Oth Struct:
Assessment: 2024 POTL: N		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.96	x 16.99	Sunken Room	Hardwood Floor	Gas Fireplace
2	Dining	Main	14.99	x 12.24	Hardwood Floor	O/Looks Living	W/O To Deck
3	Kitchen	Main	14.99	x 7.97	Modern Kitchen	Quartz Counter	Stainless Steel Appl
4	Prim Bdrm	2nd	14.57	x 12.24	5 Pc Ensuite	W/I Closet	Vaulted Ceiling
5	2nd Br	2nd	14.53	x 12.24	Vaulted Ceiling	Hardwood Floor	
6	3rd Br	2nd	11.12	x 10.73	Vaulted Ceiling	Hardwood Floor	Closet
7	Rec	Bsmt	18.44	x 14.67	W/O To Yard	B/I Bookcase	Broadloom
8	Laundry	Bsmt	12.04	x 5.91			

Client Remks: There's a home in Playter Estates that you've probably admired without even knowing it. It sits quietly on a tree-lined street, tucked into one of the most sought-after neighbourhoods in the city, within the Jackman School catchment. Located in one of Toronto's most walkable communities, this home enjoys a Walk Score of 95, a Transit Score of 100, and a Bike Score of 99. Just steps from two of the city's best parks, top-rated schools, transit, and the vibrant shops and cafes of the Danforth, It's the kind of home that draws you in from the moment you arrive-graceful, light-filled, and designed for living beautifully. Step inside and you're instantly struck by the openness. A formal sunken living room with soaring ceilings and a gas fireplace feels grand yet welcoming, the perfect spot to gather with family or unwind after a long day. Just a few steps up, a spacious dining room stands ready for celebrations big and small, with a walk-out to a private backyard where trees sway and birdsong fills the air. There's even a deck tucked among the greenery- your own tranquil escape in the city. The kitchen is where the magic happens-sleek quartz countertops, stainless steel appliances, and a layout that makes both weekday dinners and weekend entertaining a breeze. Every inch is thoughtfully planned, with ample storage and prep space, all bathed in natural light. Upstairs, the primary suite feels like a five-star hotel-vaulted ceilings, a spa-like 5-piece ensuite, and a walk-in closet that will make organizing a joy. The two additional bedrooms are just as impressive, both generous in size with oversized windows, and the second-floor landing is wide and skylit. And then... there's the lower level. This isn't your average basement. With 10-foot ceilings, custom built-ins, and a walk-out to the backyard, this space feels more like a second family room than anything underground. Whether it's movie night, kids' play, a home gym or workspace, it's a room that adapts to your life.

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


21 Arundel Ave
Toronto Ontario M4K 3A1

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$7,896.79/2024**For:** Sale**Sold:** \$2,055,000**List:** \$1,699,000**Sold Date:** 03/24/2025**% Dif:** 121**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

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

3-Storey

19 x 140 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3x3rd, 1x4xBsmt

Dir/Cross St: Danforth and Broadview **Directions:** East on Danforth past Broadview**MLS#:** E12025591**PIN#:** 103970345

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1910	Electric Car Charger, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Fireplace/Stove, Public Transit, School		Oth Struct:	
Apx Sqft:				Survey Year:	2015
Assessment:	POTL:			Survey Type:	Available
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.91	x 4.33	Hardwood Floor		
2	Living	Main	14.99	x 10.07	Hardwood Floor	O/Looks Dining	Gas Fireplace
3	Dining	Main	12.34	x 11.91	Hardwood Floor	O/Looks Living	Window
4	Kitchen	Main	13.58	x 11.25	W/O To Deck	Breakfast Bar	Double Doors
5	2nd Br	2nd	14.76	x 11.42	Large Window	Closet	
6	3rd Br	2nd	13.75	x 11.32	Double Closet	Bay Window	
7	Bathroom	2nd	12.6	x 7.74	4 Pc Bath	Separate Shower	Soaker
8	Prim Bdrm	3rd	16.24	x 15.09	3 Pc Ensuite	Closet Organizers	W/O To Deck
9	Rec	Bsmt	27.43	x 14.76	Broadloom	Window	
10	Bathroom	Lower	6.99	x 4.99	4 Pc Bath	Window	
11	Laundry	Lower	12.5	x 10.6	Laundry Sink	Walk-Out	

