



38 Westwood Ave
Toronto Ontario M4K 2A8

Toronto E03 Broadview North Toronto

Taxes: \$3,161.58/2024

Sold: \$825,000
List: \$649,000

Sold Date: 09/10/2025

For: Sale

% Dif: 127

SPIS: N

Last Status: SLD

DOM: 1

Semi-Detached

Fronting On: N

Rms: 4

Link:

Acreage:

Bedrooms: 2

Bungalow

15 x 110 Feet

Washrooms: 1

Irreg:

1x4xMain

Dir/Cross St: Broadview / Mortimer **Directions:** East of Broadview Ave

MLS#: E12390844

PIN#: 103990272

Legal: PT LT 6 PL 1517 TWP OF YORK AS IN CA575703; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Crawl Space	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Front Yard Parking	Water: Municipal
Heat: Heat Pump / Electric	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement: N
Year Built: 1914	Prop Feat: Park, Public Transit, School	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Separate Heating	Sale Price:
Apx Sqft: 700-1100	Controls, Storage, Water Heater Owned, Water Meter	Farm/Agr:
Roof: Asphalt Shingle, Membrane		Oth Struct: Other
Foundation: Concrete		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.91	x 12.47	Wood Floor	O/Looks Frontyard	Large Window
2	Kitchen	Main	11.35	x 9.55	Tile Floor	Modern Kitchen	Eat-In Kitchen
3	Prim Bdrrm	Main	11.32	x 8.92	Wood Floor	Large Closet	O/Looks Backyard
4	2nd Br	Main	11.32	x 8.66	Wood Floor	Large Closet	Large Window
5	Office	Main	8.07	x 10.07	O/Looks Backyard	Pot Lights	Large Window

Client Remarks: Opportunities like this don't come along often! This charming gem on a sought after street is being offered at a price point that's rarely seen in today's market. Move-in ready with thoughtful updates, this home features a bright and inviting interior, convenient front pad parking, and a lovely backyard for relaxing or entertaining. Bonus! The backyard shed has been converted into a beautiful home office, giving you a self-contained, private and inspiring workspace. Perfect as a condo alternative, a first step into homeownership, or a smart downsizing option, this home combines affordability with character and location. A truly unique chance to own in this desirable neighbourhood properties like this rarely come to market.

Inclusions: Fridge, induction cooktop, wall oven, dishwasher, bathroom fan, range hood, microwave, washer/dryer, window coverings, light fixtures, bathroom mirror.

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



60 Mortimer Ave
Toronto Ontario M4K 2A1

Toronto E03 Broadview North Toronto

Taxes: \$4,048.54/2025

For: Sale

Sold: \$760,000
List: \$799,900

Sold Date: 11/13/2025

% Dif: 95

SPIS: N

Last Status: SLD

DOM: 64

Semi-Detached

Fronting On: N

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

17.52 x 132.5 Feet

Washrooms: 1

Irreg:

1x4x2nd

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

MLS#: E12400354

PIN#: 103990046

Legal: PCL 148-1 SEC M439; PT LT 148 N/S MORTIMER AV PL M439 EAST YORK

Kitchens: 1	Exterior: Brick / Concrete	Zoning: RESIDENTIAL
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Park/Drive: None	Gas:
Fireplace/Stv: N	Drive: None	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Window Unit	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Fenced Yard, Hospital, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Lot Size Source: MPAC	Exterior Feat: Deck, Porch	Farm/Agr:
Roof: Asphalt Shingle	Interior Feat: Floor Drain, Storage	Oth Struct:
Foundation: Concrete		Survey Type: None
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Level

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	12.99	x 12.76	Laminate
2	Dining	Ground	10.66	x 9.68	Laminate
3	Kitchen	Ground	9.32	x 12.76	Tile Floor
4	Prim Bdrm	2nd	10.99	x 13.25	Hardwood Floor
5	2nd Br	2nd	12.76	x 7.84	Hardwood Floor
6	3rd Br	2nd	12.01	x 7.84	Hardwood Floor
7	Bathroom	2nd	8.79	x 4.99	Linoleum
8	Utility	Bsmt	34.42	x 12.76	Concrete Floor

Client Remks: Fabulous location - always popular and sought-after; walk to 'The Danforth' shops, restaurants, entertainment, where the famous 'Taste of the Danforth' festival is held every summer and people stroll the streets to take in the ongoing activity; great transportation at your doorstep; minutes walk to Broadview Subway; very spacious and wide 3-bedroom semi on a deep 133' lot; plenty of space for an addition and/or supplementary housing; it's available for a lucky buyer who wants to customize and make it their home; front porch and deck at back; schools, parks, places of worship, shops, recreation, sports fields, walking trails, arts/performance facility, playgrounds all nearby; access to Don Valley Parkway north and south 2 minutes away. Fantastic urban living. Property is being sold in "as is" condition.

Inclusions: All electric light fixtures, Fridge and stove

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



63 Eastmount Ave
Toronto Ontario M4K 1V2

Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$6,138/2024

For: Sale

Sold: \$1,065,000
List: \$889,000

Sold Date: 10/01/2025

% Dif: 120

SPIS: N

Last Status: SLD

DOM: 1

Semi-Detached

Fronting On: N

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

17.58 x 90.5 Feet

Washrooms: 2

Irrig:

1x4x2nd, 1x2xBsmt

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

MLS#: E12434119

PIN#: 103950383

Legal: PT LT 4 PL 490E TORONTO AS IN CT614068; S/T & T/W CT614068; TORONTO, CITY OF TORONTO

Kitchens: 1
Fam Rm: N

Exterior: Brick

Zoning:
Cable TV:
Gas:

Basement: Finished

Gar/Gar Spcs: None / 0

Hydro:

Fireplace/Stv: N

Park/Drive:

Phone:

Heat: Forced Air / Gas

Drive:

Municipal

A/C: Central Air

Drive Park Spcs: 0

Water Supply Type:

Central Vac: N

Tot Prk Spcs: 0

Sewer: Sewers

Apx Age:

UFFI:

Waterfront:

Year Built: 1919

Pool: None

Retirement:

Yr Built Source: MPAC

Prop Feat: Interior Feat: Other

HST Applicable to Included In

Apx Sqft: 1100-1500

Drive:

Sale Price:

Lot Size Source: MPAC

Drive Park Spcs:

Farm/Agr:

Roof: Asphalt Shingle

Tot Prk Spcs:

Oth Struct:

Foundation: Brick

UFFI:

Survey Type:

Assessment: 2025 POTL:

Pool:

Spec Desig:

POTL Mo Fee:

Prop Feat:

None

Laundry lev:

Interior Feat:

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.09	x 10.4	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	11.09	x 9.09	Hardwood Floor	Open Concept	
3	Kitchen	Main	13.39	x 11.52	Hardwood Floor	W/O To Yard	Open Concept
4	Prim Bdrm	2nd	13.19	x 11.09	Hardwood Floor	Large Window	Large Closet
5	2nd Br	2nd	11.09	x 9.09	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.81	x 6.2	Hardwood Floor	Window	
7	Rec	Bsmt	14.5	x 13.52	Broadloom	Window	
8	Laundry	Bsmt	24.11	x 10.99			

Client Remarks: Welcome to 63 Eastmount Avenue a well-loved and meticulously maintained 3-bedroom, 2-storey semi-detached home that blends charm, comfort, and modern living. The open-concept main floor is bright and airy, designed to maximize natural light and flow seamlessly between living, dining, and kitchen spaces. Perfect for entertaining or family gatherings, the home radiates warmth and functionality. Upstairs, you'll find three generously sized bedrooms, each offering comfort and versatility for growing families or professionals who value extra space. The home's thoughtful layout ensures both privacy and connection, while tasteful finishes reflect years of care and pride of ownership. Live steps to Broadview & Danforth with the Bloor/Danforth subway around the corner and an incredible Greektown/Danforth dining and shopping strip at your door step, cafes, bakeries, boutiques, and celebrated restaurants in every direction. Green space lovers will enjoy moments to Riverdale Park and Withrow Park for weekend strolls, playgrounds, dog walks, and skyline sunsets. All of this in the coveted Playter Estates/Danforth pocket quiet, walkable, and connected, with quick access to the Don Valley for citywide commutes. This is a move-in-ready home in a truly beloved, transit-rich, and amenity-packed Toronto neighbourhood.

Inclusions: Stove, Hood, Dishwasher, Washer, Dryer, All Electronic Light Fixtures and All Window Coverings.

