

28 Eastmount Ave
Toronto Ontario M4K 1V1

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$5,980/2024

For: Sale

Sold: \$800,000

List: \$850,000

% Dif: 94

Sold Date: 06/16/2025

SPIS: N

Last Status: SLD

DOM: 31

Semi-Detached

Fronting On: N

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

16.92 x 128.58 Feet

Washrooms: 1

Irreg:

1x4

Dir/Cross St: Broadview & Danforth **Directions:** Broadview & Danforth

MLS#: E12153154

PIN#: 103950362

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age:
Year Built: 1913
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive:
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
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

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Opportunity knocks in prestigious Playter Estates! This spacious 3 bedroom, 1 bath semi-detached home has untapped potential for renovators, contractors, or end-users ready to create their dream space. Enjoy a sizeable backyard, ideal for gardening, entertaining or relaxing outdoors. Located in one of Toronto's most sought-after east end neighbourhoods, you'll enjoy a short stroll to the vibrant shops and restaurants of Danforth Avenue, top ranked schools including Jackman P.S., and convenient access to Broadview TTC Station for an easy downtown commute. Riverdale Park and the Don Valley Ravine are nearby, offering exceptional green space and recreation. Don't miss your chance to transform this property into your perfect family home!

Extras:

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


948 Pape Ave
Toronto Ontario M4K 3V5

Toronto E03 Danforth Village-East York Toronto

Taxes: \$4,091.46/2024**For:** Sale**Sold: \$880,000****List: \$849,000****Sold Date:** 04/25/2025**% Dif:** 104**SPIS:** N**Last Status:** SLD**DOM:** 23**Semi-Detached****Fronting On:** W**Rms:** 7 + 4**Link:****Acreage:****Bedrooms:** 3 + 1**2-Storey****21 x 100 Feet****Washrooms:** 3**Irreg:****1x2xMain, 1x4x2nd, 1x3xBsmt****Dir/Cross St:** Pape Ave & Mortimer Ave**MLS#:** E12057892**PIN#:** 104020127

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Part Fin / Sep Entrance	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Window Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Hospital, Park, Public Transit, Rec Centre, 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	15.62	x 10.47	Picture Window	Combined W/Dining	Hardwood Floor
2	Dining	Main	12.14	x 9.12	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	12.14	x 8.1	O/Looks Backyard	Double Sink	
4	Office	Main	8.99	x 9.65	2 Pc Bath	O/Looks Backyard	
5	Prim Bdrm	2nd	12.5	x 11.06	Closet	Hardwood Floor	
6	Br	2nd	13.78	x 8.92	Closet	O/Looks Backyard	
7	Br	2nd	10.47	x 8.37	Closet	O/Looks Backyard	Hardwood Floor
8	Rec	Bsmt	16.83	x 10.37	Pot Lights		
9	Br	Bsmt	8.99	x 8.69	Above Grade Window		
10	Laundry	Bsmt	21.98	x 6.89	Double Sink	Above Grade Window	
11	Other	Bsmt	10.93	x 10.5	Above Grade Window		

Client Remks: Welcome to this well-maintained 2-storey semi-detached home featuring 3 bedrooms plus an office, 2.5 baths, and offering the perfect blend of comfort and convenience. With laneway access, a separate entrance, parking and its unbeatable location, in the vibrant Pape Village, right in the heart of East York, this home checks all the boxes. This property is full of possibilities and offers the perfect balance of comfortable living and exceptional potential. The main floor features a spacious living and dining room, a bright office/sunroom, a kitchen, and a convenient powder room. The living room has a fireplace facade that is already wired for an electric insert, making it easy to add some cozy warmth and ambiance. The second floor offers three generous bedrooms with closets and a 4-piece bathroom, providing ample space for your family. Step outside to your private backyard, complete with a patio, a garage and laneway access ensuring parking is never a hassle. The lower level offers even more possibilities with a large rec room, an additional bedroom, a laundry room, and a 3-piece bathroom, waiting for your personal touch. Ideally situated just steps away from Pape subway station and the new Ontario Line, offering unparalleled convenience. Explore nearby parks, and the Trendy Danforth with cafes, restaurants, and shops, all while living in one of Toronto's most sought-after neighborhoods. This home has been meticulously maintained and is ready for you to move in and enjoy. But with so much potential, you could easily add your personal style or remodel to suit your needs. Don't miss this wonderful opportunity to own a piece of the vibrant Pape Village community, your dream home awaits! **** Bonus: Commercial zoning for versatile use - to check with the city****

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


71 Mortimer Ave
Toronto Ontario M4K 2A2

Toronto E03 Broadview North Toronto

Taxes: \$4,207.80/2025**For:** Sale**Sold:** \$890,000**List:** \$899,900**Sold Date:** 06/24/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 11

Semi-Detached

Fronting On: S**Rms:** 6**Link:****Acreage:****Bedrooms:** 3

2-Storey

15.35 x 99.84 Feet

Washrooms: 1**Irreg:**

1x4x2nd

Dir/Cross St: Mortimer Ave & Arundel Ave **Directions:** Mortimer Ave & Arundel Ave**MLS#:** E12219151**PIN#:** 103980102

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: None
Central Vac: N
Apx Age:
Year Built: 1926
Yr Built Source: Other
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Available
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:

Zoning: RS(f10.5;a325;d0.75*312)
Cable TV: A **Hydro:** Y
Gas: Y **Phone:** A
Water: 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	Living	Main	12.66	x 9.51	Hardwood Floor	Window	
2	Dining	Main	11.58	x 12.99	Hardwood Floor	Window	
3	Kitchen	Main	8.33	x 12.99	Window		
4	Prim Bdrm	2nd	10.66	x 13.42	Hardwood Floor	Closet	Window
5	2nd Br	2nd	10.33	x 10.5	Hardwood Floor	Closet	Window
6	3rd Br	2nd	8.5	x 13.42	Hardwood Floor	Closet	Window

Client Remks: Charming Opportunity in Prime School District Playter Estates Vicinity solid semi-detached 2-storey home awaiting your vision. Nestled on a quiet, tree-lined street near the coveted Playter Estates and within the catchment of top-ranked schools. This well-loved home offers generous principal rooms, original character details, and endless potential to renovate or rebuild. Steps to the Danforth, parks, subway, and vibrant shops. A rare chance to get into this prestigious pocket at an entry-level price. Located just north of the Danforth in East York, 71 Mortimer Avenue offers a prime urban lifestyle in a peaceful, family-friendly setting. With close proximity to both Pape and Broadview subway stations, commuting is effortless, and the nearby Don Valley Parkway provides quick access for drivers. The home is steps from the vibrant shops and cafes of Pape Village, with the Danforth's restaurants, boutiques, and grocery stores including Loblaws and the Big Carrot just a short walk away. This location is rich in green space. Residents enjoy easy access to Withrow Park, Todmorden Mills Park and trails, Riverdale Park East, Don Valley Trails, and Logan Avenue Parkette offering everything from playgrounds and picnic areas to bike paths and scenic lookouts. While not within the Jackman Avenue JPS boundary, 71 Mortimer falls within the Chester Elementary and Westwood Middle School catchments, both a short walk away. This solid semi-detached home is ideal for renovators, families, or investors looking to enter a thriving east-end neighbourhood with long-term upside. Roof 2019, furnace 2004. Property sold in as is condition. Estate sale - no warranties from seller.

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

	1076 Logan Ave Toronto Ontario M4K 3G4 Toronto E03 Broadview North Toronto Taxes: \$6,066/2024 Sold Date: 04/10/2025 SPIS: N Last Status: SLD DOM: 6				Sold: \$1,105,000 List: \$899,900 For: Sale % Dif: 123	
	Semi-Detached Link: 2-Storey		Fronting On: W Acreage: 22.56 x 100 Metres Irreg:		Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	
	Dir/Cross St: Logan /Mortimer Directions: North on Logan					
MLS#: E12064722 Assignment: N			PIN#: 103980121 Fractional Ownership: N			
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: Mutual Gar/Gar Spcs: Carport / 1 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat:		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig: Hydro: Phone: Municipal Sewers None N None Unknown		
Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.08	x 10.5	Hardwood Floor	Fireplace
2	Dining	Main	9.45	x 12.93	W/O To Deck	Hardwood Floor
3	Kitchen	Main	10.73	x 7.32	Ceramic Floor	Renovated
4	Br	2nd	11.65	x 9.84		
5	2nd Br	2nd	14.11	x 8.76		
6	3rd Br	2nd	10.93	x 8.4		
Client Remks: Prime area wide semi. Move in condition, renovated, 3 bedrooms two baths, finished basement with separate side entrance, front yard parking and carport.Walking distance to Chester Subway , Ontario's top rated elementary high schools, Bus and access to highways.						
Extras:						
Listing Contracted With: RE/MAX CROSSROADS REALTY INC.905-305-0505						


36 Eastmount Ave
Toronto Ontario M4K 1V1

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,244.48/2024**For:** Sale**Sold:** \$1,125,000**List:** \$988,000**Sold Date:** 03/13/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 22**Semi-Detached****Fronting On:** N**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3 + 1**2-Storey**

16.92 x 128.67 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: N of Danforth, W. of Broadview**Directions:**

North of Danforth, West of Broadview. Pretoria and Broadview is the closest intersection.

MLS#: E11979577**PIN#:** 103950358

Kitchens:	1	Exterior:	Brick	Zoning:	Residential
Fam Rm:	N	Drive:		Cable TV:	Hydro:
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Year Built:	1910	Park, Place Of Worship, Public Transit, Rec		Farm/Agr:	
Yr Built Source:	MPAC	Centre, School		Oth Struct:	
Apx Sqft:				Survey Type:	Unknown
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.3	x 10.01	Hardwood Floor	Fireplace Insert	Combined W/Dining
2	Dining	Main	13.78	x 8.6	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	15.29	x 10.3	Hardwood Floor	W/O To Deck	Closet
4	Prim Bdrm	2nd	10.99	x 14.5	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	13.58	x 8.2	Hardwood Floor	Window	Closet
6	3rd Br	2nd	9.51	x 9.42	Hardwood Floor	Window	Closet
7	Br	Bsmt	8.99	x 9.51	Window		
8	Office	Bsmt	12.37	x 13.29	Irregular Rm	Hardwood Floor	Pot Lights

Client Remks: Welcome to this great 3+1 Bedrooms, 2 Bathrooms house, located in the prestigious Playter Estate community, Jackman school district. A cozy suburban feel in the heart of downtown Toronto, with easy access to the DVP & 400 series highways. . Take a small stroll to the Danforth known for it's numerous wonderful shops and Restaurants and all amenities. Many bike trails and Don Valley Parks, Todmorden Mills, Brickworks are all close by. Fix a delicious meal on your gas BBQ and entertain your guests on the generous deck while enjoying the sunset and beautiful garden. 5 mins to Broadview Subway station, busses and streetcars. New electrical (2024) New main level flooring (2025).