Client Remks: Nestled in the highly coveted Playter-Estates neighbourhood, this detached 3-bedroom, 3-bathroom home complete with an amazing garage and studio offers exceptional space in an unbeatable location. The inviting main floor features a bright living room with a large window, hardwood floors, and a cozy gas fireplace, seamlessly flowing into the spacious dining area. The well-appointed kitchen includes a breakfast bar and a walkout to the backyard. Upstairs, the second floor hosts two generously sized bedrooms with closets, sharing a stunning 4-piece family bath with a separate shower and a luxurious soaker tub. The third-floor primary retreat is a true sanctuary, featuring double closets, a private 3-piece ensuite, and a serene, treehouse-like deck. The lower level expands the living space with a versatile rec room, a 4-piece bath, and a separate laundry room with a convenient walk-up to the backyard. The true standout is the incredible double-car garage, accessed via the laneway, complete with an EV charger and an impressive upper-level heated 480 square foot studio with two skylights - perfect for a home office, art space, fitness studio, music room, or whatever your heart desires. Situated in the sought-after Jackman Avenue school district, just steps from the vibrant Danforth with its array of shops, restaurants, cafes, and transit, this exceptional home is a special gem in an outstanding community.

Extras:**Listing Contracted With:** KELLER WILLIAMS CO-ELEVATION REALTY 416-236-1392


963 Logan Ave
Toronto Ontario M4K 3E6

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,924/2024**For:** Sale**Sold:** \$2,200,000**List:** \$1,699,000**Sold Date:** 01/29/2025**% Dif:** 129**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

Fronting On: E**Rms:** 8 + 1**Link:** N**Acreage:****Bedrooms:** 4

2 1/2 Storey

25 x 120 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x4x3rd, 1x2xLower

Dir/Cross St: Logan and Danforth**MLS#:** E11935231**PIN#:** 104030188

Kitchens:	1	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Carport / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove, Park, Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.52	x 12.7	Fireplace	Pot Lights	Hardwood Floor
2	Dining	Main	10.53	x 14.27	Window	Formal Rm	Hardwood Floor
3	Kitchen	Main	8.96	x 13.78	Updated	O/Looks Backyard	Hardwood Floor
4	Mudroom	Main	6.69	x 9.02	Closet	Ceramic Floor	W/O To Yard
5	Br	2nd	9.78	x 13.81	Closet	W/O To Balcony	Hardwood Floor
6	Br	2nd	9.45	x 12.8	Closet	Window	Hardwood Floor
7	Br	2nd	9.22	x 10.99	Double Closet	Window	Hardwood Floor
8	Prim Bdrm	3rd	13.22	x 18.47	4 Pc Ensuite	W/I Closet	Hardwood Floor
9	Family	Lower	15.12	x 21.26	2 Pc Bath	Large Closet	Broadloom
10	Laundry	Lower	10.43	x 5.87	Laundry Sink	B/I Shelves	Window

Client Remks: Welcome to 963 Logan Avenue, a beautifully renovated Edwardian home in the coveted Playter Estates neighbourhood and within the highly sought-after Jackman School District. Built in 1910, this 2.5-storey gem feature's approximately 2,000 square feet of thoughtfully designed living space across four levels, blending timeless charm with modern conveniences. Featuring four spacious bedrooms, including a luxurious third-floor primary retreat with an ensuite, this home is perfect for families. The main floor boasts generously sized principal rooms, a practical mudroom, and a charming covered front porch. The fully finished basement adds extra functionality with a cozy family room, laundry room, powder room, and wine cellar. Step outside to a family-friendly backyard, ideal for playtime, gardening, or hosting gatherings. With ample space and privacy, it's the perfect outdoor retreat for making lasting memories with loved ones. The property features one parking space, with the potential for a second, and offers an exciting opportunity to build a laneway house adding significant value and flexibility to the property. Located in the heart of one of Toronto's most desirable neighborhoods, this home boasts a 98 Walk Score, making it a walkers paradise. You're just steps from the vibrant Danforth, known for its eclectic mix of shops, restaurants, and cafes. Whether you're craving a cozy coffee, a gourmet meal, or boutique shopping, everything is right at your doorstep. Chester Station is a 5-minute walk away, as is the beautiful Withrow Park, perfect for outdoor family adventures. This beautifully renovated home offers the perfect combination of style, space, and unbeatable location. Don't miss the chance to make 963 Logan Avenue your dream family home.