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



47 Mortimer Ave Toronto Ontario M4K 1Z9 Toronto E03 Broadview North Toronto Taxes: \$4,336/2025 Sold Date: 10/19/2025 SPIS: N Last Status: SLD DOM: 24			Sold: \$835,000 List: \$899,000
Semi-Detached	Fronting On: N	Rms: 6	
Link: 2-Storey	Acreage: 19.09 x 132 Feet	Bedrooms: 3	Washrooms: 1
Dir/Cross St: Broadview Ave/Danforth Ave Directions: Broadview Ave/Danforth Ave			1x4

MLS#: E12426773
Legal: PLAN M439 PT LOT 119 PT LOT 120

PIN#: 103980066

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Park/Drive: Mutual	Gas:
Fireplace/Stv: N	Drive: Mutual	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer:
Central Vac: N	UFFI: No	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Interior Feat: None	HST Applicable to Included In
Roof: Unknown		Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	<u>Room</u>	<u>Level</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Description</u>		
1	Living	Ground	10.93	x 10.53	Imitation Fireplace	Hardwood Floor	Window
2	Dining	Ground	10.89	x 8.96	Hardwood Floor	Window	
3	Kitchen	Ground	10.89	x 7.58	Window	Walk-Out	
4	Prim Bdrm	2nd	9.91	x 14.96	Window	Hardwood Floor	
5	Br	2nd	10.5	x 9.09	Window	Hardwood Floor	
6	Br	2nd	9.06	x 10.27	Window	Hardwood Floor	

Client Remarks: Incredible opportunity to own in highly desirable North Broadview. Welcome to 47 Mortimer Avenue, a rarely offered 3-bedroom home with legal front pad parking, charming front porch, and private backyard retreat. This house offers endless opportunity to add your personal touch, perfect for families, renovators, or buyers looking to create their dream home. Excellent walk score with shops, restaurants, and entertainment along The Danforth just steps away. Minutes to Broadview Subway, TTC bus routes, and quick access to the DVP. Surrounded by schools, daycares, parks, trails, sports fields, community centres, and places of worship. Fantastic urban living in a family-friendly neighborhood with endless potential. Opportunity is knocking, don't miss it! Some photos were virtually staged.

Inclusions: All existing appliances, window coverings and electrical light fixtures. Exterior flowerpots.

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



872 Pape Ave Toronto Ontario M4K 3T8 Toronto E03 Broadview North Toronto Taxes: \$4,592/2024 Sold Date: 07/15/2025 SPIS: N Last Status: SLD DOM: 12			Sold: \$970,500 List: \$899,000
Att/Row/Twnhouse	Fronting On: W	Rms: 6	For: Sale
Link: 3-Storey	Acreage: 14 x 57.41 Feet	Bedrooms: 2	% Dif: 108
Irreg: Dir/Cross St: Mortimer and Pape			Washrooms: 2 1x4x3rd, 1x3xMain
Directions: South of Mortimer			

MLS#: E12259390

PIN#: 104020393

Assignment: N

Fractional Ownership: N

Legal: PLAN 66M2325 PT BLK 7 NOW RP66R18016 PART 2

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: None	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 16-30	Pool: None	Retirement: N
Year Built: 1998	Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Exterior Feat: Deck	Farm/Agr:
Apx Sqft: 1100-1500	Interior Feat: Auto Garage Door Remote	Oth Struct:
Lot Size Source: MPAC		Survey Type: None
Roof: Asphalt Shingle		Spec Desig: Unknown
Foundation: Unknown		
Assessment: 2024	POTL: N	
POTL Mo Fee:		
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	16.14	x 13.48	Hardwood Floor	3 Pc Ensuite	W/O To Garage
2	Living	2nd	22.93	x 13.42	Hardwood Floor	Juliette Balcony	Fireplace
3	Dining	2nd	22.93	x 13.42	Hardwood Floor	Open Concept	
4	Kitchen	2nd	12.89	x 9.09	Eat-In Kitchen	W/O To Terrace	Renovated
5	Prim Bdrm	3rd	12.34	x 10.96	Hardwood Floor	Double Closet	Window
6	2nd Br	3rd	10.1	x 10.07	Hardwood Floor	Closet	West View
7	Other	2nd	13.58	x 12.53	West View		

Client Remarks: Welcome to 872 Pape Avenue A Stylish Freehold Townhome in the Heart of the Danforth. Step into this beautifully updated 2-bedroom, 2-bathroom townhome that offers the perfect blend of modern comfort and urban convenience. From the moment you enter, you'll notice the fresh, professional paint job and gleaming hardwood floors that run throughout the main living spaces. The open-concept living and dining area is warm and inviting, complete with a cozy fireplace and Juliette balcony that lets the light pour in. The eat-in kitchen features brand new stainless steel appliances and a walkout to a private terrace that's perfect for morning coffee, summer dinners, and weekend entertaining. Upstairs, you'll find two generously sized bedrooms and a fully renovated spa-style bathroom your personal retreat at the end of the day. The finished lower level offers high ceilings, a second full bathroom, and a versatile family room or home office space. Bonus: a built-in garage with direct access makes everyday life that much easier. Located just steps from Pape Station, and surrounded by vibrant cafes, restaurants, and shops this is your chance to live in a beautifully curated space in one of Toronto's most connected, thriving communities.

Inclusions: S/S fridge, stove, built-in dishwasher, built-in microwave (all new). Washer and dryer, GB&E, electric light fixtures. *other is terrace off the kitchen*

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



18 Eastmount Ave Toronto Ontario M4K 1V1 Toronto E03 Playter Estates-Danforth Toronto			Sold: \$920,000 List: \$899,900
Taxes: \$6,258.92/2025	For: Sale	% Dif: 102	
Sold Date: 07/16/2025			
SPIS: N	Last Status: SLD	DOM: 9	
Semi-Detached	Fronting On: N	Rms: 6	
Link: 2-Storey	Acreage: 24.33 x 128.5 Feet	Bedrooms: 2	
	Irrg:	Washrooms: 3	
		1x4xUpper, 1x3xLower, 1x3xLower	
Dir/Cross St: Broadview Avenue / Danforth Avenue Directions: North of Danforth, west of Broadview			

MLS#: E12266673

PIN#: 103950367

Legal: PT LT 18 PL 1464 TORONTO (MIDWAY) AS IN CA214559; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1912	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: None	Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Flat, Asphalt Shingle		Survey Type: Available
Foundation: Concrete		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Upper	14.67	x 14.34	Vaulted Ceiling	His/Hers Closets	Ensuite Bath
2	2nd Br	Upper	10.93	x 14.83	Large Closet	Window	Recessed Lights
3	Living	Main	13.48	x 15.42	Open Concept	Bay Window	Recessed Lights
4	Dining	Main	14.67	x 12.83	Open Concept	French Doors	Juliette Balcony
5	Kitchen	Main	10.93	x 16.08	Centre Island	W/O To Deck	Recessed Lights
6	Rec	Lower	10.93	x 28.74	Open Concept	Above Grade Window	Recessed Lights

Client Remks: Homes within the Jackman Avenue Jr. Public School catchment are always in demand thanks to the school's consistently top-ranked EQAO scores--but you probably already knew that. It's just a 12-minute walk (850m) to the school. 18 Eastmount is a bright, beautiful corner-unit semi that offers outstanding value and location. Rare side-by-side private parking for two (fits 4-5 cars total) makes it ideal for growing families or downsizers who want space and convenience in a top-tier neighbourhood. Only a 7-minute walk (500m) to Broadview Station, with quick access to the DVP, Lower Don Trail for biking and hiking, and all the shops, cafes, and restaurants of Greektown. The large, private backyard backs onto mature trees, with additional green space at the end of the street. Located on a quiet residential pocket with low traffic--no parking access from the building across the street. If you're looking for a home in a family-friendly community with top schools, transit, and nature at your doorstep, this might be the one. Possibility to create a 3rd bedroom in basement. New 35-year roof shingles, skylight, eaves, and insulation (August 2022). Perfect home for first-time buyers, condo trade-ups, or downsizers.

Inclusions: See schedule A for inclusions and exclusions.

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



45 Arundel Ave Toronto Ontario M4K 3A1 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,523/2024 For: Sale % Dif: 125 Sold Date: 09/30/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,250,000 List: \$998,000
Semi-Detached	Fronting On: E	Rms: 6	
Link: 2-Storey	Acreage: 21.92 x 140 Feet	Bedrooms: 3	Washrooms: 2
Dir/Cross St: Logan Ave and Danforth Ave Directions: North of Danforth west of Logan Ave			1x4x2nd, 1x1xMain

MLS#: E12420653

PIN#: 103970334

Legal: PT LOT 83 PLAN 709

Kitchens: 1	Exterior: Brick Front	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Unfinished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: None	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1910	Prop Feat: Interior Feat: None	HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Unknown		Survey Type: None
Foundation: Concrete		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description	Combined W/Dining	O/Looks Frontyard
1	Living	Main	12.07	x 10.43	French Doors		
2	Dining	Main	12.3	x 10.83	Combined W/Living		
3	Kitchen	Main	13.58	x 11.25	W/O To Yard	Tile Floor	Eat-In Kitchen
4	Prim Bdrm	2nd	15.16	x 10.83	Hardwood Floor	Closet	
5	2nd Br	2nd	11.25	x 9.91	Hardwood Floor	Closet	
6	3rd Br	2nd	11.25	x 7.84	Hardwood Floor	Closet	