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



108 Cambridge Ave		Sold: \$1,140,000
Toronto Ontario M4K 2L6		List: \$1,150,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$5,017.04/2024	For: Sale	% Dif: 99
Sold Date: 06/10/2025		
SPIS: N	Last Status: SLD	DOM: 31
Semi-Detached	Fronting On: W	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	17.49 x 117.75 Feet	Washrooms: 3
	Irreg:	1x3x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Broadview/Danforth Directions: Broadview		

MLS#: E12139242	PIN#: 103950392
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Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Drive: None	Cable TV:
Basement: Part Fin / Sep Entrance	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: < 700		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.5	x 14.34	Hardwood Floor
2	Dining	Main	14.5	x 13.68	Hardwood Floor
3	Kitchen	Main	13.32	x 12.01	Eat-In Kitchen
4	Br	2nd	14.6	x 10.83	Broadloom
5	2nd Br	2nd	11.75	x 11.91	Broadloom
6	3rd Br	2nd	13.09	x 7.41	Broadloom
7	Other	2nd	8.6	x 7.51	Broadloom
8	Other	Bsmt	15.49	x 12.6	Above Grade Window
9	Other	Bsmt	14.6	x 9.74	3 Pc Bath
10	Utility	Bsmt	13.85	x 9.61	Separate Rm

Client Remks: Welcome to this spacious 3-bedroom, 3-bathroom semi-detached home in the highly sought-after Playter Estates, just steps from the vibrant Danforth shops, cafes, and restaurants. Perfectly situated in the Jackman Public School district and close to Riverdale Park, this home offers an unbeatable location with easy access to the subway, making commuting a breeze.

Extras:

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


87 Mortimer Ave
Toronto Ontario M4K 2A2

Toronto E03 Broadview North Toronto

Taxes: \$4,084.30/2024**For:** Sale**Sold:** \$1,190,000**List:** \$999,000**Sold Date:** 02/19/2025**% Dif:** 119**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

Fronting On: S**Rms:** 7 + 3**Link:****Acreage:****Bedrooms:** 3

2-Storey

17.65 x 131.82 Feet

Washrooms: 2**Irreg:**

1x3, 1x3

Dir/Cross St: Mortimer & Logan**MLS#:** E11966921**PIN#:** 103980110

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	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:		Retirement:	
Apx Sqft:		Fenced Yard, Park, Public Transit, Ravine,		Farm/Agr:	
Assessment:	POTL:	Rec Centre, School		Oth Struct:	Garden Shed
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.99	x 12.17	Hardwood Floor	Pot Lights	Picture Window
2	Dining	Ground	12.17	x 10.17	Combined W/Living	Hardwood Floor	Picture Window
3	Kitchen	Ground	10.66	x 9.25	Stainless Steel Appl	Window	Granite Counter
4	Mudroom	Ground	6.5	x 6.27	Ceramic Floor	W/O To Deck	
5	Prim Bdrm	2nd	11.52	x 11.09	Picture Window	Broadloom	Large Closet
6	2nd Br	2nd	10.6	x 9.51	Large Window	Hardwood Floor	O/Looks Backyard
7	3rd Br	2nd	10.24	x 8.17	Window	Closet	Hardwood Floor
8	Rec	Bsmt	15.85	x 12.34	Pot Lights	Hardwood Floor	Above Grade Window
9	Utility	Bsmt	7.68	x 4.99	Concrete Floor		
10	Bathroom	Bsmt	0	0	2 Pc Bath	Large Closet	Laundry Sink
11	Bathroom	2nd	0	0	Separate Shower	3 Pc Bath	Window

Client Remks: A gorgeous place where style meets space. This 3 bedroom semi has a delightful mid-century modern aesthetic. Open concept with a separate renovated kitchen and a mudroom that flows out to the glorious fenced in back yard and great big garden shed. The upstairs is light and windows and storage with a bathroom that delivers room to shower and dance at the same time. The basement is renovated and warm with space to play or game or watch TV. The laundry room doubles as another bathroom completing the trifecta of live, love and laugh here. There is curb appeal oozing from the front of this brick home with parking. It is close to the Danforth and Logan... all the restaurants, transit and highways your heart could desire but tucked on the south side of Mortimer well away from the fray. Great schools and parks are just down the street. This perfectly move in ready sassy semi is waiting for you only...to arrive, kick off your shoes, put on a little jazz, grab yourself a blanket and a good book.

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



17 Pretoria Ave
Toronto Ontario M4K 1S9

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$10,063.74/2024

For: Sale

% Dif: 134

Sold Date: 02/26/2025

SPIS: N

Last Status: SLD

DOM: 1

Semi-Detached

Fronting On: S

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

21 x 66 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: Broadview and Danforth **Directions:** West of Broadview, north of Danforth

MLS#: E11987236

PIN#: 103950484

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.02	x 11.32	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	15.68	x 9.32	Hardwood Floor	Large Window	O/Looks Backyard
3	Kitchen	Main	14.83	x 8.27	Tile Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	11.61	x 11.35	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	15.62	x 9.25	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.06	x 8.3	Hardwood Floor	Closet	W/O To Patio
7	Family	Bsmt	17.68	x 14.04	Laminate	4 Pc Bath	Window
8	Br	Bsmt	13.02	x 9.65	Laminate	Window	

Client Remks: Welcome home! Beautiful 3+1 bedroom, 2 bath, semi-detached, two storey home, with a 21 ft. frontage lot, is located just a short walk from subway and highway access. This home features a spacious living room with a charming gas fireplace, a bright and airy dining room, and a well-appointed kitchen with a walkout to a beautiful back deck and fenced yard. Second floor features three spacious bedrooms, and a 4 piece bathroom, including a walk-out to a covered balcony, offering a perfect spot to relax and enjoy the outdoors. The finished basement provides additional living space, complete with an extra bedroom, perfect for guests, a home office, or a growing family. Ideally located in the Jackman School District, this home is just minutes from bike trails, shops, and restaurants, offering the best of city living with a welcoming neighbourhood feel.

Extras:

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



16 Dartford Rd			Sold: \$1,256,000		
Toronto Ontario M4K 1S8			List: \$999,000		
Toronto E03 Playter Estates-Danforth Toronto					
Taxes: \$5,323.54/2024			For: Sale		% Dif: 126
Sold Date: 04/01/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Att/Row/Twnhouse		Fronting On: N		Rms: 6 + 1	
Link:		Acreage:		Bedrooms: 3	
2-Storey		16.54 x 113 Feet		Washrooms: 2	
		Irreg: ROW		1x4x2nd, 1x3xBsmt	
Dir/Cross St: Broadview & Danforth Directions: W onto Dartford from Cambridge Ave					

MLS#: E12042373			PIN#: 103950416		
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Kitchens: 1		Exterior:		Zoning:	
Fam Rm: N		Shingle / Stucco/Plaster		Cable TV:	
Basement: Finished		Drive: Lane		Gas:	
Fireplace/Stv: Y		Gar/Gar Spcs: None / 0		Water:	
Heat: Forced Air / Gas		Drive Park Spcs: 2		Water Supply:	
A/C: Central Air		Tot Prk Spcs: 2		Sewer: Sewers	
Central Vac: N		UFFI:		Waterfront:	
Apx Age:		Pool: None		Retirement:	
Apx Sqft:		Prop Feat:		Farm/Agr:	
Assessment: POTL: N		Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, River/Stream, School		Oth Struct:	
POTL Mo Fee:				Survey Type: None	
Laundry lev: Lower				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.34	x 13.81	Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	10.01	x 13.81	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	14.4	x 11.45	Stone Counter	Pot Lights	W/O To Deck
4	Prim Bdrm	2nd	11.42	x 13.91	Closet	Hardwood Floor	O/Looks Frontyard
5	2nd Br	2nd	9.51	x 8.17	Closet	Hardwood Floor	Window
6	3rd Br	2nd	9.28	x 11.48	Closet	Hardwood Floor	W/O To Balcony
7	Rec	Bsmt	16.37	x 12.89	3 Pc Bath	Above Grade Window	Pot Lights

Client Remks: This beautifully renovated 3-bedroom, 2-bathroom semi-detached home has large 2 storey addition, two-car parking and is located in the sought-after Jackman school district, just steps away from the vibrant heart of the Danforth. It features a stunning open-concept layout with hardwood floors throughout, a dedicated space for an office, and an expansive 2-tone kitchen with stone countertops, breakfast bar, gas cooktop, wall ovens, and ample storage that will delight any culinary enthusiast. Sliding doors open to a landscaped backyard with a deck, perfect for outdoor enjoyment. The upper level includes three bedrooms, a skylight, and access to a covered deck, while the finished basement offers a recreation room, laundry facilities, an additional bathroom and storage.