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


30 Butternut St
Toronto Ontario M4K 1T7

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$10,929.61/2024**For:** Sale**Sold:** \$2,250,000**List:** \$2,495,000**Sold Date:** 05/24/2025**% Dif:** 90**SPIS:** N**Last Status:** SLD**DOM:** 15

Detached

Fronting On: N**Rms:** 9**Link:** N**Acreage:****Bedrooms:** 4

3-Storey

30 x 84 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x3x2nd, 1x3xLower,
1x4x3rd**Dir/Cross St:** Danforth/Jackman**Directions:**

Prettiest little street between Ellerbeck (one way N) and Jackman (one way S), just north of Danforth.

MLS#: E12136300**PIN#:** 103960153

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Year Built:	1914	Fenced Yard, Fireplace/Stove, Library,		Farm/Agr:	
Yr Built Source:	MPAC	Park, Place Of Worship, Public Transit,		Oth Struct:	
Apx Sqft:	2000-2500	School		Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	21.65	x 16.73	W/O To Garden	Eat-In Kitchen	Heated Floor
2	Living	Main	12.14	x 13.12	Pocket Doors	Bay Window	Hardwood Floor
3	Dining	Main	13.12	x 11.15	French Doors	Bay Window	Hardwood Floor
4	Bathroom	Main	0	0	2 Pc Bath	Tile Floor	
5	Br	2nd	11.15	x 14.11	Bay Window	Closet	Hardwood Floor
6	2nd Br	2nd	11.48	x 9.84	Window	Closet	Hardwood Floor
7	3rd Br	2nd	8.86	x 8.53	Window	Closet	Hardwood Floor
8	Bathroom	2nd	0	0	Window	Separate Shower	Heated Floor
9	Sunroom	2nd	12.14	x 4.92	Large Window	Hardwood Floor	
10	Br	3rd	19.03	x 11.81	4 Pc Ensuite	B/I Closet	Hardwood Floor
11	Bathroom	3rd	0	0	Skylight	4 Pc Ensuite	Heated Floor
12	Rec	Lower	17.39	x 16.4	Open Concept	Window	Tile Floor
13	Bathroom	Lower	0	0	Window	Separate Shower	Tile Floor
14	Utility	Lower	10.83	x 7.87	Window	Concrete Floor	

Client Remks: Butternut Beauty in Playter Estates! Nestled on one of Playter Estates intimate, exclusive (and charmingly named) streets, 30 Butternut St presents a rare opportunity to own a home where timeless character & thoughtful modernity exist in harmony. With only 19 homes lining this sought-after enclave, a true sense of community is woven into the very fabric of the neighbourhood. This enchanting 4-bedroom, 4-bathroom home pairs timeless character w/ modern upgrades, offering a stylish, move-in ready space that honours its roots. Inside: a chef's inspired kitchen w/ Wolf range, Liebherr fridge, Miele dishwasher, heated floors & a wall of windows opening to a private garden retreat. A classic fireplace anchors the living room offering comfort & elegance at every turn. And every level has a bathroom, including the elusive main floor powder room. The impressive third-floor suite features built-ins galore, a kitchenette (w/ 2 burner Wolf stovetop & Marvel b/i mini fridge), a beautifully updated 4-piece ensuite w/ heated floors, skylights & a Juliette balcony. The finished basement offers even more flexible living space & there's a private parking spot to complete the checklist. Location? Unbeatable. Everything at your fingertips. Walk to Chester or Broadview subway stations within minutes, grab coffee on the Danforth, enjoy Riverdale & Withrow Parks + send the kids a hop, skip and a jump to the highly-ranked Jackman Public School. Easy DVP access for the driver, vibrant shops, cafes & restaurants. Once featured in House & Home magazine, this home is every bit as good as it looks and then some. First time on the market in 33 years, an extraordinary home ready for its next chapter of memories. *EXTRAS* Heated floors in foyer, kitchen, bathrooms. 2nd floor sunroom for extra flex space, 3rd floor retreat includes ensuite w/ large shower, stand-alone tub, heated towel rack, skylights. Parking, main floor powder room & front foyer closet, what every family needs!