Client Remarks: Renovators Dream in a prime Danforth location! Welcome to this Classic 3-bedroom, 2-bath solid semi sitting on a rare and impressive 21.92 x 140 ft lot with laneway access and incredible potential for laneway housing. Wide Laneway access to the Garage providing easy access. In the city this adds even more value to this unique property. Nestled on a family-friendly street just steps to the Danforth, this home is bursting with possibilities. Whether you're a renovator ready to reimagine the space or a buyer looking for long-term upside, this property is a one-of-a-kind opportunity combining location, lifestyle, and future investment potential. Within walking distance to the Danforth's beloved shops, cafes, and restaurants, a 10-minute walk to Withrow Park, a 2-minute walk to Chester Station and Jackman Public School, a 96-walk score and transit score of 98! The Seller And Listing Agent Make No Representations Or Warranties Regarding The Condition Of The Property. PROPERTY BEING SOLD IN AS IS WHERE IS CONDITION NO WARRANTIES

Inclusions: All Existing Appliances in As is Condition - No Warranties. Forced Air Gas Furnace '22, Electrical Breaker Box

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



80 Mortimer Ave Toronto Ontario M4K 2A1 Toronto E03 Broadview North Toronto Taxes: \$4,290.76/2025 Sold Date: 09/23/2025 SPIS: N			Sold: \$1,070,000 List: \$999,900
Semi-Detached	Fronting On: N	Rms: 6 + 1	For: Sale
Link: 2-Storey	Acreage: 17.4 x 132.41 Feet	Bedrooms: 3	% Dif: 107
	Irreg:	Washrooms: 2	1x4x2nd, 1x3xLower

Dir/Cross St: Logan/Broadview/Mortimer **Directions:** Mortimer west of Logan

MLS#: E12390925

PIN#: 103990036

Legal: Plan M 439 Pt Lot 142-1/143 & Mutual Drive

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro
Basement: Finished	Park/Drive: Mutual	Gas: Phone
Fireplace/Stv: N	Drive: Mutual	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement: N
Apx Sqft: 700-1100	Prop Feat: Hospital, Level, Park, Public Transit	HST Applicable to: Included In
Roof: Asphalt Shingle, Metal	Interior Feat: On Demand Water Heater, Water Heater Owned	Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev: Lower		Spec Desig: Available Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.8	x 6.56	Hardwood Floor	Large Window	
2	Living	Main	12.8	x 12.8	Hardwood Floor	Pot Lights	Stained Glass
3	Dining	Main	10.5	x 9.84	Hardwood Floor	Window	Open Concept
4	Kitchen	Main	15.42	x 11.65	Family Size Kitchen	Ceramic Floor	Granite Counter
5	Mudroom	Main	5.54	x 5.09	Laminate	W/O To Yard	Window
6	Prim Bdrm	2nd	11.48	x 9.84	Hardwood Floor	Closet	Large Window
7	2nd Br	2nd	13.45	x 10.17	Laminate	Large Window	O/Looks Backyard
8	3rd Br	2nd	7.87	x 7.87	Laminate	Window	
9	Rec	Lower	17.88	x 11.78	Broadloom	Above Grade Window	Pot Lights
10	Laundry	Lower	8.56	x 6.2	Ceramic Floor	3 Pc Bath	Separate Shower
11	Utility	Lower	7.45	x 5.54	Above Grade Window	Concrete Floor	Laundry Sink
12	Cold/Cant	Lower	5.54	x 5.09	Above Grade Window	Concrete Floor	

Client Remks: A Fantastic Opportunity in Broadview North! This charming 3-bedroom, 2-bath semi-detached home offers both character and modern upgrades. Enjoy the convenience of legal front pad parking, an upgraded family-sized kitchen (2018) with stainless steel appliances, granite counters and updated cabinetry, and a versatile rear mudroom with metal roof (rebuilt 2024). The cozy enclosed front porch adds year-round living space, perfect for relaxing or greeting guests. Recent updates include gleaming new main-floor hardwood flooring and baseboards (2025), 2nd floor bath (2020), a high-efficiency combi boiler (2024), and ductless air conditioning (inside unit 2019) with remote control for comfort in every season. The backyard features low-maintenance artificial turf (2015) beneath a beautiful canopy of mature trees; an inviting outdoor retreat. Located just a short walk to Pape, Mortimer, and the Danforth, you'll love the friendly neighbourhood and excellent community feel. This is a wonderful first-time buyer opportunity in one of Toronto's most desirable neighbourhoods!

Inclusions: SS fridge, SS stove, SS b/in micro, SS dish, Washer & dryer, All light fixtures, Kitchen & living room California shutters, Kitchen island, Primary bed & foyer wardrobes, 2nd floor closet cabinet, Shelves in cold room, Gas combi boiler-2024, Ductless AC inside unit (2019), BBQ gas line (2019), Backyard maintenance free turf (2015), Backflow valve & sump pump (2013), 2nd sump pump (2011), Shed

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



886 Pape Ave
Toronto Ontario M4K 3T8
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$5,951.21/2024 **For:** Sale **% Dif:** 96
Sold Date: 10/02/2025
SPIS: N **Last Status:** SLD **DOM:** 29
 Att/Row/Twnhouse **Fronting On:** E
Link: **Acreage:**
 3-Storey 14 x 57.41 Feet
Irreg:
Dir/Cross St: Pape Ave & Mortimer Ave **Directions:** Pape Ave & Mortimer Ave

MLS#: E12382774

PIN#: 104020386

Assignment: N

Legal: PCL BLOCK 7-5 SEC M2325; PT BLK 7 PL 66M2325

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement: N
Apx Sqft: 1100-1500	Prop Feat: Central Vacuum, Public	Under Contract: Hot Water Tank-Gas
Roof: Asphalt Shingle	Transit, School	HST Applicable to: Included In
Foundation: Concrete	Interior Feat: Auto Garage Door	Sale Price:
Assessment: POTL:	Remote, Built-In Oven, Central Vacuum,	Farm/Agr:
POTL Mo Fee:	Water Heater	Oth Struct:
Laundry lev: Lower	Security Feat: Alarm System	Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Workshop	Main	13.75	x 12.99	Hardwood Floor	Open Concept	Renovated
2	Kitchen	2nd	12.8	x 9.12	Ceramic Floor	W/O To Sundeck	
3	Living	2nd	16.4	x 11.09	Hardwood Floor	Combined W/Dining	
4	Dining	2nd	16.4	x 11.09	Hardwood Floor	Combined W/Living	
5	Prim Bdrm	2nd	10.86	x 13.09	Hardwood Floor	Window	
6	2nd Br	2nd	10.86	x 9.71	Hardwood Floor	Window	
7	Rec	Bsmt	13.71	x 12.99	Laminate	Open Concept	

Client Remarks: Welcome to this bright & newly renovated 3-storey freehold townhouse offering 2 spacious bedrooms + large basement den (easily converted to 3rd bedroom), 2 bathrooms, and over 1,400 sq.ft. of living space. Unique live/work opportunity main level zoned for both residential & commercial use. Ideal for a salon, office, or shop. Features a new kitchen w/ natural stone floors, undercabinet lighting, dbl doors, & W/O to large deck (2022). Marble floor bathrooms, 9' ceilings, pot lights throughout, and upgraded light fixtures in all bedrooms. Southeast exposure brings in natural light. Steps to gym, restaurants, coffee shops, and a short walk to Pape Subway & Danforth. Perfect blend of residential comfort & commercial potential in a vibrant location.

Inclusions: Included: Existing S/S Fridge, S/S Stove, Hood Fan, B/I Dishwasher, ELF's Washer/Dryer, RING Belt.

Listing Contracted With: RE/MAX REALTRON REALTY INC. 905-764-8688



26 Cambridge Ave Toronto Ontario M4K 2L1 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,576/2025 For: Sale % Dif: 123 Sold Date: 10/20/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,350,000 List: \$1,099,000
Semi-Detached	Fronting On: W	Rms: 6 + 2	
Link: 2-Storey	Acreage: 22.17 x 113.73 Feet	Bedrooms: 3 + 1	Washrooms: 3
Dir/Cross St: Broadview/Danforth Directions: West of Broadview Ave, South of Pretoria Ave			1x2xMain, 1x4x2nd, 1x4xLower

MLS#: E12459940

PIN#: 103950433

Legal: Plan 1308Y Pt Block A Plus Row

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:	Phone:
Fireplace/Stv: N	Drive: Lane	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 2	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 1100-1500	Prop Feat: Interior Feat: Other	HST Applicable to:	Not Subject to HST
Roof: Asphalt Shingle, Rolled		Sale Price:	
Foundation: Concrete Block, Wood Frame		Farm/Agr:	
Assessment:		Oth Struct:	
POTL:		Survey Type:	Available
POTL Mo Fee:		Spec Desig:	Unknown
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 14.6	Hardwood Floor	Large Window	O/Looks Frontyard
2	Dining	Main	11.12	x 11.12	Window	Hardwood Floor	Combined W/Living
3	Kitchen	Main	11.38	x 11.81	Hardwood Floor	Stainless Steel Appl	2 Pc Bath
4	Prim Bdrm	2nd	12.8	x 12.01	Large Window	Closet	Laminate
5	2nd Br	2nd	10.4	x 9.71	Closet	O/Looks Backyard	Laminate
6	3rd Br	2nd	10.6	x 15.19	Window	Laminate	
7	Rec	Lower	23.79	x 13.62	Laminate	4 Pc Bath	
8	4th Br	Lower	9.19	x 11.61	Large Closet	Window	Laminate