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



38 Eastmount Ave		Sold: \$1,261,621
Toronto Ontario M4K 1V1		List: \$985,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$6,327/2024	For: Sale	% Dif: 128
Sold Date: 01/27/2025		
SPIS: N	Last Status: SLD	DOM: 5
Semi-Detached	Fronting On: N	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	17 x 128 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Broadview & Danforth		

MLS#: E11936691	PIN#: 103950357
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: None	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft:		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.85	x 9.74	Hardwood Floor	Brick Fireplace	Closet
2	Dining	Main	12.66	x 11.52	Hardwood Floor	Open Concept	
3	Kitchen	Main	15.68	x 10.07	Breakfast Area	Stainless Steel Appl	Walk-Out
4	Prim Bdrm	2nd	14.01	x 11.84	Hardwood Floor	Closet	
5	2nd Br	2nd	13.48	x 8.66	Hardwood Floor	Closet	
6	3rd Br	2nd	10.07	x 9.84	Hardwood Floor	Closet	
7	Rec	Bsmt	16.57	x 12.99	3 Pc Bath		
8	Office	Bsmt	11.25	x 8.83	Combined W/Laundry		

Client Remks: Set your compass to Eastmount!!!This solid brick semi-detached home sits on a tree-lined, family-friendly street an ideal location! Close to all the best of Riverdale: shops, restaurants, parks, TTC, highway access, and, of course, Jackman P.S. Plus, enjoy the added bonus of living West of Broadview, away from cut-through traffic. From the moment you step onto the welcoming front porch, this home greets you with its balance of traditional charm and modern upgrades. Spacious and open living/dining room, hardwood throughout and a wood-burning fireplace...perfect for this week's chill! The large eat-in kitchen, recently refreshed has plenty of counter space, ample cupboards, and stainless steel appliances. Three good sized bedrooms all with closets!!! The primary bedroom provides convenient ladder access to a versatile attic storage space. The fully finished basement includes a second bathroom, a laundry room, and even more storage. The lush and private backyard oasis, is ideal for entertaining or hosting children's birthday parties. Enjoy the newer patio, deck and fence done in 2024. This home shows very well, and it's priced well!!! An absolute must-see for buyers looking to secure a fantastic location. Shows 10++							
Extras:							
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888							


239 Fulton Ave
Toronto Ontario M4K 1Y6

Toronto E03 Broadview North Toronto

Taxes: \$6,380/2024**For:** Sale**Sold:** \$1,335,000**List:** \$999,000**Sold Date:** 05/28/2025**% Dif:** 133**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

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

2-Storey

15.4 x 121.25 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x4x2nd, 1x2xBsmt

Dir/Cross St: Pape and Mortimer **Directions:** One way west from Pape**MLS#:** E12165562**PIN#:** 104030525

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	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:	100+	Prop Feat:	Fenced Yard, Library, Park, Public Transit, School	Retirement:	
Year Built:	1922			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.88	x 13.35	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	13.35	x 12.11	Hardwood Floor	Open Concept	Breakfast Bar
3	Kitchen	Main	11.15	x 13.35	Renovated	Stone Counter	W/O To Yard
4	Prim Bdrm	2nd	14.5	x 10.5	3 Pc Ensuite	Vaulted Ceiling	Double Closet
5	2nd Br	2nd	11.48	x 8.07	Hardwood Floor	Window	Closet Organizers
6	3rd Br	2nd	10.3	x 13.35	Hardwood Floor	O/Looks Backyard	Closet Organizers
7	Rec	Bsmt	17.09	x 12.99	Broadloom	Window	Pot Lights
8	Laundry	Bsmt	8.37	x 9.71	Tile Floor	2 Pc Bath	Laundry Sink

Client Remks: 239 Fulton Avenue a bright, Stylish & Move-In Ready home! Welcome to this sun-drenched, beautifully maintained and fully renovated home on one of the most charming, tree-lined streets in the heart of the Danforth. With 3 spacious bedrooms and 3 modern bathrooms, this home blends classic charm with thoughtful updates, offering comfort, style, and functionality for the modern family. Enjoy hardwood floors throughout, adding warmth and elegance to every room. The gourmet kitchen is a chefs dream with stone countertops, a gas range, and sleek, contemporary finishes. The primary suite features vaulted ceilings, a rare 3-piece en-suite, and a custom closet with built-in organizers. Upstairs also includes a beautifully renovated 4-piece bathroom. The newly finished basement features high ceilings and is the perfect space for cozy movie nights, kids play and work space. Step outside to your private backyard oasis south-facing, low-maintenance, and designed for relaxation and entertaining. Whether you're hosting a BBQ or enjoying al fresco dining under the stars, this space is a true urban retreat. Convenient garage accessed through a laneway adds to multiple features this home has to offer. Located just steps from the Danforth, subway, and a wide selection of restaurants, shops, and cafes, this home offers exceptional convenience in one of Toronto most desirable neighbourhoods.

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



18 Erindale Ave
Toronto Ontario M4K 1R9

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$5,330.19/2023

For: Sale

Sold: \$1,340,000

List: \$1,439,000

% Dif: 93

Sold Date: 01/01/2025

SPIS: N

Last Status: SLD

DOM: 85

Semi-Detached

Fronting On: N

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

25.17 x 132 Feet

Washrooms: 2

Irreg: Irregular

1x5x2nd, 1x4xBsmt

Dir/Cross St: Broadview/Danforth

MLS#: E9388154

PIN#: 103960392

Kitchens:	1	Exterior:	Other / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	2	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:	Family Room, 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	Ground	10.99	x 10.6	Hardwood Floor	Gas Fireplace	Open Concept
2	Dining	Ground	14.14	x 12.5	Hardwood Floor	Crown Moulding	Open Concept
3	Kitchen	Ground	15.98	x 11.45	Marble Floor	Granite Counter	Pot Lights
4	Family	Ground	14.01	x 11.45	Hardwood Floor	Skylight	W/O To Deck
5	Prim Bdrm	2nd	10.6	x 15.42	Hardwood Floor	Double Closet	Ceiling Fan
6	2nd Br	2nd	9.55	x 9.61	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.04	x 9.48	Hardwood Floor	Closet	Window
8	Rec	Bsmt	19.49	x 14.73	Laminate	Pot Lights	Window

Client Remks: Gorgeous Home In The Jackman School District. This Playter Estate Home Is Located In Prime Riverdale, And Is Less Than A One Minute Walk To Broadview Subway. Trendy Danforth Shopping And Dining. Easy Access To Don Valley Walk/Bike Trails And Dvp. Fantastic Renovation Including A Main Floor Family Room, Stunning Kitchen, Newer Hardwood, Crown Moulding, Gas Fireplace, Furnace & Central Air (2013), Pvc Plumbing, New Electrical, Finished Basement

Extras: Stainless Steel Fridge, Gas Stove, Dishwasher & Microwave. Wine Fridge(In As/Is Condition)In Bsmt, Window Coverings, All Elf's, Washer, Dryer, BBQ in Backyard(Gas/As is Condition), Forced Air Gas & Central Air & Equipment.

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


107 Fulton Ave
Toronto Ontario M4K 1X7

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,810/2025**For:** Sale**Sold:** \$1,400,000**List:** \$1,199,000**Sold Date:** 04/24/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

Fronting On: S**Rms:** 8**Link:****Acreage:** < .50**Bedrooms:** 3

2-Storey

22 x 90 Feet

Washrooms: 2**Irreg:**

1x2xUpper, 1x4xUpper

Dir/Cross St: Broadview & Danforth**Directions:** E of Broadview, N of Danforth, S of Mortimer**MLS#:** E12085678**PIN#:** 103980297**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: Y
Basement: Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1915
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Stucco/Plaster
Drive:
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI: No
Pool: None
Prop Feat: Family Room, Fireplace/Stove

Zoning:
Cable TV: Y **Hydro:** Y
Gas: Y **Phone:** Y
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct:
Survey Year: 1985
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	14.01	x 18.5	Bay Window	Brick Fireplace	Hardwood Floor
2	Living	Main	11.02	x 13.55	Combined W/Dining	Hardwood Floor	Open Concept
3	Dining	Main	11.02	x 13.55	Combined W/Living	Hardwood Floor	Open Concept
4	Kitchen	Main	12.73	x 6.67	Backsplash	Ceramic Floor	
5	Breakfast	Main	6.99	x 11.65	Hardwood Floor	O/Looks Backyard	Walk-Out
6	Prim Bdrm	2nd	11.25	x 13.22	Cathedral Ceiling	2 Pc Ensuite	Double Closet
7	Sitting	2nd	8.66	x 6.07	Window	Broadloom	
8	2nd Br	2nd	9.25	x 15.03	Large Window	Closet	Broadloom
9	3rd Br	2nd	8.56	x 10.27	Picture Window	Closet	Broadloom

Client Remks: This is your opportunity to afford a home in the coveted Playter Estates neighbourhood, and the sought after Jackman Ave school district. Same owner for 40 years. This charming semi is just over 1500 sq ft and is loaded with character. Can you hear the opportunity knocking? Bring your vision and some finishing touches to transform this beauty into your dream home. The welcoming front porch, solid wood door and original stained glass window invite you inside to an open concept main floor featuring 9 ft ceilings. A bay window and brick wood burning fireplace complete the family room which is open to the living and dining room making this a grand space perfect for quiet family nights or entertaining. Galley style kitchen leads to a breakfast nook and overlooks the backyard. Upstairs the spacious primary bedroom features a beautiful cathedral ceiling, a reading nook, double closets and a 2 piece ensuite. 2 additional generous sized bedrooms and an updated 4 piece main bath complete this floor. Separate side door entrance leads to an unspoiled basement and if you were thinking of lowering the floor to make a basement apartment or in-law suite - the shared wall has already been underpinned as per seller. Street permit parking. Buyer to confirm availability with city.