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-465-7527

	69 Hillside Dr Toronto Ontario M4K 2M5 Toronto E03 Broadview North Toronto Taxes: \$9,222.49/2025 Sold Date: 06/08/2025 SPIS: N Last Status: SLD DOM: 3				Sold: \$2,350,000 List: \$2,394,000 For: Sale % Dif: 98				
	Detached Link: N 2-Storey		Fronting On: E Acreage: 35 x 86 Feet Irreg:		Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x5x2nd, 1x4x2nd, 1x2xMain, 1x4xBsmt				
	Dir/Cross St: Broadview And Cosburn Directions: West along Don Valley Rd from Broadview Ave, north on Hillside Dr.								
MLS#: E12198721 Assignment: N						PIN#: 104000095 Fractional Ownership: N			
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 2012 Yr Built Source: MPAC Apx Sqft: 2000-2500 Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper			Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: Prop Feat: Central Vacuum, Cul De Sac, Electric Car Charger, Family Room, Fireplace/Stove, Public Transit			Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description				
1	Living	Main	12.99	x 11.06	Hardwood Floor	Pot Lights	Crown Moulding		
2	Dining	Main	15.16	x 8.33	Hardwood Floor	Pot Lights	Crown Moulding		
3	Kitchen	Main	15.16	x 14.8	Hardwood Floor	Pot Lights	Centre Island		
4	Family	Main	12.24	x 12.11	Hardwood Floor	Pot Lights	Gas Fireplace		
5	Prim Bdrm	2nd	14.99	x 11.25	Hardwood Floor	5 Pc Ensuite	His/Hers Closets		
6	2nd Br	2nd	17.49	x 10.1	Hardwood Floor	Pot Lights	Double Closet		
7	3rd Br	2nd	13.25	x 11.32	Hardwood Floor	Ceiling Fan	Closet Organizers		
8	Rec	Bsmt	33.14	x 17.65	Laminate	L-Shaped Room	4 Pc Bath		
9	4th Br	Bsmt	11.65	x 7.68	Laminate	Above Grade Window	Pot Lights		
Client Remks: Rare opportunity for turn-key designer home! Located on the beautiful north end of Hillside Dr, this fully renovated designer home is a rare find. This stunning \$500,000 renovation in 2023 has been featured on HGTV and in top design magazines. The home showcases custom walnut millwork, refined finishes, and is flooded with natural light throughout. The main floor boasts high ceilings and open views onto a wall of windows overlooking the professionally landscaped backyard. The custom AYA kitchen features a JennAir gas cooktop, built-in Miele appliances, and an oversized island that seats four. The dining area accommodates up to eight, and the family room includes gas fireplace and ample seating. Upstairs are three exceptionally spacious bedrooms, each with new custom closets. Each room offers flexibility for modern living easily accommodating both bedroom and home office. The luxurious primary retreat includes two walk-in closets, vanity area, and 4-piece ensuite with soaker tub, oversize glass shower, and separate water closet. The renovated lower level includes a bright bedroom, new 4-piece bath, and charming under-stairs cubby for kids. East-facing windows on both levels overlook a private backyard oasis with two-tier deck, built-in outdoor kitchen with gas BBQ, and 19' heated lap pool with SwimJet for year-round use. Additional features include parking for 3 cars including a one-car garage with loft storage, EV charger, upstairs LG laundry, and custom lighting. Nestled in a true cul-de-sac with no through traffic and a warm, family-friendly community. Steps to Don Valley trails, and minutes to Broadview Station, Danforth, and the DVP. Open House Saturday & Sunday, 2-4pm.									
Extras:									
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-699-9292									


68 Chester Hill Rd
Toronto Ontario M4K 1X3

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$10,486.14/2024**For:** Sale**% Dif:** 114**Sold Date:** 04/15/2025**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