Client Remarks: Welcome to 26 Cambridge Ave in sought-after Playter Estates! This wide and inviting 3+1 bedroom, 3-bath semi-detached home perfectly blends charm, functionality, and location. A welcoming front porch sets the tone as you step inside to an open-concept main floor featuring a sun-filled living and dining area with hardwood floors that flow seamlessly into a well-appointed kitchen. From here, walk out to your private, fenced-in backyard oasis ideal for outdoor entertaining with two-car parking directly behind the backyard fence accessed via the laneway. A convenient main floor powder room adds everyday ease. Upstairs, you'll find three bright and spacious bedrooms, all served by a 4-piece family bath. The fully finished lower level with a separate entrance adds incredible versatility, complete with a fourth bedroom, large closet, recreation area, and an additional 4-piece bath - perfect for guests or in-laws. Located in the coveted Jackman School district and surrounded by lush greenery and nearby parks, this home is just steps from the vibrant shops, cafes, and restaurants along the Danforth. A walker's paradise with a high score of 94, steps to Broadview Subway station and quick connections to the DVP and downtown, it's the perfect spot for families and professionals alike.

Inclusions: Stainless Steel: LG Fridge, JennAir Gas Range, Bosch Dishwasher. GE Washer and Dryer. All Electrical Light Fixtures. All Existing Window Coverings.

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



224 Fulton Ave Toronto Ontario M4K 1Y5 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,609/2024 For: Sale Sold: \$1,465,000 Sold Date: 09/22/2025 List: \$1,100,000 SPIS: N Last Status: SLD DOM: 0 Semi-Detached Fronting On: N Rms: 8 Link: Acreage: Bedrooms: 4 2 1/2 Storey 20.25 x 95.5 Feet Washrooms: 3 Irrg: 1x2xMain, 1x4x2nd, 1x4xBsmt Dir/Cross St: Pape and Mortimer Directions: One way west from Pape ave		
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MLS#: E12418144

PIN#: 104020466

Assignment: N

Legal: PLAN M368 PT LOT 40

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Front Yard Parking	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: None	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement: N
Year Built: 1913	Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Yr Built Source: MPAC	Interior Feat: None	Farm/Agr:
Apx Sqft: 1100-1500		Oth Struct:
Lot Size Source: MPAC		Survey Type: None
Roof: Unknown		Spec Desig: Unknown
Foundation: Unknown		
Assessment: 2024 POTL:	N	
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 10.5	Hardwood Floor	Open Concept	Window
2	Dining	Main	10.66	x 9.51	Hardwood Floor	Open Concept	2 Pc Bath
3	Kitchen	Main	11.45	x 10.89	Hardwood Floor		
4	Sunroom	Main	9.91	x 6.99	W/O To Deck	Large Window	
5	Prim Bdrm	2nd	15.12	x 11.55	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	11.06	x 9.42	Hardwood Floor	Window	Closet
7	Kitchen	2nd	11.42	x 9.78	W/O To Deck		
8	3rd Br	3rd	15.58	x 14.17	W/O To Deck	Window	
9	Rec	Bsmt	13.78	x 10.53	Broadloom	Window	4 Pc Bath

Client Remarks: Welcome to 224 Fulton Avenue. Nestled in the heart of coveted Playter Estates, this address places you right where tree-lined streets meet unmatched convenience. Known for its exceptional walkability, this neighbourhood offers everything you could ever need, top-rated schools, lush parks, bustling cafes, and just a short stroll to both Pape and Chester TTC subway stations. Families will especially appreciate being within the sought-after Jackman School district, one of the most desirable catchments in the city. Set on one of the most charming and picturesque streets in the Danforth, this solid brick 2.5-storey duplex is brimming with character and opportunity. With a wide 20-foot frontage and the rare bonus of legal front pad parking and a garage, this property is a true gem. Inside, you'll find two bi-level apartments, each with its own outdoor living space, offering flexibility and versatility. Whether you're searching for an income property in a prime neighbourhood, planning to live in and supplement your mortgage, or dreaming of converting it into a spacious 4-bedroom single-family home with a finished basement, the possibilities are endless. This home greets you with a welcoming front porch, while inside you'll discover hardwood floors throughout, high ceilings, and spacious principal rooms across four finished levels. The layout provides ample living space and countless opportunities to customize and create the home you've always envisioned. This is an opportunity to be part of a vibrant, family-friendly community where neighbours connect, schools inspire, and the best of the Danforth is right at your doorstep.

Inclusions: 2 Fridges, 2 Stoves, washer and dryer, GB& E, electric light fixtures

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



68 Mortimer Ave
Toronto Ontario M4K 2A1
 Toronto E03 Broadview North Toronto

Taxes: \$4,803.53/2025
Sold Date: 07/20/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$1,235,000
List: \$1,125,000

% Dif: 110

Semi-Detached

Fronting On: N

Rms: 7 + 2

Link:

Acreage:

Bedrooms: 2 + 1

2-Storey

17.58 x 132.58 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xLower

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

MLS#: E12290798

PIN#: 103990042

Legal: PCL 146-1 SEC M439; PT LT 146 N/S MORTIMER AV PL M439 EAST YORK COMM AT A POINT IN THE NLY LIMIT OF MORTIMER AV, DISTANT 5 FT, 6 INCHES, ELY FROM THE SW ANGLE OF LT 146; THENCE NLY AND ABOUT PARALLEL TO THE WLY LIMIT OF SAID LT, TO AND ALONG THE CENTRE LINE OF WALL BTN THE HOUSE ON THESE LANDS AND THE HOUSE ON THE LANDS IMMEDIATELY TO THE W THEREOF, WHICH CENTRE WALL IS HEREBY DECLARED TO BE A PARTY WALL, AND THENCE STILL NLY AND ABOUT PARALLEL TO THE WLY LIMIT OF SAID LT, IN ALL A DISTANCE OF 1

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Family Room	Waterfront:
Roof: Shingles	Interior Feat: Floor Drain, On Demand	Retirement:
Foundation: Unknown	Water Heater, Sewage Pump, Storage	HST Applicable to: Included In
Assessment: POTL:	Area Lockers, Sump Pump	Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.37	x 12.83	Large Window	Pot Lights	Open Concept
2	Dining	Main	9.32	x 12.83	Pot Lights	Large Window	Open Concept
3	Kitchen	Main	12.4	x 12.83	Pot Lights	Backsplash	Open Concept
4	Breakfast	Main	10.04	x 12.83	Pot Lights	Large Window	W/O To Deck
5	Foyer	Main	7.02	x 4.46	Pot Lights	Tile Floor	Window
6	Prim Bdrm	2nd	14.63	x 12.86	Pot Lights	Large Closet	Large Window
7	2nd Br	2nd	12.43	x 10.79	Pot Lights	Large Closet	Side Door
8	3rd Br	Lower	9.38	x 12.14	Window	Pot Lights	
9	Rec	Lower	24.9	x 12.83	Pot Lights	Window	
10	Utility	Lower	10.56	x 6.69			

Client Remarks: Offers anytime. Located steps from Danforth's Greek Town, this fully renovated 2+1 bedroom, 2 bathroom home sits on an extra-deep 132-foot lot. Enjoy the luxury of front pad parking (with an EV charger) plus a handy oversized entrance foyer that helps keep daily life organized from the moment you walk inside. The open-concept main floor is filled with lots of natural light and offers a bright, airy layout that's perfect for both entertaining and everyday living. The updated kitchen (2021) features modern finishes and flows into a versatile bonus room at the back, perfect for a kids play area or home office. Upstairs features two spacious bedrooms, including a primary that can fit a king bed and has very generous closet space, and a second bedroom with potential for a terrace. The finished basement (2023) adds a third bedroom, sleek and modern bathroom, and lots of storage. Outside, the sunny backyard offers ample space for relaxing or play, plus a large shed. Just minutes to downtown, DVP, TTC, parks, top schools, and trails. Above-average home inspection available on request!