Extras:**Listing Contracted With:** RE/MAX PRIME PROPERTIES 905-554-5522


912D Logan Ave
Toronto Ontario M4K 3E4

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,709.41/2024**For:** Sale**Sold:** \$1,400,000**List:** \$1,449,000**Sold Date:** 04/29/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 14**Att/Row/Twnhouse****Fronting On:** S**Rms:** 7**Link:****Acreage:****Bedrooms:** 3

3-Storey

17.17 x 49.33 Feet

Washrooms: 3**Irreg:**

1x2xGround, 1x3x2nd, 1x6x3rd

Dir/Cross St: Danforth and Logan **Directions:** Danforth Avenue & Logan Avenue**MLS#:** E12084043**PIN#:** 103970440

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	Built-In / 1	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:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			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	Living	Ground	16.6	x 11.88	Open Concept	Gas Fireplace	W/O To Deck
2	Dining	Ground	8.56	x 8.63	Open Concept	O/Looks Park	Hardwood Floor
3	Kitchen	Ground	13.06	x 12.96	Updated	Centre Island	Stone Counter
4	2nd Br	2nd	16.27	x 10.43	Double Closet	W/O To Deck	Hardwood Floor
5	3rd Br	2nd	9.84	x 7.74	O/Looks Park	Large Window	Hardwood Floor
6	Family	2nd	10.99	x 7.68	O/Looks Park	Large Window	Hardwood Floor
7	Prim Bdrm	3rd	21.56	x 16.34			

Client Remks: Nestled on a secluded block in the Playter Estates/Jackman School area, 912D Logan Avenue is one of the most beautiful & rare townhouses in the neighbourhood. Built approx. 22 years ago & lovingly maintained, this stunning 4-level freehold townhome boasts 9.5 ft ceilings, 1,730 SF of light-filled volumes of space & the craftsmanship & design of modern architecture. One of just 9 homes in this unique complex, 912D Logan was designed for those who love the feel of a house but don't want the traditional upkeep. Upon entering the home, you are welcomed with spaciousness & extensive details throughout. The living room is flooded with sunlight & offers a gas fireplace & walkout to a peaceful deck. Gorgeously bright & airy, the 2nd & 3rd floors are lit by an open concept stairwell & a central skylight at the top of the stairs. The second floor has a peaceful family room overlooking the parkette & views of the treetops, 2 additional bedrooms that could double as two home offices or exercise areas. One of the best kitchens in the development, the family-size updated kitchen has a 10-ft long breakfast bar with Stutuario Oro Classic Quartz countertops & backsplash, complete with new stainless-steel appliances. The rear 2nd bedroom is sun-flooded w/bright, southern exposure & has a walkout to a sundeck. The top floor primary suite is absolutely stunning. Tastefully decorated & sunlit from the south-facing windows & skylight, the bedroom features a soaring cathedral ceiling, walk-in closet, fireplace, skylight & a 6-fixture bath, including an oversized shower & double vanity. The laundry is conveniently located on the 2nd floor w/full-size clothes washer & dryer. The ideal downtown Toronto townhome, 912D Logan Avenue, is located in the famed Greek District on the Danforth, known as one of the most romantic & picturesque areas of the city, filled w/tree tree-lined streets & some of the city's finest dining & shopping just steps away. An opportunity not to be missed.

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


32 Cambridge Ave
Toronto Ontario M4K 2L1

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,630.75/2024**For:** Sale**Sold:** \$1,417,500**List:** \$999,900**Sold Date:** 04/09/2025**% Dif:** 142**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

18.67 x 113.75 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x5x2nd, 1x4xLower

Dir/Cross St: Broadview and Pretoria **Directions:** West off of Broadview**MLS#:** E12056578**PIN#:** 103950430

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.22	x 9.38	Fireplace	Pot Lights	Hardwood Floor
2	Dining	Main	14.37	x 15.32	Large Window	Open Concept	Hardwood Floor
3	Kitchen	Main	10.93	x 9.38	2 Pc Bath	Centre Island	W/O To Yard
4	Prim Bdrm	2nd	14.07	x 12.5	Large Window	Double Closet	Hardwood Floor
5	Br	2nd	7.58	x 9.91	Window	Hardwood Floor	
6	Br	2nd	16.9	x 15.62	Closet	W/O To Balcony	Hardwood Floor
7	Laundry	Lower	11.42	x 800.52	Laundry Sink	Closet	Ceramic Floor
8	Kitchen	Lower	10.6	x 10.3	3 Pc Bath	Window	Double Sink
9	Living	Lower	13.91	x 7.22	Window	Broadloom	
10	Br	Lower	12.93	x 6.76	Large Closet	Broadloom	

Client Remks: Welcome to 32 Cambridge Ave, a beautifully renovated two-storey home situated on a corner lot in Playter Estates. This bright and inviting residence, nestled within the highly regarded Jackman School District, features three generously sized bedrooms, three stylish bathrooms, and spacious principal rooms bathed in natural sunlight throughout the day. The welcoming main floor showcases an expansive living room, complete with a wood-burning fireplace, providing the perfect setting for family gatherings or quiet evenings at home. Entertaining is effortless in the large, family-sized eat-in kitchen, thoughtfully designed for both convenience and style, featuring a centre island with a breakfast bar. A main-floor powder room adds an extra touch of comfort and practicality. Upstairs, the spacious primary bedroom serves as a serene retreat, complemented by two additional well-appointed bedrooms and a spacious deck on the second floor. The finished basement with a separate entrance provides incredible versatility, making it ideal for potential rental income. Relax and unwind on the charming covered front porch, ideal for enjoying morning coffees or summer evenings, or seize the unique opportunity to create a private garden suite on this spacious property. An additional rare convenience includes two-car parking, a notable bonus in this vibrant city neighbourhood. Location couldn't be better, with the vibrant restaurants, cafes, boutiques, and amenities of the Danforth just a short stroll away. Commuting is effortless, with Broadview subway station only a four-minute walk, and the Don Valley Parkway entrance nearby, offering quick access to the entire city. Enjoy the convenience of being steps away from scenic Riverdale Park, perfect for leisurely walks, sports, and recreation. With an exceptional Walk Score of 94, this home truly combines charm, comfort, and unmatched convenience, providing everything you need to experience the very best of Toronto living.

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


132 Browning Ave
Toronto Ontario M4K 1W3

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,481/2024**For:** Sale**Sold:** \$1,575,000**List:** \$1,099,000**% Dif:** 143**Sold Date:** 05/28/2025**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

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

2 1/2 Storey

17.42 x 100 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x4x3rd, 1x3xLower

Dir/Cross St: Pape and Mortimer **Directions:** South off of Arundel Ave**MLS#:** E12165221**PIN#:** 103980267

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	
Basement:	Part Fin / W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Year Built:	1913			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	Available
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 12.4	Picture Window	Fireplace	Hardwood Floor
2	Dining	Main	9.48	x 14.21	Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	10.79	x 15.26	Renovated	Eat-In Kitchen	Combined W/Office
4	Office	Main	6.96	x 8.1	Window	W/O To Yard	Ceramic Floor
5	Br	2nd	14.99	x 13.12	Double Closet	Fireplace	Hardwood Floor
6	Br	2nd	9.28	x 11.12	Double Closet	Window	Hardwood Floor
7	Br	2nd	10.79	x 11.58	Combined	Closet	Hardwood Floor
					W/Sunroom		
8	Sunroom	2nd	6.96	x 8.1	Window	W/O To Deck	
9	Prim Bdrm	3rd	14.99	x 27.4	4 Pc Ensuite	Skylight	W/O To Deck
10	Rec	Lower	14.99	x 9.84	Window	3 Pc Bath	Closet
11	Laundry	Lower	9.68	x 8.14			
12	Utility	Lower	10.79	x 24.05	W/O To Yard		

Client Remks: Welcome to 132 Browning Avenue a spacious, light-filled family home in the heart of coveted Playter Estates and the Jackman School District. A charming covered front porch sets the tone for what awaits inside: a beautifully maintained 2.5-storey residence that blends timeless character with thoughtful renovations. Flooded with natural light, this expansive home offers generously sized principal rooms with elegant hardwood floors, a wood-burning fireplace, and traditional detailing throughout. The large, renovated eat-in kitchen is perfect for family meals and entertaining, with ample space to gather and cook in comfort. Upstairs, you'll find four spacious bedrooms, including a private third-floor primary retreat complete with an ensuite and treetop views. Each bedroom offers great proportions and storage, ideal for growing families or work-from-home flexibility. The lower level, with its separate entrance, presents opportunities for a guest suite, recreation space, or income potential. The professionally landscaped backyard is a lush garden oasis ideal for morning coffees, weekend lounging, or evening dinners under the stars. Walking distance to the Danforth's beloved shops, cafes, and restaurants, a 10-minute walk to Withrow Park, and only 8 minutes to Chester Station. With a 95 Walk Score, the location is as exceptional as the home itself. This is a rare opportunity to own a truly spacious, storybook home in one of Toronto's most sought-after neighbourhoods.

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



47 Fulton Ave
Toronto Ontario M4K 1X6
 Toronto E03 Playter Estates-Danforth Toronto
Taxes: \$7,374.63/2024 **For:** Sale **% Dif:** 95
Sold Date: 04/09/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Semi-Detached **Fronting On:** S **Rms:** 9 + 2
Link: **Acreage:** **Bedrooms:** 4 + 1
3-Storey **24.81 x 87.54 Feet** **Washrooms:** 4
Irreg: **1x4x2nd, 1x4xBsmt, 1x2x3rd,**
1x2xMain
Dir/Cross St: Broadview & Mortimer **Directions:** Fulton is one way going west

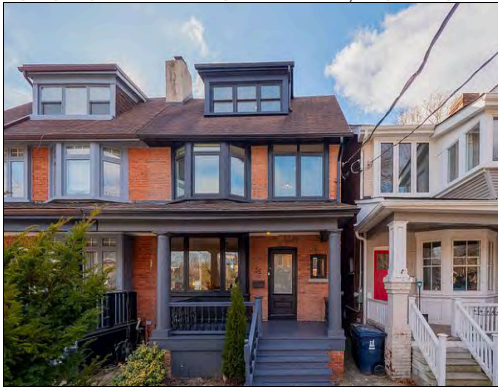
MLS#: E12057826**PIN#:** 103980386

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water:
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apex Age:	Prop Feat: Family Room	Retirement:
Apex Sqft: 1500-2000		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.17	x 15.55	Vinyl Floor	Large Window	
2	Dining	Main	10.17	x 11.75	Vinyl Floor		
3	Kitchen	Main	14.17	x 7.28	Vinyl Floor	O/Looks Backyard	
4	Family	Main	10.01	x 10.93	Vinyl Floor		
5	Prim Bdrm	2nd	10.14	x 14.53	Laminate	Closet	Window
6	2nd Br	2nd	10.14	x 12.53	Combined W/Laundry	Window	Closet
7	Den	2nd	10.14	x 12.73	Laminate	Closet	
8	Kitchen	2nd	13.78	x 5.38	Ceramic Floor	Stainless Steel Appl	
9	3rd Br	3rd	16.4	x 14.07	Laminate	2 Pc Ensuite	Window
10	4th Br	3rd	20.64	x 11.15	Laminate	Closet	Window
11	Rec	Bsmt	10.07	x 14.86	Vinyl Floor	Closet	Window
12	Other	Bsmt	9.45	x 10.1	Parquet Floor		
13	Laundry	Bsmt	10.07	x 8.89			