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

3-Storey

30.04 x 108.18 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x5x3rd,
1x3xBsmt**Dir/Cross St:** Broadview Ave / Chester Hill Rd **Directions:** Broadview Ave / Chester Hill Rd**MLS#:** E12073065**PIN#:** 103950178

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Family Room, Fireplace/Stove, Hospital,		Farm/Agr:	
Assessment:	POTL:	Park, River/Stream, School		Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Tile Floor	Closet	2 Pc Ensuite
2	Kitchen	Main	21.06	x 14.4	Centre Island	Stainless Steel Appl	Open Concept
3	Family	Main	21.06	x 11.81	Hardwood Floor	Pot Lights	W/O To Patio
4	Dining	Main	21.06	x 11.98	Pot Lights	Hardwood Floor	Combined W/Family
5	Living	Main	12.27	x 14.6	Fireplace	Pot Lights	Hardwood Floor
6	Prim Bdrm	3rd	20.24	x 13.45	5 Pc Ensuite	His/Hers Closets	Juliette Balcony
7	2nd Br	2nd	14.93	x 9.84	Hardwood Floor	O/Looks Backyard	Closet
8	3rd Br	2nd	13.29	x 10.14	W/I Closet	Hardwood Floor	South View
9	4th Br	2nd	12.24	x 9.09	Hardwood Floor	O/Looks Backyard	Double Closet
10	Office	Bsmt	19.82	x 11.78	Window	B/I Closet	Open Concept
11	Rec	Bsmt	21.33	x 16.63	3 Pc Bath	B/I Closet	Open Concept
12	Laundry	Bsmt	10.04	x 9.28	Window	Stainless Steel Appl	B/I Closet

Client Remks: Nestled in the highly coveted Playter Estates neighborhood, this detached 4-bedroom, 4-bathroom home offers exceptional space in an incredible location. The inviting main floor features a bright living room that flows seamlessly into the modern kitchen, which includes a 6-burner gas stove, a massive center island with additional seating, and an open-concept family and dining room with a walkout to the backyard perfect for both entertaining and relaxing. Upstairs, the second floor hosts 3 generously sized bedrooms, featuring walk-in closets, and shares a stunning 4-piece bathroom with a separate shower and a luxurious soaker tub. The 3rd-floor primary retreat is a true sanctuary, offering a luxurious private 5-piece ensuite with vaulted ceilings, a stunning skylight, ample his-and-hers closet space, and serene private views overlooking the backyard from your elegant Juliette balcony. The lower level expands the living space with two large rooms a potential office/bedroom and a versatile rec room along with a 3-piece bath and a separate laundry room with a convenient walk-up to the backyard, ideal for a home office, nanny suite, fitness room, music space, or whatever your heart desires. Natural light cascading throughout the home, creates a bright and inspiring atmosphere. With over 3,000 sq. ft. of finished living space, this home offers generous rooms and outstanding closet space for every lifestyle. Situated in the sought-after Jackman Avenue school district, just steps from the lively Danforth with its array of shops, restaurants, cafes, and transit, this exceptional home is a rare gem in an unbeatable community. ***Extras: 200 AMP Electrical Breaker Panel, Air Conditioner 2019, Vaulted Luxury 5-Piece Ensuite in Primary, Third Floor Skylight, WOLF Stainless Steel 6 Burner Gas Range Stove, Storage in Kitchen Centre Island, Kitchen Island seats up to 4 stools, Kitchen Pantry, Basement Storage***

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-205-0355


48 Jackman Ave
Toronto Ontario M4K 2X6

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$10,822.33/2024**For:** Sale**Sold:** \$2,400,000**List:** \$2,198,000**Sold Date:** 02/10/2025**% Dif:** 109**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