Inclusions: SS appliances: fridge, stove, dishwasher, range hood. washer / dryer, window coverings (2022), EV car charger (2024), ELFS, Wardrobes in primary bedroom, shed

Listing Contracted With: BOSLEYREALESTATELTD.COM 416-465-7527



93 Gough Ave Toronto Ontario M4K 3N9			Sold: \$1,235,000
Toronto E03 Playter Estates-Danforth Toronto			List: \$1,190,000
Taxes: \$5,821.55/2025	For: Sale	% Dif: 104	
Sold Date: 11/17/2025			
SPIS: N	Last Status: SLD	DOM: 4	
Semi-Detached	Fronting On: E	Rms: 5 + 2	
Link: 2-Storey	Acreage: 12.67 x 130 Feet	Bedrooms: 2 + 1	Washrooms: 2
	Irreg: 1x4x2nd, 1x2xBsmt		
	Dir/Cross St: Pape & Danforth	Directions: Pape & Danforth	

MLS#: E12541004

PIN#: 104030631

Legal: PT LT 27 PL 1152 TORONTO (MIDWAY) AS IN CA509560; T/W CA509560; TORONTO, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Fireplace/Stove	HST Applicable to: Included In
Lot Size Source: GeoWarehouse	Interior Feat: None	Sale Price:
Roof: Asphalt Shingle, Other		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: POTL:		Survey Type:
POTL Mo Fee:		Spec Desig:
Laundry lev:		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.01	x 8.79	Breakfast Bar	W/O To Deck	Glass Doors
2	Dining	Main	10.99	x 8.07	Combined W/Living	Hardwood Floor	Skylight
3	Living	Main	16.01	x 11.25	Combined W/Dining	Fireplace	Hardwood Floor
4	Prim Bdrm	2nd	17.32	x 11.52	Double Closet	Cathedral Ceiling	Bow Window
5	2nd Br	2nd	11.19	x 8.99	O/Looks Backyard	Hardwood Floor	Double Closet
6	Br	Bsmt	22.01	x 10.01	Vinyl Floor	Pot Lights	2 Pc Bath
7	Utility	Bsmt	18.01	x 8.14			

Client Remarks: This beautiful 2 + 1 Bedroom Home Situated On A Fantastic Street With Parking !!!! Is Just Steps To The Danforth, The Subway, And All The Neighbourhood Amenities You Could Want, This Home Is Also Part Of The Coveted Jackman & Riverdale School Districts. The Perfect Blend Of Character And Convenience. The Kitchen Opens Onto The Deck and Yard With Easy Lane Way Access For Parking Making Everyday Living Effortless. The Dining Room Features A Skylight And Gleaming Hardwood Floors, Flowing Seamlessly Into The Living Room With A Cozy Fireplace-Perfect For Relaxing Or Entertaining. The Basement Boasts Good Height, An Extra Room, 2-Piece Bath, And Ample Storage. Upstairs, The Primary Bedroom Is Beautiful With A Cathedral Ceiling, Double Closets And A Bow Window, Creating A Bright And Inviting Retreat. The 2nd Bedroom Features Double Closets As Well. Don't Miss This Exceptional Opportunity!!!!

Inclusions: Fridge, stove, built-in dishwasher, all electric light fixtures, washer, dryer, garden shed.

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



21 Dilworth Cres Toronto Ontario M4K 1Z5 Toronto E03 Broadview North Toronto			Sold: \$1,400,000 List: \$1,269,000
Taxes: \$6,606/2025	For: Sale	% Dif: 110	
Sold Date: 10/23/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Semi-Detached	Fronting On: E	Rms: 6 + 2	
Link: 2-Storey	Acreage: 17.6 x 100 Feet	Bedrooms: 3	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower	
	Dir/Cross St: Mortimer /Carlaw	Directions: Mortimer /Carlaw	

MLS#: E12473590

PIN#: 104020333

Assignment: N

Fractional Ownership: N

Legal: See Schedule C for Legal Description.

Kitchens: 1	Exterior: Brick / Metal/Side	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Front Yard Parking	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement: N
Year Built: 1927	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public	HST Applicable to Sale Price:
Yr Built Source: MPAC	Transit, School Bus Route	Farm/Agr:
Apx Sqft: 1100-1500	Exterior Feat: Awnings, Landscaped, Porch	Oth Struct:
Roof: Asphalt Shingle	Interior Feat: Other	Survey Type:
Foundation: Concrete	Security Feat: Smoke Detector	Spec Desig:
Assessment: POTL: N		
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.76	x 11.32	Open Concept	Fireplace	Window
2	Dining	Main	13.75	x 9.68	Pot Lights	Hardwood Floor	Open Concept
3	Kitchen	Main	12.66	x 10.83	Breakfast Bar	Pot Lights	Stainless Steel Appl
4	Prim Bdrm	2nd	12.66	x 10.93	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	9.09	x 7.68	Window	Hardwood Floor	Double Closet
6	3rd Br	2nd	13.45	x 8.92	Double Closet	Window	Hardwood Floor
7	Rec	Lower	17.75	x 12.17	Pot Lights	Above Grade Window	W/W Closet
8	Laundry	Lower	17.91	x 7.19	Separate Rm	Window	B/I Shelves

Client Remarks: Dreamy Dilworth, a serene crescent where sophistication and tranquility intertwine. Nestled on a quiet, family-friendly one-way crescent with no through traffic, this exquisitely reimagined three-bedroom residence is a true retreat in the heart of the city. Every detail has been meticulously curated with refined taste and exceptional craftsmanship. The open-concept living and dining areas flow seamlessly, featuring beautiful hardwood floors, pot lights, and a striking gas fireplace that radiates warmth and elegance. The chef's kitchen is a contemporary showpiece, showcasing Caesar stone quartz, marble, and stainless steel appliances/gas stove complemented by a stylish breakfast bar perfect for gathering. Upstairs, each bedroom offers rich hardwood floors and each with double closets providing abundant storage. The newly finished lower level extends the living space beautifully, complete with a family/recreation room, a brand-new bathroom, pot lights, and a convenient laundry area. Outside, the landscaped backyard impresses with a generous entertaining deck and a spacious storage shed. Perfectly situated just a five-minute walk to the Danforth and to vibrant shops, cafes, and the Chester or Pape subway stations - this is refined city living at its finest on Dreamy Dilworth.

Inclusions: All window coverings, all light fixtures (except dining), New furnace and AC (2025), humidifier (2025), washer/dryer, microwave, bosch dishwasher, GE oven/gas range, fridge/freezer, closet organizers, Legal Front Pad Pkg (No Permit Fees), Large Backyard shed, ecobee thermostat, gas fireplace, new backyard awning (2024).

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-975-5588



22 Beechwood Cres Toronto Ontario M4K 2K8			Sold: \$1,230,000
Toronto E03 Broadview North Toronto			List: \$1,299,000
Taxes: \$7,812.34/2025		For: Sale	% Dif: 95
Sold Date: 11/10/2025			
SPIS: N		Last Status: SLD	DOM: 18
Semi-Detached		Fronting On: N	Rms: 6
Link: 2-Storey		Acreage: 54.71 x 108.53 Feet	Bedrooms: 2
		Irreg: (Rear: 63.93' / West: 88')	Washrooms: 2
		Dir/Cross St: N/W O'Connor Dr & Pape Ave Directions: North off O'Connor Dr	

MLS#: E12479193

PIN#: 104000051

Legal: PT LT 9 PL 2969 EAST YORK PT 2 AND 3 64R11358; S/T TB291278; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Partial Basement / Unfinished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Phone:
A/C: Central Air, Wall Unit	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1840	Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit, Ravine, Rec Centre, School	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Patio, Privacy	Retirement:
Apx Sqft: 1500-2000	Interior Feat: Other, On Demand Water Heater	HST Applicable to Included In Sale Price:
Lot Shape: Irregular	Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Farm/Agr:
Lot Size Source: Survey		Oth Struct: Garden Shed, Gazebo, Storage
Roof: Asphalt Shingle		Survey Type: Available
Foundation: Brick		Spec Desig: Heritage
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.01	x 19.26	2 Way Fireplace	Beamed	B/I Shelves
2	Dining	Main	17.42	x 14.17	W/O To Patio	2 Way Fireplace	Hardwood Floor
3	Kitchen	Main	11.42	x 10.83	Stainless Steel Appl	B/I Shelves	
4	Sunroom	Main	13.75	x 11.84	2 Pc Bath	W/O To Patio	O/Looks Backyard
5	Prim Bdrm	2nd	15.32	x 14.4	His/Hers Closets	Vaulted Ceiling	O/Looks Backyard
6	2nd Br	2nd	9.32	x 9.38	W/I Closet	B/I Shelves	Window

Client Remarks: A rare opportunity to own a piece of East York's living history. Once the Coach House for 20 Beechwood Crescent, the oldest privately owned residence in East York, this distinctive property at 22 Beechwood Crescent now stands as its own remarkable home. Rooted in East York's rich past it carries the legacy of George Taylor, founder of the Don Valley Brickworks (now Evergreen Brickworks), blending heritage and modern comfort in a truly one-of-a-kind setting. Today, that heritage lives on through warm details and timeless craftsmanship. Reminiscent of an English country cottage, this home features original pine floors, exposed wood beams, and a storybook charm that blends the history with modern comfort. The former double garage has been artfully transformed into a spacious and inviting living room. The double-sided gas fireplace connects the living and dining rooms, adding a cozy glow to both spaces. Just off the kitchen is an English garden-inspired four-season sunroom with a walkout to a picturesque rear garden, where you can unwind amidst year-round ravine views. Complete with its own heating and cooling system and 2-piece washroom, this quaint room provides a front-row seat to nature's changing seasons. Upstairs, there is a large primary bedroom, full washroom, laundry and a second bedroom which provides space for guests, family, or even a home office. For those seeking to expand, a Building Potential Report is available outlining a possible second-floor extension above the living room - offering the opportunity to create additional bedrooms while maintaining the home's historical character. The best of both worlds being tucked away on a quiet crescent while also just steps to all that the city has to offer: TTC, upcoming new subway line where a stop is planned at Pape and Cosburn and quick access to the Don Valley Parkway. Perfect for getting downtown or out of town. Fall in love with the charm and history of this magical property!