Client Remks: Nestled in the heart of coveted Playter Estates, this remarkable 3-story home offers an incredible opportunity. With a proud legacy of 43 years under the same family ownership, this home exudes warmth, character, and a deep connection to the community. Set within the highly sought-after Jackman School District, it's not only a fabulous home but also a place where families thrive, and the neighbourhood is filled with long-term residents. This spacious 4+1 bedroom, 4-bathroom home is currently configured as a duplex, but it offers a flexible layout ideal for a single-family home, for those looking for a multi-generational residence or for people seeking an income property. With ample living space across four levels, there's plenty of room for customization to make this your dream home. Whether you're seeking extra bedrooms, a home office, or additional living space, this home has all the potential to meet your needs. Playter Estates is a neighbourhood known for its tranquility, elegance, tree-lined streets, and proximity to everything you could ever need. This includes exceptional schools, local parks, vibrant cafes, restaurants, boutique shops and its a short walk to Broadview and Chester TTC subway stations. The additional Ontario Subway Line will add extra convenience and value to the home! Seize the chance to join this established community with a home that holds both historical charm and future promise. Welcome to your next chapter in prestigious Playter Estates! ** Property has mutual driveway to back yard where both homes once parked. Owner and neighbour have been parking side by side in the driveway since the back yard was fenced off for more than 40 years but the front pad is not legal.**

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-486-5588


55 Browning Ave
Toronto Ontario M4K 1V8

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$7,611/2024**For:** Sale**Sold:** \$1,620,000**List:** \$1,349,000**Sold Date:** 03/23/2025**% Dif:** 120**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

Fronting On: S**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 5

3-Storey

21.5 x 83.58 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x4xBsmt, 1x2xMain

Dir/Cross St: Jackman and Browning **Directions:** Between Broadview and Jackman ave**MLS#:** E12025622**PIN#:** 103960036**Assignment:** N**Fractional Ownership:** N

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: 100+
Year Built: 1918
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Library,
 Park, Public Transit, School

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	Ground	15.19	x 12.34	Hardwood Floor	Formal Rm	Picture Window
2	Dining	Ground	13.81	x 9.94	Hardwood Floor	Open Concept	Beamed
3	Kitchen	Ground	13.29	x 9.68	Hardwood Floor	Breakfast Bar	Walk-Out
4	Prim Bdrm	2nd	12.04	x 11.12	Hardwood Floor	O/Looks Backyard	Closet
5	2nd Br	2nd	13.88	x 11.81	Hardwood Floor	Bay Window	Closed Fireplace
6	Laundry	2nd	9.12	x 8.23	Tile Floor	Large Window	Closet Organizers
7	3rd Br	2nd	9.94	x 7.22	Hardwood Floor	Window	
8	4th Br	3rd	19.52	x 10.63	Hardwood Floor	Closet	Large Window
9	5th Br	3rd	19.52	x 9.91	Hardwood Floor	Closet	Large Window
10	Rec	Bsmt	22.38	x 19.85	Broadloom	Window	4 Pc Bath
11	Office	Bsmt	8.3	x 7.68	Broadloom	Window	

Client Remks: A Playter Estates Classic- Welcome to 55 Browning Ave. There's something special about Browning Avenue. Lined with towering trees and filled with the charm of Playter Estates, its a street where neighbours stop to chat, children ride their bikes after school, and families put down roots for generations. And now, a rare opportunity awaits-a beautifully spacious and sun-drenched wide 3-storey semi, ready for its next chapter. From the moment you step inside, you're greeted with warmth, character, and an abundance of natural light streaming through the homes south-facing windows. With five generous bedrooms and four levels of beautifully finished living space, this home is designed for those who need room to grow, entertain, and make lifelong memories. The renovated kitchen is the heart of the home, featuring a breakfast bar, stainless steel appliances, and a layout that invites conversation while meals are prepared. Just off the kitchen, the main-floor powder room adds convenience to daily life. And lets not forget the second-floor laundry-a thoughtful addition that makes everyday chores a breeze. Upstairs, the spacious bedrooms provide the perfect retreat, while the finished basement offers even more flexible living space-ideal for a cozy family room, home office, or playroom. And with fresh top-to-bottom paint and brand-new broadloom, this home is truly turn-key-just move in and start living. But perhaps the greatest feature of all? The location. Steps from The Danforth, the subway, and some of the city's best shops and restaurants, 55 Browning Ave offers the perfect balance of quiet residential living and vibrant city life. Homes on this street don't come up often, and for good reason. Its more than just a house-its a place where memories are made, where life happens, and where you'll feel at home from the very first moment. Come see for yourself-this Playter Estates gem won't last long!

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



20 Fulton Ave
Toronto Ontario M4K 1X5
 Toronto E03 Playter Estates-Danforth Toronto
Taxes: \$6,938.30/2024 **For:** Sale **% Dif:** 101
Sold Date: 03/29/2025
SPIS: Y **Last Status:** SLD **DOM:** 11

Semi-Detached **Fronting On:** N **Rms:** 8
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 17.75 x 111 Feet **Washrooms:** 3
Irreg: 2x4x2nd, 1x4xBsmt
Dir/Cross St: Broadview Ave & Mortimer Ave
Directions: Mortimer Ave, South on Jackman Ave, Turn onto Fulton Ave

MLS#: E12025564**PIN#:** 103980185

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Drive: Rt-Of-Way	Cable TV:
Basement: Part Fin	Gar/Gar Spcs: Detached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
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:	Retirement:
Apx Sqft:	Family Room, Fireplace/Stove, Park, Public	Farm/Agr:
Assessment: POTL:	Transit, School	Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.39	x 9.91	Hardwood Floor	Gas Fireplace	Pot Lights
2	Dining	Main	12.04	x 11.22	Hardwood Floor	Pot Lights	Crown Moulding
3	Kitchen	Main	14.01	x 12.89	Hardwood Floor	Granite Counter	Stainless Steel Appl
4	Office	Main	9.06	x 8.73	Hardwood Floor	W/O To Yard	Window
5	Prim Bdrm	2nd	14.83	x 10.47	Hardwood Floor	Closet	4 Pc Ensuite
6	2nd Br	2nd	10.47	x 9.15	Hardwood Floor	Closet	Window
7	3rd Br	2nd	12.57	x 14.83	Hardwood Floor	Window	
8	Office	2nd	8.01	x 9.74	Hardwood Floor	Window	

Client Remks: Nestled in the prestigious Playter Estates-Danforth community, this approx. 1,500sqft home offers an exceptional opportunity to live in one of Toronto's most sought-after neighbourhoods. Located in the highly coveted Jackman Ave school area, this charming 3-bedroom, 3-bathroom home blends timeless elegance with modern conveniences. Featuring 9' ceilings, hardwood floors, crown moulding, and pot lights, the open-concept main floor is illuminated by stunning leaded glass windows, enhancing its character and warmth. The inviting gas fireplace serves as a cozy focal point, while the stylish chef's kitchen boasts stainless steel appliances, granite countertops, and a built-in desk for added functionality. A main-floor office with direct access to the deck and backyard offers the perfect space for work or relaxation. The primary bedroom is a serene retreat with hardwood floors and a spa-like 4-piece ensuite featuring marble tiles and heated floors. Two additional spacious bedrooms, a versatile office space, and an updated bath complete the second level. The partially finished basement offers a full bathroom and the potential for a recreation room or additional living space. Enjoy excellent curb appeal with a covered front porch and low-maintenance interlock patio, plus the convenience of one-car garage parking. Steps to Broadview Subway, the Don Valley Parkway, Todmorden Mills Park, and vibrant Danforth amenities, this home offers prestige, convenience, and a lifestyle like no other.

Extras:**Listing Contracted With:** RE/MAX ALL-STARs BENCIK KAVANAGH TEAM905-477-7766



120 Arundel Ave		Sold: \$1,650,000
Toronto Ontario M4K 3A4		List: \$1,399,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$7,531.99/2024	For: Sale	% Dif: 118
Sold Date: 03/03/2025		
SPIS: N	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: E	Rms: 8 + 2
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	18.08 x 119.05 Feet	Washrooms: 4
	Irreg:	1x2xMain, 2x4x2nd, 1x3xLower
Dir/Cross St: Danforth/Chester		

MLS#: E11987592	PIN#: 103970286
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Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: Detached / 2	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront: None
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft:		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	12.6	x 14.6	Hardwood Floor	Granite Counter	Pantry
2	Dining	Ground	15.72	x 9.91	Hardwood Floor	Large Window	Open Concept
3	Living	Ground	15.72	x 11.32	Hardwood Floor	West View	Gas Fireplace
4	Mudroom	Ground	7.19	x 7.19	Hardwood Floor	2 Pc Bath	W/O To Deck
5	Prim Bdrm	2nd	19.29	x 14.5	Hardwood Floor	Closet	3 Pc Ensuite
6	2nd Br	2nd	18.37	x 12.37	Hardwood Floor	Double Closet	Window
7	Kitchen	Lower	11.61	x 5.91	Tile Floor	Pot Lights	W/O To Yard
8	Rec	Lower	10.96	x 12.76	Broadloom	Pot Lights	Window
9	Br	Lower	11.38	x 9.35	Broadloom	Pot Lights	Closet
10	Utility	Lower	11.09	x 8.01	Concrete Floor		

Client Remks: Welcome to Playter Estates! This newly renovated semi-detached home in the coveted Jackman School District is a rare gem, perfect for families and downsizers seeking to live in this five-star neighborhood. Curb appeal meets comfort with a charming covered front porch, the ideal spot for creating summer memories. Step inside to find a well-appointed coat closet, leading into a beautifully designed living space. Hardwood floors span the open-concept layout, seamlessly connecting the cozy living room with gas fireplace, a spacious dining area, and a chefs kitchen with high-end finishes. A convenient powder room and a walkout to the backyard complete this level as an entertainers dream. Upstairs, the expansive primary bedroom offers ample space for dressing and lounging, complete with an ensuite bath and generous closet space. Down the hall, a large secondary bedroom features its own luxurious guest bathroom and ensuite laundry for ultimate convenience. The newly finished basement is perfect for hosting guests or extended family, featuring a separate entrance, kitchenette, and additional bathroom. Outside, the perfectly sized, very private, backyard leads to a two-car garage ideal for parking, storage, or home projects. Plus, laneway house potential for additional living space and just a two-minute walk to Chester Subway Station, Withrow Park, and the best shops and restaurants along the Danforth. This is city living at its finest - don't miss your chance to call Playter Estates home!