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

2-Storey

30 x 110 Feet

Washrooms: 3**Irreg:**

1x3xMain, 1x5x2nd, 1x3xBsmt

Dir/Cross St: Danforth & Broadview**MLS#:** E11955154**PIN#:** 103960173

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.01	x 8.01	Stained Glass	Closet	Hardwood Floor
2	Living	Main	13.75	x 12.99	Gas Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	13.91	x 11.09	Bay Window	Hardwood Floor	
4	Kitchen	Main	20.24	x 14.17	Eat-In Kitchen	W/O To Deck	Hardwood Floor
5	Office	Main	9.58	x 9.25	Hardwood Floor		
6	Prim Bdrm	2nd	11.68	x 11.25	W/I Closet	Glass Doors	Hardwood Floor
7	2nd Br	2nd	13.09	x 8.83	Stained Glass	Hardwood Floor	Large Window
8	Bathroom	2nd	11.84	x 11.25	W/O To Deck	5 Pc Bath	Combined W/Laundry
9	3rd Br	3rd	20.73	x 7.35	B/I Shelves	Window	Hardwood Floor
10	Rec	Lower	29.76	x 10.83	Heated Floor	3 Pc Bath	Pot Lights
11	Mudroom	Lower	0	0	Concrete Floor	Pot Lights	
12	Laundry	Lower	9.91	x 7.15	Laundry Sink	Window	

Client Remks: Welcome to the ever-charming Playter Estates, where this stunning, turn-key home is everything you've been waiting for! From the moment you step into the inviting foyer, complete with stained glass windows and a spacious coat closet, you'll feel the warmth and character this home exudes. The formal living room, with its cozy gas fireplace and bay window, sets the tone for relaxed evenings, while the elegant dining room flows seamlessly into a spacious, eat-in kitchen featuring stainless steel appliances, quartz countertops, centre island, abundant storage, and a walkout to an incredible deck and private backyard. A bright and private main-floor office completes the space. Upstairs, the primary bedroom features a walk-in closet, while the second bedroom and an expansive 5-piece bath with a walkout to a massive deck elevate daily living. The third-floor retreat offers a tucked-away third bedroom. The lower level provides endless possibilities with a large recreation room featuring in-floor heating, a mudroom area, a second laundry room, and an additional 3-piece bath. Two-car parking adds to the convenience. Situated steps from one of the city's top schools, Jackman Junior Middle School, and moments from the vibrant Danforth, this home offers everything you need - run don't walk! Home Inspection Report available upon request.

Extras:**Listing Contracted With:** KELLER WILLIAMS CO-ELEVATION REALTY416-236-1392


53 Playter Cres
Toronto Ontario M4K 1S4

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$12,125.72/2025**For:** Sale**Sold:** \$2,751,600**List:** \$2,349,000**Sold Date:** 06/03/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: S**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4 + 1

2 1/2 Storey

30 x 110 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x3x3rd

Dir/Cross St: Broadview & Danforth **Directions:** W from Jackman Ave**MLS#:** E12178128**PIN#:** 103960286


Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Full / Part Fin	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Fireplace/Stove, Hospital, Library, Park,		Farm/Agr:	
Assessment:	POTL:	Public Transit, Ravine, School		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.2	x 3.87	Closet	B/I Shelves	
2	Living	Main	23.36	x 12.2	Coffered Ceiling	Fireplace	W/O To Balcony
3	Dining	Main	13.98	x 12.4	Hardwood Floor	Crown Moulding	Large Window
4	Kitchen	Main	10.53	x 12.37	Large Window	2 Pc Bath	
5	Prim Bdrm	2nd	12.34	x 12.01	Hardwood Floor	Large Window	4 Pc Bath
6	2nd Br	2nd	12.5	x 12.11	Hardwood Floor	Double Closet	Large Window
7	3rd Br	2nd	12.37	x 10.7	Hardwood Floor	B/I Desk	B/I Shelves
8	Office	2nd	12.47	x 10.66	Hardwood Floor	Window	
9	Loft	3rd	16.31	x 27.26	3 Pc Ensuite	Large Closet	Large Window
10	Family	Bsmt	15.22	x 11.58	Above Grade Window	Pot Lights	B/I Shelves
11	Laundry	Bsmt	10.86	x 12.2	Laundry Sink	Above Grade Window	Concrete Floor
12	Rec	Bsmt	22.97	x 12.07	Above Grade Window	Concrete Floor	Unfinished