Inclusions: See Schedule B

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



53 Chester Ave
Toronto Ontario M4K 2Z8
 Toronto E03 Playter Estates-Danforth Toronto

Taxes: \$7,296.94/2025 **For:** Sale **% Dif:** 127

Sold Date: 09/15/2025

SPIS: N **Last Status:** SLD **DOM:** 6

Semi-Detached **Fronting On:** E **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 19.5 x 133 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Danforth & Chester **Directions:** Turn On Chester From Danforth.

MLS#: E12390697

PIN#: 103970111

Legal: PCL 3124 SEC P. TORONTO; PT LT 28 E/S CHESTER AV PL M126 TORONTO COMM ON THE E LIMIT OF CHESTER AV AT A POINT DISTANT 41 FT NLY FROM THE SW ANGLE OF SAID LT

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1.5	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Private	Hydro:
Fireplace/Stv: Y	Drive: Lane, Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1910	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Public Transit, School	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Deck, Patio	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Auto Garage Door	HST Applicable to Sale Price: Included In
Lot Size Source: MPAC	Remote, Water Heater	Farm/Agr:
Roof: Asphalt Shingle	Security Feat: Smoke Detector	Oth Struct:
Foundation: Concrete		Survey Type: Unknown
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.42	x 10.83	Hardwood Floor	Fireplace	Large Window
2	Dining	Ground	13.12	x 10.17	Hardwood Floor	Open Concept	
3	Kitchen	Ground	21.65	x 10.83	Granite Counter	Stainless Steel Appl	Pot Lights
4	Prim Bdrm	2nd	16.08	x 13.78	Hardwood Floor	B/I Closet	
5	2nd Br	2nd	11.48	x 11.15	Hardwood Floor	B/I Closet	
6	3rd Br	2nd	11.15	x 10.17	Hardwood Floor	B/I Closet	
7	Family	Bsmt	14.11	x 9.84	Broadloom		
8	Rec	Bsmt	15.42	x 14.76	Broadloom		
9	Laundry	Bsmt	15.09	x 8.86			

Client Remarks: Welcome to 53 Chester Avenue! An open concept, sun-filled family home in the heart of coveted Playter Estates and a few steps to Jackman School and Chester Station. A charming covered front porch sets the tone for what awaits inside: A beautifully maintained, 1,444 square foot home that blends timeless character with thoughtful renovations. Flooded with natural light, this spacious home offers 9-foot ceilings, generously sized principal rooms with engineered hardwood floors throughout, a cozy wood-burning fireplace, and traditional detailing. The large and bright eat-in kitchen comes equipped with brand-new stainless-steel appliances, abundant storage and plenty of space for gathering to host everyday family meals or weekend celebrations. The second-floor features 3 spacious bedrooms with brand-new built in closets and a tastefully updated 4-piece bathroom. The lower level provides a separate entrance, a rough-in for a potential kitchenette, a separate laundry room and a second 3-piece bathroom, presenting opportunities for a guest suite, recreational space or income potential. Step outside into your own private backyard oasis, a landscaped retreat that leads to a well-kept, dry-walled 1.5 car garage with the potential to add a laneway suite. Within walking distance to the Danforth's beloved shops, cafes, and restaurants, a 10-minute walk to Withrow Park, a 1-minute walk to Chester Station and Jackman Public School, a 97-walk score and transit score of 99, the location is as exceptional as the home itself. This is a rare opportunity to own a perfectly situated and beautiful home in one of Toronto's most sought-after neighbourhoods.

Inclusions: S/S Fridge, S/S Stove, S/S Dishwasher, Washer and Dryer, All Electric Light Fixtures, All Window Coverings, Garage Door Opener & Remote, Hot Water Tank

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 905-338-3737



180 Browning Ave Toronto Ontario M4K 1W5 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,809.41/2025 Sold Date: 07/12/2025 SPIS: N			Sold: \$1,750,000 List: \$1,379,000
Semi-Detached	Fronting On: N	Rms: 7 + 3	For: Sale
Link: 2 1/2 Storey	Acreage: 17.5 x 99 Feet	Bedrooms: 3 + 1	% Dif: 127
	Irrig:	Washrooms: 2	
Dir/Cross St: Pape/Carlaw & Danforth/Mortimer 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#: E12275694	PIN#: 104030037
Assignment: N	Fractional Ownership: N
Legal: PLAN M368 PT LOT 121 (Please see Schedule B for Full Legal Property Description)	
Kitchens: 1	Exterior: Brick
Fam Rm: N	Gar/Gar Spcs: None / 0
Basement: Finished	Park/Drive: None
Fireplace/Stv: Y	Drive: None
Heat: Forced Air / Gas	Drive Park Spcs: 0
A/C: Central Air	Tot Prk Spcs: 0
Central Vac: N	UFFI:
Apx Age: 100+	Pool: None
Year Built: 1918	Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School
Yr Built Source: MPAC	Exterior Feat: Deck, Landscaped, Porch
Apx Sqft: 1500-2000	Interior Feat: Storage
Lot Size Source: MPAC	
Roof: Asphalt Shingle, Flat	
Foundation: Block	
Assessment: POTL: N	
POTL Mo Fee:	
Laundry lev: Lower	
Waterfront: None	
Zoning:	
Cable TV:	
Gas:	Hydro:
Water:	Phone:
Water Supply Type:	Municipal
Sewer:	Retirement:
Waterfront:	Under Contract: Hot Water Tank-Gas
Under Contract:	Included In
HST Applicable to:	
Sale Price:	
Farm/Agr:	
Oth Struct:	Garden Shed
Survey Type:	Unknown
Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	6.99	x 4.49	Tile Floor	B/I Closet
2	Living	Main	17.09	x 15.09	Hardwood Floor	Fireplace
3	Dining	Main	13.39	x 10.99	Hardwood Floor	Open Concept
4	Kitchen	Main	13.81	x 12.4	Hardwood Floor	Modern Kitchen
5	Prim Bdrm	2nd	14.11	x 15.09	Hardwood Floor	W/I Closet
6	2nd Br	2nd	12.99	x 10.99	Broadloom	B/I Closet
7	3rd Br	3rd	16.27	x 15.09	Hardwood Floor	W/I Closet
8	Rec	Bsmt	14.8	x 13.91	Laminate	B/I Shelves
9	Br	Bsmt	13.09	x 9.09	Laminate	B/I Closet
10	Laundry	Bsmt	10.01	x 4.89	Tile Floor	Above Grade Window
						B/I Shelves

Client Remarks: The story of 180 Browning Ave starts in the kitchen, where most days begin and end. It's one of the best spaces in the house, with top-tier appliances and a huge island that can seat six kids, whether they're yours or you're the hangout house. Here, homework gets done, drinks get poured, and pizza night is an event. The entire main floor flows naturally from the front living room with neighbourhood views, to the dining room in the back where game night rivalries play out. When the weather's nice, fire up the BBQ and relax on the shaded patio for a long, lazy meal or kick back while the kids do their thing. Mature trees frame the yard, adding peace, privacy, and there's no desire to rush. Marble accents on the main floor are softened by exposed brick leading upstairs, where the second floor opens up to two bedrooms with large windows and a skylight. The primary bedroom connects to a proper dual walk-in closet, which flows into a spacious full bath. The third floor: Teen hideaway, home office, guest room, endless possibilities. Plus potential for a rooftop patio, private enough for yoga in pyjamas, or to build out a fourth bedroom for a growing family and all their gear. Downstairs, the basement welcomes TV marathons and game day victories with plenty of ceiling height for your tallest friends and family members. A bonus room flexes into whatever life calls for: Spare room, studio, workout space, or a toy tornado zone. Out front, the porch is a front-row seat to life on Browning. Parents chatting, scooters flying by, a sense of connection you don't find everywhere. And the neighbourhood? It's why people plant roots. Withrow Park so the kids can run. The Big Carrot for groceries and afterschool smoothies. Jackman is your local school. The subways a short walk away. This home has hosted birthday parties, backyard barbecues, and late-night conversations around the island. Now it's ready for your family, your traditions, and your everyday rhythm.

Inclusions: Appliances: Refrigerator, Gas Cook-top, Built-in Range, Dishwasher, Washer & Dryer. All existing electrical light fixtures, window coverings, bathroom mirrors, and wall-mounted shelving. Nest Thermostat & Smoke Detectors. Sump pump & backwater valve in Basement. Wardrobe in Basement Bedroom. Garden Shed at side of house. Owned: Furnace & Central Air Conditioner.