Extras:
Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC.416-642-2660


163 Browning Ave
Toronto Ontario M4K 1W6

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,717/2024**For:** Sale**Sold:** \$1,660,000**List:** \$1,389,000**Sold Date:** 04/04/2025**% Dif:** 120**SPIS:** N**Last Status:** SLD**DOM:** 2

Semi-Detached

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

3-Storey

21.94 x 80 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Browning and Logan **Directions:** Between Logan and Carlaw**MLS#:** E12057334**PIN#:** 104030069**Assignment:** N**Fractional Ownership:** N

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1913
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:** N
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, Library,
 Park, Place Of Worship, Public Transit,
 School

Zoning: Residential
Cable TV:
Gas: **Hydro:**
Water: **Phone:**
Water Supply: Municipal
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	13.75	x 11.12	Hardwood Floor	Brick Fireplace	Open Concept
2	Dining	Main	17.26	x 9.91	Hardwood Floor	Open Concept	Bay Window
3	Kitchen	Main	37.66	x 10.33	Eat-In Kitchen	W/O To Garden	Pot Lights
4	Prim Bdrm	2nd	16.11	x 11.19	Hardwood Floor	Bay Window	Closet
5	Tandem	2nd	8.5	x 6.56	W/W Closet	Combined W/Br	W/O To Balcony
6	2nd Br	2nd	11.19	x 11.22	Hardwood Floor	Closet	O/Looks Garden
7	4th Br	3rd	18.24	x 14.4	Hardwood Floor	Closet	Bow Window
8	4th Br	3rd	18.24	x 9.35	Hardwood Floor	Closet	Window
9	Rec	Bsmt	17.36	x 9.15	Vinyl Floor	3 Pc Bath	Bar Sink
10	5th Br	Bsmt	10.73	x 9.81	Vinyl Floor	Window	Closet

Client Remks: Welcome to 163 Browning Avenue - A Home Where Memories Are Made. Nestled in the heart of coveted Playter Estates, on a picturesque tree-lined street where neighbours still chat from their front porches and children ride bikes until the streetlights flicker on, this 3-storey semi-detached home is more than just a place to live its a place to belong. From the moment you arrive, 163 Browning stands with quiet confidence and timeless curb appeal. Step inside and feel instantly at home in a space that radiates warmth, charm, and a welcoming energy you can't quite put into words. With four generously sized bedrooms and a finished basement complete with a separate bedroom and kitchenette, there's room here for your family to grow, guests to gather, and life to unfold beautifully. The living room invites cozy evenings by the wood-burning fireplace, while the formal dining room is ready for lively holiday dinners and quiet Sunday brunches alike. The sun-filled, south-facing kitchen designed for real family living overlooks a private, fenced-in backyard, the perfect spot for little ones to play or summer dinners under the stars. Located within the highly sought-after Jackman School district, this is more than a home its a rare opportunity to join a tight-knit, deeply connected community in one of Toronto's most beloved neighbourhoods. Come see it for yourself. Fall in love with the home and the life waiting for you here.

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



858 Carlaw Ave
Toronto Ontario M4K 3L3

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$7,989.78/2024

For: Sale

% Dif: 95

Sold Date: 03/20/2025

SPIS: N

Last Status: SLD

DOM: 13

Semi-Detached

Fronting On: W

Rms: 7 + 2

Link:

Acreage:

Bedrooms: 4 + 1

2 1/2 Storey

17.83 x 97.58 Feet

Washrooms: 4

Irreg:

1x4x2nd, 1x4xBsmt, 1x2x2nd,
1x2xMain

Dir/Cross St: North Of Danforth/West Of Pape **Directions:** .

MLS#: E12007657

PIN#: 104030366

Kitchens:	1 + 1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Apartment / Sep Entrance	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:				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	Living	Ground	12.83	x 10.01	Hardwood Floor	Pot Lights	Fireplace
2	Dining	Ground	13.25	x 10.99	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Ground	20.57	x 10.99	Centre Island	2 Pc Bath	W/O To Deck
4	Prim Bdrm	2nd	14.83	x 12.99	Double Closet	Hardwood Floor	Bay Window
5	2nd Br	2nd	12.24	x 10.99	Closet	Hardwood Floor	Large Window
6	Laundry	2nd	7.09	x 4.99	2 Pc Bath	Window	Ceramic Floor
7	Bathroom	2nd	11.84	x 8.01	4 Pc Bath	Separate Shower	Pot Lights
8	3rd Br	3rd	12.5	x 12.01	Hardwood Floor	Closet	Window
9	4th Br	3rd	12.5	x 6.99	Hardwood Floor	Closet	Window
10	Kitchen	Bsmt	9.91	x 8.01	Ceramic Floor	Pot Lights	Walk-Up
11	Living	Bsmt	13.16	x 10.99	Ceramic Floor	Pot Lights	Window
12	5th Br	Bsmt	10.33	x 10.01	Closet	Pot Lights	Window
13	Bathroom	Bsmt	6.99	x 4.99	4 Pc Bath	Ceramic Floor	

Client Remks: Presenting an exceptional opportunity in the highly coveted Playter Estates neighbourhood! This bright and spacious 2.5-storey home has 1,960 sq ft of above grade living space plus 685 sq ft of a self-contained basement apartment with separate walkout. The main floor features high ceilings, hardwood floors and pot lights throughout. Great layout with open concept living room and dining room ideal for family gatherings. Enjoy the cozy fireplace in the living room, a generous galley kitchen with centre island and walk out to deck and fenced-in private backyard perfect for outdoor entertaining. Large shed for additional storage needs. On the second floor you'll find two large bedrooms with hardwood floors and a spacious spa like 4-piece bathroom with separate rain shower and soaker tub. Convenient second floor laundry room with a two piece bath. On the third floor there are an additional two bedrooms with closets. The fully finished lower level is accessible from the house or from the side entrance, providing versatile use for the family or to rent out. Enjoy the legal front pad parking spot! Located in one of the most sought-after neighbourhoods in Toronto, you're just minutes away from Pape subway station and the future Ontario Line, the highly desirable Jackman Jr. Public School, Withrow Park, Danforth restaurants, shops, grocery stores and minutes drive to the Don Valley Parkway for easy access across the GTA!

Extras:

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



178 Browning Ave
Toronto Ontario M4K 1W5
Toronto E03 Playter Estates-Danforth Toronto
Taxes: \$8,181.85/2025 **For:** Sale **% Dif:** 119
Sold Date: 06/17/2025
SPIS: N **Last Status:** SLD **DOM:** 7

Semi-Detached **Fronting On:** N **Rms:** 9 + 2
Link: **Acreage:** **Bedrooms:** 4
2 1/2 Storey 18.42 x 99 Feet **Washrooms:** 2
 Irreg: 1x5x2nd, 1x3xBsmt

Dir/Cross St: Carlaw/Pape & Danforth
Directions:
Pape Ave to west on Fulton Ave, south on Arundel Ave, then east on Browning. OR North on Logan Ave, then east onto Browning Ave.

MLS#: E12209155 **PIN#:** 104030038
Assignment: N **Fractional Ownership:** N

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1918 Yr Built Source: MPAC Apx Sqft: 1500-2000 Assessment: POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: None Retirement: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 14.9	Hardwood Floor	Combined W/Dining	Gas Fireplace
2	Dining	Main	14.21	x 13.81	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	13.09	x 10.79	Hardwood Floor	Modern Kitchen	Breakfast Bar
4	Mudroom	Main	5.91	x 6.4	Tile Floor	B/I Closet	
5	Prim Bdrm	3rd	18.11	x 11.81	Hardwood Floor	B/I Closet	W/O To Deck
6	2nd Br	2nd	14.11	x 8.99	Hardwood Floor	B/I Bookcase	Window
7	3rd Br	2nd	14.11	x 8.99	Hardwood Floor	B/I Bookcase	Window
8	4th Br	2nd	8.2	x 10.7	Hardwood Floor	Combined W/Sitting	Window
9	Sitting	2nd	5.09	x 8.1	Hardwood Floor	B/I Closet	Skylight
10	Rec	Bsmt	24.61	x 14.5	Tile Floor	Heated Floor	B/I Shelves
11	Laundry	Bsmt	4.89	x 4.4	Tile Floor		

Client Remks: Some homes are just where you live. This ones where you land. Some mornings move fast. One kids brushing their teeth, the others lost a shoe. You're tying laces while your partner's making lunches. The kitchen's a mess but at least the half wall keeps it hidden from the rest of the house. And yet, no one's late. Because school is a walk away - Jackman, Earl Grey, Riverdale Collegiate. You pass neighbours, trade sleepy waves, and are back home before the coffee's gone cold. Other mornings are slower. No alarm. No plans. You wander down to Withrow Park. Or stroll the Danforth, bag a few groceries, grab a croissant, whatever the day calls for. Back home, you settle into your desk on the sunlit third floor. A soft screen between the bed and workspace turns the top floor into a quiet retreat. Calls, emails, a breeze from the private deck; its a workday that doesn't feel like one. Afternoons fill with motion. Backpacks aren't strewn across the living room, but go straight into the mudroom, uncommon in this neighbourhood. Thoughtful storage keeps everything in it's place, especially here, where cleats, coats, and lunch bags all have their quiet corner. Dinner simmers. One snacks at the island, another sprawled with homework in the living room. From the top of the stairs, you can spot your teen in the basement - a finished space with high ceilings and heated floors. Wherever they are, you're part of it. Evening stretches. You lounge, glass in hand, the new back deck beneath you. The city hums beyond the trees, distant but close enough. And as the house quiets down, you feel it. This place doesn't just hold your family. It moves with you. A home that adapts and supports. For toddlers and teens. For solo workdays and noisy weekends. For the life you have now and everything that comes next.