Client Remks: Playter Cres is ready for its next act, bring your creativity and turn this home into the star of the neighborhood! Or just move in and enjoy with some updating. Nestled in the heart of Playter Estates, this impressive solid brick centre hall home offers approximately 2,200 sq. ft. of incredible space, featuring 4+1 bedrooms and 3 bathrooms. Situated on a coveted corner lot, this home is flooded with natural light from windows on all sides and boasts a spacious south-facing backyard, a private drive, and a detached garage with laneway potential. Designed with an excellent layout, the main floor has large principal rooms, a powder room, and a living room with a walkout to a private covered porch with charming, bowed railing. Upstairs, four well-sized bedrooms await, including one with tandem access to a versatile third floor, ideal as a lounge, work-from-home space, or a dreamy primary suite with an ensuite! Need more room? The high, partly finished basement with a separate entrance offers endless possibilities for expansion. All this, just a stones throw from coveted Jackman PS, Danforth shopping and Subway, making this a rare opportunity in one of Toronto's most sought-after neighborhoods.

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



	18 Thorncliffe Ave		Sold: \$3,102,000
	Toronto Ontario M4K 1V5		List: \$2,799,000
	Toronto E03 Playter Estates-Danforth Toronto		
	Taxes: \$11,266.06/2025	For: Sale	% Dif: 111
	Sold Date: 06/09/2025		
	SPIS: N	Last Status: SLD	DOM: 4
Detached	Fronting On: N	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 4 + 1	
2-Storey	30 x 119.58 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xLower	
Dir/Cross St: Broadview and Danforth		Directions: Off of Cambridge Ave	

MLS#: E12199813	PIN#: 103950281
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Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1500-2000 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Private Gar/Gar Spcs: Detached / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 27.92	Pot Lights	Fireplace	Hardwood Floor
2	Dining	Main	13.42	x 27.92	Combined W/Living	2 Pc Bath	Hardwood Floor
3	Kitchen	Main	18.93	x 16.57	Centre Island	Renovated	W/O To Deck
4	Prim Bdrm	2nd	13.42	x 12.76	5 Pc Ensuite	W/W Closet	Hardwood Floor
5	Br	2nd	9.15	x 13.48	Closet	Window	Hardwood Floor
6	Br	2nd	9.42	x 13.48	Closet	Window	Hardwood Floor
7	Br	2nd	9.51	x 12.83	Pot Lights	Window	Hardwood Floor
8	Rec	Lower	11.52	x 16.17	Pot Lights	Window	Hardwood Floor
9	Br	Lower	10.93	x 8.99	Pot Lights	Window	Hardwood Floor
10	Laundry	Lower	12.76	x 8.83	3 Pc Bath	B/I Shelves	W/O To Yard

Client Remks: Welcome to 18 Thorncliffe Avenue A Rare Offering in Coveted Playter Estates Set on a quiet, tree-lined street in the heart of Playter Estates, this exceptional fully renovated and expanded detached home sits within the highly sought-after Jackman School District and offers the rare convenience of a private drive. Thoughtfully designed for modern family living, the home seamlessly blends timeless character with elevated contemporary finishes. Inside, generous principal rooms offer refined comfort, while the expansive 4+1 bedroom, 4 bathroom layout delivers flexibility and flow. The heart of the home is the chefs kitchen, complete with quartz countertops, stainless steel appliances, and a spacious eat-in area that walks out to a large entertainers deck and low-maintenance, pool-sized yard a rare city oasis. Upstairs, the primary suite features custom built-ins and a beautifully appointed ensuite bath. The additional bedrooms are well-proportioned, filled with natural light, and perfect for growing families or guests. The dug-out basement with 9-ft ceilings is a standout, offering a massive family room ideal for cozy movie nights, an additional bedroom, a custom bar area, dedicated laundry room, and excellent storage. To top it off, the stunning coach house provides extra living space, complete with a sauna, offering incredible versatility for a home office or creative use. There's also potential to build a garden suite, making this a smart long-term investment. Enjoy a short walk to Riverdale Park, and the vibrant energy of the Danforth, with shops, cafes, and restaurants just steps away. With a Walk Score of 86, easy DVP access, and only a 7-minute walk to Broadview Station, this is the complete package location, lifestyle, and luxury.							
Extras:							
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888							