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



770 Pape Ave Toronto Ontario M4K 3S7 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$4,263/2024 For: Sale % Dif: 98 Sold Date: 07/11/2025 Last Status: SLD DOM: 66 SPIS: N Link: Semi-Detached Fronting On: W 2 1/2 Storey Acreage: 17.5 x 101 Feet Irreg: Dir/Cross St: Pape / Danforth Directions: Entrance on Pape Avenue			Sold: \$1,375,000 List: \$1,399,000
MLS#: E12127052 PIN#: 104030659 Legal: PT LT 34 PL 1448 TORONTO (MIDWAY) AS IN CT157686; T/W CT157686; TORONTO , CITY OF TORONTO			

Kitchens: 1 + 1 Fam Rm: N Basement: Finished with Walk-Out / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School Bus Route Exterior Feat: Porch, Privacy, Landscaped, Controlled Entry Interior Feat: Carpet Free, Storage, Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.02	x 10.99	Hardwood Floor	Open Concept	O/Looks Frontyard
2	Dining	Main	24.02	x 10.99	Large Window	B/I Bookcase	Pot Lights
3	Kitchen	Main	15.75	x 10.33	Centre Island	B/I Appliances	Custom Backsplash
4	Laundry	Main	7.41	x 5.35	Laundry Sink	Custom Counter	B/I Shelves
5	Prim Bdrm	2nd	11.58	x 10.24	3 Pc Ensuite	Custom Counter	Bay Window
6	2nd Br	2nd	9.15	x 7.74	Irregular Rm	Pot Lights	Natural Finish
7	3rd Br	2nd	8.17	x 6.99	Window	Pot Lights	Hardwood Floor
8	4th Br	2nd	7.68	x 7.25	Large Window	B/I Closet	O/Looks Backyard
9	Loft	3rd	12.93	x 11.42	Open Concept	Window	Pot Lights
10	Rec	Bsmt	38.19	x 12.73	Open Concept	Modern Kitchen	3 Pc Ensuite
11	5th Br	Bsmt	12.7	x 8.92	Above Grade Window	B/I Closet	Pot Lights

Client Remarks: An Exquisite Retreat in the Heart of Playter Estates-Danforth! This meticulously renovated 4+1 bedroom, 4 bath semi-detached home offers a harmonious blend of contemporary elegance and timeless charm. The open-concept layout features natural timber accents, a stunning center island, and a crisp, bold color palette that exudes warmth and sophistication. The separate entrance to the fully finished basement apartment provides versatility for extended family, guests, or potential rental income. Nestled in one of Toronto's most sought-after neighborhoods, this move-in-ready masterpiece is just steps from the vibrant Danforth Avenue, offering an unparalleled lifestyle for families, professionals, and investors alike. Enjoy easy access to Pape Subway Station and TTC lines for seamless commuting. Proximity to top-rated schools, including Jackman Public School, and nearby Riverdale Park East with its trails, sports fields, and stunning city views, further enhances the appeal. Don't miss your chance to own a home that perfectly encapsulates Toronto's East End charm. With its modern sophistication, adaptable layout, and unbeatable location, 770 Pape Avenue is ready to welcome its next chapter.

Inclusions: Refrigerators(2), Stoves(2), Dishwashers(2), Range Hoods(2), Washer & Dryer(1), All ELF

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



925 Logan Ave Toronto Ontario M4K 3E3 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,681/2024 For: Sale Sold Date: 07/03/2025 % Dif: 136 SPIS: N Last Status: SLD DOM: 1			Sold: \$1,900,000 List: \$1,399,000
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 17.92 x 120 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 2 1x5x2nd, 1x3xBsmt	Dir/Cross St: Danforth and Logan Directions: One way north on Logan

MLS#: E12255412

Assignment: N

Legal: PLAN 709 PT LOT 26

PIN#: 104030207

Fractional Ownership: N

Kitchens: 1 Fam Rm: Y 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 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscaped, Patio, Porch Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.9	x 14.67	Hardwood Floor	Open Concept	Fireplace
2	Dining	Main	24.9	x 14.67	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	13.68	x 11.09	Renovated	Stone Counter	Breakfast Bar
4	Family	Main	10.73	x 9.22	Vaulted Ceiling	W/O To Yard	Skylight
5	Prim Bdrm	2nd	15.42	x 11.06	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	13.48	x 9.61	Hardwood Floor	Double Closet	Window
7	3rd Br	3rd	13.71	x 12.83	Hardwood Floor	Skylight	Closet
8	4th Br	3rd	10.83	x 8.53	Hardwood Floor	Window	Closet
9	Other	3rd	14.44	x 14.37	East View		
10	Rec	Bsmt	26.87	x 13.78	Pot Lights	3 Pcs Ensuite	Window

Client Remarks: There's a reason families set their sights on Playter Estates, it's the kind of neighbourhood where roots are planted, memories are made, and life simply feels right. Set within the coveted Jackman School district, 925 Logan Avenue is a home that checks every box, and then some. A wide 3-storey semi-detached beauty, its curb appeal stops you in your tracks. Classic, timeless, and undeniably welcoming. Step inside and you'll immediately feel it, that rare sense of home. The main floor offers a bright, open living and dining space, filled with warmth from the fireplace, character-rich hardwood floors, exposed brick and high ceilings that elevate every room. The kitchen is truly the heart of this home, designed for real life, real cooking, and real conversations. With marble countertops, stainless steel appliances, an island with extra storage, and space that flows seamlessly into a mudroom - the unsung hero of any family home. Shoes, backpacks, hockey bags, groceries, it all has a place here. And yes there's a detached garage off the laneway. No scraping ice off windshields in the winter. No shoveling around your car. Just pull in, unload, and exhale. The second floor brings practicality and comfort together with two spacious bedrooms, 2nd-floor laundry (because why not make life easier?), and a spa-inspired bathroom with a double vanity that eliminates the morning rush chaos. The third floor? Pure magic. A hideaway for kids, teenagers, guests, or a dreamy home office. Two more spacious bedrooms, skylights that pour in natural light, and a walkout to a private rooftop deck, the perfect spot to start your mornings or end your evenings under the stars. The finished lower level delivers a rec room for movie nights, a home gym or playroom plus plenty of storage. A parkette next door feels like an extension of your own yard, while the Danforth's shops, restaurants, cafes, and the subway are just steps away. Everything you need, exactly where you need it.

Inclusions: S/S gas stove, Fisher Paykel fridge, built in dishwasher, washer and dryer, GB&E, CAC, electric light fixtures, all window coverings. "other is roof top deck"

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



837 Broadview Ave 13 Toronto Ontario M4K 2P9 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,982.85/2025 For: Sale Sold Date: 10/08/2025 % Dif: 103 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,550,000 List: \$1,499,000
Att/Row/Twnhouse	Fronting On: E	Rms: 6 + 1	
Link: 3-Storey	Acreage: 14.33 x 57.89 Feet	Bedrooms: 3 + 1	Washrooms: 3
Dir/Cross St: Broadview & Danforth Ave Directions: Broadview & Danforth Ave			1x2xGround, 1x5x2nd, 1x5x3rd

MLS#: E12434715

PIN#:

Legal: PART OF LOT 62, PLAN 257 YORK, DESIGNATED AS PART 13 ON PLAN 66R27172 ; T/W AN UNDIVIDED COMMON INTEREST IN TORONTO COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 2354 SUBJECT TO AN EASEMENT IN GROSS OVER PART OF LOT 62, PLAN 257 YORK, DESIGNATED AS PART 13 ON PLAN 66R27172 AS IN AT3428734 SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT3495417 SUBJECT TO AN EASEMENT FOR ENTRY UNTIL 2019/01/31 AS IN AT3511497 CITY OF TORONTO

Kitchens: 1	Exterior: Concrete / Brick Veneer	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV:	Hydro:
Basement: Finished	Park/Drive:	Gas:	Phone:
Fireplace/Stv: N	Drive:	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 1	Sewer:	Sewers
Central Vac: Y	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum, Public	HST Applicable to	Included In
Roof: Other	Transit, School	Sale Price:	
Foundation: Other	Interior Feat: Auto Garage Door	Farm/Agr:	
Assessment: POTL: Y	Remote, Built-In Oven, Central Vacuum, Separate Hydro Meter	Oth Struct:	
POTL Mo Fee: 440.09		Survey Type:	Unknown
Laundry lev:		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	8.3	x 6.69	Large Window	Open Concept	
2	Kitchen	Main	12.66	x 7.58	Quartz Counter	Family Size Kitchen	Pantry
3	Living	Main	10.93	x 13.52	Large Window	W/O To Deck	Open Concept
4	2nd Br	2nd	9.58	x 7.38	Closet	Window	
5	3rd Br	2nd	10.01	x 11.19	Large Window	Closet	
6	Br	3rd	15.68	x 13.52	5 Pc Ensuite	Large Closet	W/O To Balcony
7	Den	Lower	14.37	x 12.76	W/O To Garage	Broadloom	Window

Client Remarks: Rarely available, rear-facing freehold townhouse situated in the highly sought-after Playter Estates neighbourhood! Offering nearly 2,000 sq ft across three above-grade levels, this 3+1 bedroom, three-bathroom home is the ideal turnkey urban retreat with chic, modern touches. The stunning open-concept main floor boasts soaring 10 ceilings and premium finishes throughout. The gourmet chefs kitchen features a massive island with a gas cooktop and built-in stainless steel appliances. The rest of the main floor has upgraded sound-resistant party walls, a central vacuum system, and a living room that opens onto a private rear deck equipped with a built-in BBQ gas line. Ascend the floating staircase to the second level, where you'll find two spacious bedrooms, a large bathroom and a laundry room designed for a family's needs. The top floor is dedicated to the owners retreat, featuring a luxurious five-piece ensuite with a skylight, a generous walk-in closet, and a large bedroom that easily accommodates a king-sized bed, with a walk-out balcony to enjoy the east-facing morning sun. The primary bedroom is also equipped with sound-dampening drapes and upgraded soundproofing for a peaceful retreat. The finished basement provides additional living space and direct access to the underground parking spot. Located within the highly rated Jackman School catchment area, this home is just steps from Albany Medical Clinic, the vibrant Danforth community, and a two-minute walk to Broadview TTC station on Line 2. Don't miss this outstanding opportunity to make this exceptional home yours!