Extras:
Listing Contracted With: REAL BROKER ONTARIO LTD,888-311-1172


113 Cambridge Ave
Toronto Ontario M4K 2L7

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$9,071.67/2025**For:** Sale**Sold:** \$1,925,000**List:** \$1,899,000**Sold Date:** 06/12/2025**% Dif:** 101**SPIS:** N**Last Status:** SLD**DOM:** 3

Semi-Detached

Fronting On: E**Rms:** 7**Link:****Acreage:****Bedrooms:** 3

3-Storey

17.61 x 132.44 Feet

Washrooms: 3**Irreg:**

1x5x3rd, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Broadview/Danforth**Directions:** Available parking in Green P on Pretoria or on street**MLS#:** E12207698**PIN#:** 103950238

Kitchens:	1	Exterior:	Alum Siding / Stucco/Plaster	Zoning:	Residential
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Part Fin	Gar/Gar Spcs:	None / 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:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Central Vacuum, Family Room,	Retirement:	
Apx Sqft:	1500-2000		Fireplace/Stove, Park, Public Transit, Rec	Farm/Agr:	Garden Shed, Shed
Assessment:	POTL:		Centre, School	Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 14.83	Vaulted Ceiling	Gas Fireplace	Open Concept
2	Dining	Main	12.5	x 10.83	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	19.32	x 13.68	Stainless Steel Appl	Breakfast Bar	W/O To Garden
4	Family	2nd	13.25	x 11.25	Hardwood Floor	O/Looks Living	Gas Fireplace
5	2nd Br	2nd	14.93	x 12.4	Hardwood Floor	W/W Closet	O/Looks Garden
6	Prim Bdrm	3rd	14.8	x 13.91	5 Pc Ensuite	W/I Closet	W/O To Terrace
7	3rd Br	Lower	13.91	x 13.48	Closet	3 Pc Bath	Above Grade Window
8	Laundry	Bsmt	17.29	x 13.94	Window	Combined	
						W/Workshop	

Client Remks: A home not to be missed. This spacious, architecturally striking home features soaring vaulted ceilings in the main floor living room, with oversized windows that flood the open-concept space with natural light. The dramatic design offers serious wow factor, blending modern style with everyday comfort. The updated kitchen is perfect for entertaining, featuring a gas stove, a wall of pantry storage, and a generous breakfast bar that opens into the main living and dining areas anchored by a cozy gas fireplace. The top-floor primary retreat is a private sanctuary, with walkouts to two terraces and a beautifully renovated ensuite and walk-in closet. The second-floor bathroom has also been tastefully renovated. A bright third bedroom on the lower level features large windows, a closet and is flexible space ideal for guests, a home office, or a gym. Step outside into a professionally landscaped urban oasis: custom-built BBQ and seating area, landscape lighting, tranquil water feature, mature trees, expansive deck seating with heaters, steel garden beds, front and back irrigation, a storage shed, and access to parking - all thoughtfully designed for stylish outdoor living. Too many upgrades to mention (see attached feature list for complete list). Some upgrades include: landscaping, new windows, new roofs and decks, California closets, Hunter-Douglas window treatments and meticulous maintenance throughout. One legal rear parking space behind a fenced backyard. Steps to Broadview Station and the Danforth. Located in the coveted Jackman School District. Offers anytime!

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



99 Browning Ave
Toronto Ontario M4K 1W2
 Toronto E03 Playter Estates-Danforth Toronto
Taxes: \$7,353/2024 **For:** Sale **% Dif:** 129
Sold Date: 03/26/2025
SPIS: N **Last Status:** SLD **DOM:** 1
Semi-Detached **Fronting On:** S **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 4 + 2
3-Storey **19.83 x 104 Feet** **Washrooms:** 4
Irreg: **1x4x2nd, 1x2x2nd, 1x4x3rd,**
1x3xBsmt
Dir/Cross St: Arundel and Browning **Directions:** Browning between Chester and Arundel

MLS#: E12039504**PIN#:** 103970025**Assignment:** N**Fractional Ownership:** N

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	Retirement:	N
Year Built:	1918			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	2000-2500			Survey Type:	None
Assessment:	POTL:	N		Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.35	x 15.12	Hardwood Floor	Open Concept	Fireplace
2	Dining	Main	21.36	x 15.32	Hardwood Floor	Combined W/Kitchen	Bay Window
3	Kitchen	Main	21.36	x 15.32	Renovated	Centre Island	W/O To Deck
4	Prim Bdrm	2nd	15.09	x 13.09	Hardwood Floor	2 Pc Ensuite	W/I Closet
5	2nd Br	2nd	12.76	x 12.57	Hardwood Floor	Double Closet	O/Looks Backyard
6	3rd Br	3rd	16.37	x 15.12	Hardwood Floor	Closet	Balcony
7	4th Br	3rd	11.88	x 10.93	Hardwood Floor	W/O To Balcony	Fireplace
8	Rec	Bsmt	13.68	x 11.55	Laminate	Window	Closet
9	Br	Bsmt	13.68	x 11.55	Laminate	Pot Lights	Window
10	Br	Bsmt	18.08	x 9.06	Laminate	Closet	Pot Lights

Client Remks: Welcome to 99 Browning Avenue -The One You've Been Waiting For. Perfectly positioned on one of the most beautiful, tree-lined streets in Playter Estates, this sun-soaked, south-facing home is a rare find. With four expansive levels, 4+2 bedrooms, and 4 bathrooms, there's room for your family to grow, work, entertain, and truly live. Step inside and be greeted by a bright, open-concept main floor with high ceilings, hardwood floors, pot lights, and a cozy wood-burning fireplace. The heart of the home - a custom-designed kitchen features an impressive 8-foot island, sleek stainless steel appliances, and plenty of space to gather. Walk out to your private, south-facing deck and fenced-in yard -a quiet urban oasis in the heart of the city. Upstairs, discover three spa-inspired bathrooms, a luxurious primary retreat complete with a walk-in closet and ensuite, and wide, airy hallways leading you through the second and third floors. Natural light pours in through the skylight, adding to the sense of calm and comfort. The finished, dug-down basement offers high ceilings and incredible versatility perfect for a home office, guest space, or nanny suite. All this in the Jackman School district, just steps from the Danforth, TTC, parks, and some of the east ends best cafes and shops. Incredible neighbours, unbeatable location, and nothing to do but move in. This is not just a house. This is home. And its one you don't want to miss.

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



954 Logan Ave
Toronto Ontario M4K 3E5
Toronto E03 Playter Estates-Danforth Toronto
Taxes: \$6,473.36/2024 **For:** Sale **% Dif:** 130
Sold Date: 05/01/2025
SPIS: N **Last Status:** SLD **DOM:** 8
Semi-Detached **Fronting On:** W **Rms:** 7 + 3
Link: **Acreage:** **Bedrooms:** 3 + 1
2-Storey **15.75 x 140 Feet** **Washrooms:** 4
Irreg: **1x2xMain, 2x4x2nd, 1x4xLower**
Dir/Cross St: Danforth Ave & Logan Avenue
Directions: East of Broadview, North of Danforth

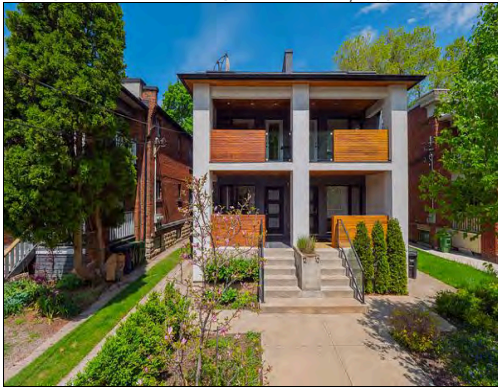
MLS#: E12098373 **PIN#:** 103970388
Assignment: N **Fractional Ownership:** N

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y 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 Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Drive: Lane Gar/Gar Spcs: Detached / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 12.34	Open Concept	Pot Lights	Large Window
2	Dining	Main	16.5	x 9.25	Hardwood Floor	Window	B/I Shelves
3	Kitchen	Main	14.83	x 10.17	Backsplash	Centre Island	Eat-In Kitchen
4	Mudroom	Main	9.68	x 5.74	W/O To Deck	Sliding Doors	2 Pc Ensuite
5	Prim Bdrm	2nd	13.42	x 13.16	W/I Closet	Hardwood Floor	4 Pc Ensuite
6	2nd Br	2nd	10.43	x 7.84	Hardwood Floor	Skylight	4 Pc Ensuite
7	3rd Br	2nd	10.99	x 10.17	Closet	Window	Hardwood Floor
8	Rec	Lower	16.57	x 9.42	B/I Desk	Closet	Above Grade Window
9	Br	Lower	10.33	x 7.51	Separate Rm	Laminate	4 Pc Ensuite

Client Remks: We're taking you back to a place where you belong a home to finally put down roots for you & your growing family. This Playter Estates address will tug on your heartstrings with its unbeatable design & effortless flow, and will always be there to remind you of those hard-to-put-your-finger- on magical moments (baking cookies at your centre island or sipping a coffee under your covered front porch). We know that you know what we're talking about: a quick dinner tucked in the oven, a glass of wine on the back deck, a friendly laneway party or a quick catch-up at school. The simple stuff that hints that everything is going to be okay. The warmest of welcoming homes featuring everything an average 3+1 bdrm, 4 bath, 2 parking, Jackman School District East-Ender residence simply cannot offer, including elegance, affluence & everyday real-deal practicality (the storage itself is plus off-the-charts storage)! This thoughtfully executed \$350K to-the-studs reno includes a wow-factor lowered basement with 7'9" ceilings, a rec space, double work stations, a private bedroom & a full washroom. All three levels include new interiors with contemporary features & finishes, high-end appliances, custom millwork, integrated wardrobes, black trim windows, select lighting, cozy fireplace, coffee bar & luxe flooring from top to bottom. Upstairs, the primary exudes boutique hotel sophistication with its vaulted ceiling, rich accent wall, walk-in closet, and a spa-like bathroom dressed in matte black fixtures, graphic lines, and an enviable double vanity. The secondary bedrooms are sunlit and serene, ideal for family life or remote work-each brimming with personality & skylight love. The rear extension includes a mudroom, laundry & powder room. A new roof, energy-efficient windows, custom rear deck with gas BBQ hook-up, a low-maintenance backyard, privacy fence, and professional landscaping, including rough-ins for electrical & gas for a potential 2-story 1,008 square foot laneway suite!