Inclusions: Stainless steel refrigerator, oven, microwave, integrated refrigerator, island gas cooktop, hood, washer, dryer, central vacuum system, all existing window coverings and electrical light fixtures, except the hanging crystal light fixture in the dining room. POTL fees include water, winter snow removal and garbage disposal. Owner's furniture negotiable.

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



76 Browning Ave Toronto Ontario M4K 1V9 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,988/2024 For: Sale % Dif: 93 Sold Date: 10/03/2025 SPIS: N Last Status: SLD DOM: 52 Duplex Fronting On: N Rms: 16 Link: Acreage: Bedrooms: 4 + 1 2-Storey 18.08 x 126.33 Feet Washrooms: 3 Irreg: 1x4xBsmt, 1x4xMain, 1x4x2nd Dir/Cross St: Chester/Danforth Directions: Chester/Danforth		
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MLS#: E12339865

PIN#: 103980338

Legal: PCL 101-2 SEC M368; PT LT 101 PL M368 TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Flat, Shingles Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Bathroom	Bsmt	6.3	x 4.99	Tile Floor		
2	Kitchen	Bsmt	10.04	x 14.4	Open Concept	Combined W/Living	Eat-In Kitchen
3	Living	Bsmt	9.71	x 14.4	Open Concept	Combined W/Kitchen	
4	Laundry	Bsmt	6.1	x 6.04			
5	Living	Main	15.32	x 10.73	Combined W/Dining	Bay Window	Hardwood Floor
6	Dining	Main	6.17	x 10.73	Combined W/Kitchen	Combined W/Living	Hardwood Floor
7	Kitchen	Main	7.22	x 7.84	Combined W/Dining	Tile Floor	Pass Through
8	Bathroom	Main	7.15	x 7.25	4 Pc Bath		
9	Br	Main	10.04	x 10.5	Closet	W/O To Deck	Hardwood Floor
10	2nd Br	2nd	15.45	x 10.5	Broadloom	Closet	Large Window
11	3rd Br	2nd	12.76	x 8.6	Hardwood Floor	Window	Closet
12	Prim Bdrm	2nd	13.65	x 14.4	Double Closet	Bay Window	W/O To Balcony
13	Bathroom	2nd	7.15	x 6.46	Tile Floor	Window	
14	Family	3rd	14.63	x 14.4	Hardwood Floor	W/O To Deck	
15	Kitchen	3rd	7.94	x 7.28	Pass Through	Hardwood Floor	

Client Remarks: Exceptional opportunity in sought-after Playter Estates! This 4+1 bedroom, 3-bathroom duplex is configured as three self-contained units, each with its own private entrance and kitchen, making it ideal for investors or multi-generational living. The basement suite offers a combined kitchen and living area, a full bathroom, and a laundry room. The main floor unit features an open-concept kitchen, dining, and living space, along with a separate bedroom and bathroom. The upper unit spans two levels, boasting three bedrooms and two private balconies. Located just minutes from the subway, with quick access to the Don Valley Parkway, and surrounded by the vibrant Danforth community with its abundance of restaurants, shops, and amenities. A rare chance to own a versatile property in one of Toronto's most desirable neighbourhoods.

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



159 Fulton Ave Toronto Ontario M4K 1Y2 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$7,818/2024 For: Sale % Dif: 97 Sold Date: 11/27/2025 SPIS: N Last Status: SLD DOM: 24			Sold: \$1,750,000 List: \$1,798,000
Semi-Detached	Fronting On: S	Rms: 9 + 2	
Link: 3-Storey	Acreage: 18.54 x 102 Feet	Bedrooms: 5 + 1	Washrooms: 3
Dir/Cross St: Danforth Ave & Pape Ave Directions: North of Danforth, West of Pape			1x3xMain, 1x4x2nd, 1x2xLower

MLS#: E12504522

PIN#: 104030005

Legal: See Schedule B

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Finished / Full	Park/Drive: None	Gas:	Phone:
Fireplace/Stv: Y	Drive: None	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 0	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age: 100+	Pool: None	Retirement:	N
Year Built: 1914	Prop Feat: Fireplace/Stove	HST Applicable to:	Included In
Apx Sqft: 1500-2000	Interior Feat: Other	Sale Price:	
Lot Size Source: MPAC		Farm/Agr:	
Roof: Asphalt Shingle		Oth Struct:	
Foundation: Concrete		Survey Type:	None
Assessment: POTL:		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.16	x 10.43	Bay Window	Open Concept	Fireplace
2	Dining	Main	12.4	x 10.17	Combined W/Living	Hardwood Floor	Closet
3	Kitchen	Main	14.4	x 10.66	B/I Appliances	3 Pc Bath	Eat-In Kitchen
4	Prim Bdrm	2nd	14.67	x 13.68	W/O To Balcony	Closet	Hardwood Floor
5	2nd Br	2nd	12.4	x 9.74	Large Window	Hardwood Floor	4 Pc Bath
6	3rd Br	2nd	11.32	x 9.25	Combined W/Sunroom	Large Window	Hardwood Floor
7	Sunroom	2nd	11.42	x 7.91	Large Window	Hardwood Floor	South View
8	4th Br	3rd	12.93	x 9.42	B/I Closet	Large Window	Hardwood Floor
9	5th Br	3rd	10.66	x 10.5	Hardwood Floor	B/I Closet	Large Window
10	Rec	Lower	20.67	x 13.48	Broadloom	Finished	B/I Shelves
11	Laundry	Lower	14.17	x 11.42	Laundry Sink	Separate Rm	Unfinished

Client Remarks: If these walls could talk, they'd tell a century's worth of stories. Built in 1917, this 3-storey Edwardian in Playter Estates reflects the restrained elegance of the era. A balanced, symmetrical facade with original brickwork and a wide, covered porch sets the tone, while a second-floor balcony and gabled dormers add both vantage & character. Generous bay windows, a steep-pitched roofline, & a classic entry with a transom window highlight the architectural vernacular that defines this sought-after Jackman School District enclave. Step inside and the vibe shifts to elevated minimalism with a contemporary aesthetic. An open-concept flow links entry, dining, and living into one seamless space, perfect for effortless entertaining, Sunday homework sesshs, or cozy nights tucked in by the fireplace. A sunlit bay window frames leafy residential views, while crisp white walls and warm oak flooring create a backdrop that's architectural yet inviting. In the kitchen, sleek flat-panel cabinetry in natural wood tones with sculptural grain is paired with expansive granite counters and a waterfall peninsula with eat-in seating, integrated stainless steel appliances & the right proportions maximize both prep space and storage. Upstairs, 5+1 suites span the second and third floors, giving you the flexibility to style them as bedrooms, workspaces, or guest rooms. Soft drapery, sculptural lighting, and natural textures set a calm, versatile mood, while three well-appointed bathrooms balance sleek fixtures with tub & shower options. The lower level adds another layer of livability with 6'7" ceilings: a bright recreation room ready for movie nights, a large playroom, or even a private home gym - custom built-ins, generous storage & pantry space keep things practical, while recessed lighting and neutral finishes maintain a clean, modern feel. A separate entrance makes it ideal for guests, extended family, or muddy dog run-ins, & a 2nd laundry area doubles the efficiency (cont'd)..

Inclusions: Outdoors, a private tree-canopied yard extends the living space, where a natural stone patio defines the lounge area, an inviting, fenced-in retreat for hosting or winding down with a mix of hardscape & softscape, creating a low-maintenance garden with a built-in shed, anchoring Edwardian tradition in one of the East End's most coveted communities. A century of character, reimagined for the way you want to live today. **INCLUSIONS:** Stainless Steel Refrigerator, Built-in Dishwasher, Existing Stove, Gas Cook-Top, Built-in Microwave, Existing Light Fixtures, Clothing Washer & Dryer, Laundry Sink, Main Floor Bathroom Mirror, Basement Built-ins, White Shelving - Basement Laundry Room

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