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


12 Thorncliffe Ave
Toronto Ontario M4K 1V5

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$9,277/2024**For:** Sale**Sold:** \$1,950,000**List:** \$1,999,000**Sold Date:** 06/06/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 2

Semi-Detached

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

3-Storey

18.5 x 112 Feet

Washrooms: 4**Irreg:**1x5x2nd, 1x3x2nd, 1x2xMain,
1x3xBsmt**Dir/Cross St:** Broadview and Danforth **Directions:** Left on Thorncliffe from Cambridge**MLS#:** E12196674**PIN#:** 103950548

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	
Basement:	Finished / Sep Entrance	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:	51-99	Prop Feat:		Retirement:	
Year Built:	1929	Family Room, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Fireplace/Stove, Park, Place Of Worship,		Oth Struct:	
Apx Sqft:	2000-2500	Public Transit, School		Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.66	x 9.02	Window Flr to Ceil	2 Pc Bath	Slate Flooring
2	Living	Main	12.34	x 12.83	Hardwood Floor	Gas Fireplace	W/O To Garden
3	Dining	Main	15.16	x 12.83	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	17.42	x 12.83	Hardwood Floor	Centre Island	Modern Kitchen
5	Prim Bdrm	2nd	12.37	x 12.01	Hardwood Floor	5 Pc Ensuite	W/O To Deck
6	2nd Br	2nd	9.09	x 8.89	Hardwood Floor	Cathedral Ceiling	Skylight
7	3rd Br	2nd	12.5	x 9.71	Hardwood Floor	Picture Window	W/I Closet
8	Family	3rd	9.32	x 13.29	Hardwood Floor	W/O To Terrace	Pot Lights
9	Other	3rd	17.09	x 13.78	South View	Wood Floor	
10	Other	3rd	12.83	x 13.78	North View	Wood Floor	
11	Rec	Bsmt	25.89	x 12.07	Laminate	3 Pc Bath	Side Door
12	Laundry	Bsmt	9.55	x 12.07	Ceramic Floor	Above Grade Window	Window

Client Remks: Welcome to 12 Thorncliffe Avenue - A rare offering in the coveted Playter Estates neighbourhood and within the highly sought-after Jackman School District-this is a home that stops you in your tracks. Modern, sophisticated, and impeccably designed, this 3-storey semi-detached showstopper offers nearly 2500 sq ft of luxurious living across four beautifully curated levels. The open-concept main floor is made for entertaining, with seamless sightlines, soaring ceilings, and sun pouring in from every angle. The chef-inspired kitchen is a dream complete with a sprawling island, sleek stainless steel appliances, and custom cabinetry. Host unforgettable dinners in the formal dining room, then cozy up in the main floor family room, with its elegant fireplace and walkout to the backyard. A rare 2-piece powder room adds convenience and style. Upstairs, you'll find three generously sized bedrooms and two spa-like bathrooms, including a sumptuous primary retreat featuring his & hers closets, a stunning 5-piece ensuite, and a private south-facing terrace - the perfect way to start your mornings. And just wait until you reach the third floor-a true entertainers paradise with two massive terraces: one built for al fresco dining with a fully outfitted outdoor kitchen and gas BBQ hookup, and the other perfect for cocktails under the stars. There's even a second family room up here to take the party inside. And yes it still doesn't end there. The finished lower level with 8-ft ceilings offers the ultimate flexible space for your home gym, media room, or guest suite. This is the total package: luxury, location, light, and lifestyle-all wrapped up into one turn-key masterpiece. Don't wait- this is the one. Located in one of Toronto's most walkable communities, this home enjoys a Walk Score of 88, 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.

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


2 Browning Ave
Toronto Ontario M4K 1V7

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$9,685/2024**For:** Sale**Sold:** \$2,575,000**List:** \$2,295,000**Sold Date:** 04/29/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

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

3-Storey

24.42 x 126.33 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x4x3rd,
1x3xLower**Dir/Cross St:** Prime Playter Estates - Broadview & Danforth**Directions:** Browning Avenue, east of Broadview Avenue**MLS#:** E12101885**PIN#:** 103980416

Kitchens: 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1914
Yr Built Source: MPAC
Apx Sqft: 2000-2500
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Family Room, Fireplace/Stove

Zoning:
Cable TV: A **Hydro:** A
Gas: A **Phone:** A
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	Foyer	Main	8.23	x 6.59	Tile Floor
2	Living	Main	15.68	x 15.49	Hardwood Floor
3	Dining	Main	16.17	x 10.93	Hardwood Floor
4	Kitchen	Main	13.85	x 9.09	Hardwood Floor
5	Mudroom	Main	11.25	x 8.6	Hardwood Floor
6	Family	2nd	10.24	x 8.83	Hardwood Floor
7	2nd Br	2nd	17.26	x 10.24	Hardwood Floor
8	3rd Br	2nd	17.65	x 9.51	Hardwood Floor
9	4th Br	2nd	13.09	x 9.42	Hardwood Floor
10	Prim Bdrm	3rd	26.74	x 12.34	Hardwood Floor
11	Rec	Lower	22.83	x 19.59	Broadloom
12	Laundry	Lower	7.25	x 4.92	Tile Floor

Client Remks: Welcome to 2 Browning Avenue, a timeless Playter Estates classic with a modern heartbeat. Perfectly positioned on one of the neighbourhood's most coveted streets, this grand, fully renovated semi offers the rare combination of elegant renovations, generous proportions, and a true sense of home. Beyond its charming brick facade freshly tuckpointed and topped with a brand-new roof you'll discover over 3,000 square feet of beautifully finished living space across four levels. The main floor sets the stage for both lively entertaining and quiet family evenings with soaring ceilings, a stylish gas fireplace, and an open-concept flow that seamlessly connects the living, dining, and chef's kitchen. Luxe touches include Calacatta marble counters, a waterfall island, and top-tier Wolf and Sub-Zero appliances. The thoughtful layout continues upstairs with four spacious bedrooms and a rare third-floor primary retreat featuring a walk-in closet, spa-like ensuite, and a private terrace perched in the treetops. The lower level offers even more flexibility with a finished recreation room, a full bathroom, and a separate entrance perfect for a home gym, playroom, or guest space. All of this is just steps to the Danforth and Broadview subway and located within the coveted Jackman school district one of the most sought-after in the city. Add in rare two-car parking with a dedicated EV charger, and you have a home that not only delivers on lifestyle but also checks every practical box. Homes like this don't come along often, and when they do, they don't last.

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


133 Browning Ave
Toronto Ontario M4K 1W4

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$12,027.69/2025**For:** Sale**Sold:** \$2,900,000**List:** \$2,679,000**Sold Date:** 06/03/2025**% Dif:** 108**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

Fronting On: S**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 5

3-Storey

25 x 144 Feet

Washrooms: 5**Irreg:**1x2xGround, 1x4x2nd, 1x4x2nd,
1x3x3rd, 1x3xBsmt**Dir/Cross St:** Broadview Ave & Danforth Ave **Directions:** Broadview Ave & Danforth Ave**MLS#:** E12173026**PIN#:** 103970097

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500		Central Vacuum, Family Room, Fenced	Farm/Agr:	
Assessment:	POTL:		Yard, Fireplace/Stove, Public Transit,	Oth Struct:	Garden Shed, Storage
POTL Mo Fee:			School	Survey Year:	2020
Laundry lev:				Survey Type:	Available
				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.09	x 12.14	Electric Fireplace	Hardwood Floor	B/I Shelves
2	Dining	Main	15.81	x 11.84	Combined W/Kitchen	Hardwood Floor	Combined W/Living
3	Kitchen	Main	16.47	x 9.25			
4	Foyer	Main	12.57	x 5.87	Hardwood Floor	B/I Closet	Combined W/Living
5	Mudroom	Main	10.2	x 5.28	B/I Closet	O/Looks Backyard	
6	Br	2nd	15.29	x 10.7	O/Looks Frontyard	Hardwood Floor	B/I Closet
7	Prim Bdrm	2nd	12.83	x 10.7	O/Looks Backyard	W/I Closet	4 Pc Ensuite
8	Office	2nd	10.27	x 8.96	O/Looks Frontyard	B/I Shelves	Hardwood Floor
9	Br	3rd	15.72	x 12.66	O/Looks Frontyard	Hardwood Floor	B/I Closet
10	Br	3rd	13.55	x 10.14	O/Looks Backyard	Hardwood Floor	
11	Rec	Bsmt	24.51	x 17.91			
12	Laundry	Bsmt	11.75	x 8.4			

Client Remks: 133 Browning Avenue showcases meticulous attention to detail and a refined design aesthetic throughout this stunning 5 bedroom and 5 bathroom home. Located on the south side of Browning Avenue in the esteemed Playter Estates-Danforth neighbourhood, a property of this caliber, nestled in such a convenient location, is seldom seen on the market. The generously sized rooms feature elegant white oak flooring which are enhanced by natural light throughout to maintain a bright and warm feeling. The luxurious residence is enhanced by its 25' x 144 lot with professionally landscaped gardens, serene outdoor living spaces and three car parking which is located at the end of a double wide Toronto laneway adjacent to the rear of the property. The location on Browning Ave puts you right in the heart of the neighborhood and in close proximity to the vibrant shops and restaurants along the Danforth, the Jackman (French Immersion) and Riverdale School catchments, Montcrest Private School, The Brickworks, lush parks, and an array of community amenities. Additionally, the location boasts convenient access to the DVP and public transit, including the upcoming Ontario Line. Every aspect of this thoughtfully designed home, from its practical layout to the exquisite features and finishes, cultivates an environment ideal for families and individuals seeking to integrate themselves into one of the most coveted and livable neighbourhoods that the city has to offer.

Extras:**Listing Contracted With:** RE/MAX PROFESSIONALS INC. 416-236-1241