



<b>30 Mortimer Ave</b> <b>Toronto Ontario M4K 1Z8</b> Toronto E03 Broadview North Toronto <b>Taxes:</b> \$4,749.52/2025 <b>Sold Date:</b> 11/22/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9			<b>Sold:</b> \$828,000 <b>List:</b> \$799,000 <b>For:</b> Sale <b>% Dif:</b> 104
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 6	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	21 x 133.33 Feet	<b>Washrooms:</b> 2	1x4x2nd, 1x3xLower
<b>Irreg:</b> <b>Dir/Cross St:</b> Broadview and Mortimer <b>Directions:</b> Mortimer just west of Broadview			

**MLS#:** E12540730

**PIN#:** 103990061

**Legal:** PCL 157-1 SEC M439; PT LT 157 N/S BURGESS AV PL M439 EAST YORK COMM AT THE SE ANGLE OF LT 157; THENCE NLY ALONG THE ELY LIMIT OF SAID LT A DISTANCE OF 133 FT 4 INCHES TO THE NE ANGLE OF SAID LT; THENCE WLY ALONG THE NLY LIMIT OF SAID LT A DISTANCE OF 21 FT MORE OR LESS TO A POINT DISTANT 9 FT ELY FROM THE NW ANGLE OF SAID LT 157; THENCE SLY AND PARALLEL TO THE WLY LIMIT OF SAID LT A DISTANCE OF 133 FT 4 INCHES MORE OR LESS TO THE SLY LIMIT OF SAID LT; THENCE ELY 21 FT MORE OR LESS TO THE POB; T/

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b> Unfinished	<b>Park/Drive:</b>	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Water:</b>	Municipal
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>	
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>	Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Park, Place Of Worship, Public Transit, Rec Centre, School	<b>HST Applicable to</b>	Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> None	<b>Sale Price:</b>	
<b>Foundation:</b> Unknown		<b>Farm/Agr:</b>	
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		<b>Survey Type:</b>	None
<b>Laundry lev:</b>		<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.47	x 12.34	
2	Dining	Main	14.47	x 13.52	
3	Kitchen	Main	14.47	x 9.94	
4	Prim Bdrm	2nd	14.47	x 17.72	
5	2nd Br	2nd	12.3	x 9.45	
6	3rd Br	2nd	9.19	x 10.43	
7	Rec	Bsmt	14.44	x 27.2	

**Client Remarks:** Located in the highly sought-after Broadview and Danforth neighbourhood, this detached two-storey brick home presents an exceptional opportunity to create your ideal family residence. Ready for your personal touch, the property offers a spacious layout with three well-sized bedrooms and a mostly completed bathroom on the second floor, providing a strong foundation for customization and modern updates. Enjoy the convenience of front pad parking, a private backyard perfect for entertaining or gardening, and peace of mind with a roof approximately three years old. The location is unbeatable, just steps to top-rated schools, vibrant shopping and dining along the Danforth, and quick access to the DVP and subway. Only minutes to downtown Toronto, this home is an ideal choice for those seeking space, potential, and a coveted urban lifestyle.

**Inclusions:** Fridge, Stove And Venthood, All Light Fixtures, All Window Coverings, Laundry Washer And Dryer, All In 'As-Is' Condition

**Listing Contracted With:** JOHNSTON & DANIEL DIVISION, ROYAL LEPAGE R.E.S. PROPERTIES INSTYLE416-489-2121



<b>780 Pape Ave</b> <b>Toronto Ontario M4K 3S7</b> Toronto E03 Playter Estates-Danforth Toronto <b>Taxes:</b> \$5,522/2024 <b>Sold Date:</b> 07/21/2025 <b>SPIS:</b> N		<b>Sold:</b> \$1,005,018 <b>List:</b> \$1,149,000 <b>For:</b> Sale <b>% Dif:</b> 87 <b>Last Status:</b> SLD <b>DOM:</b> 25
Detached Link: N 2-Storey	<b>Fronting On:</b> W <b>Acreage:</b> 24 x 135.5 Feet <b>Irreg:</b> <b>Dir/Cross St:</b> Pape & Danforth	<b>Rms:</b> 6 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x3xUpper, 1x3xLower <b>Directions:</b> Pape & Danforth
<b>MLS#:</b> E12247872 <b>PIN#:</b> 104030665 <b>Legal:</b> PT LT 30 PL 1448 TORONTO (MIDWAY) AS IN CT336533; TORONTO , CITY OF TORONTO		
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1919 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Unknown <b>Assessment:</b> 2024 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Alum Siding / Stucco/Plaster <b>Gar/Gar Spcs:</b> Detached / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat: Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown
<b># Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>		
<b>Client Remks:</b> Discover the potential of this vacant detached home on a generous 24 x 135 ft lot in the heart of Danforth Village. Just steps from Pape subway station and surrounded by the energy of one of Toronto's most vibrant corridors, this property offers exceptional value and endless upside. 780 Pape presents a unique opportunity to renovate, rebuild, or reimagine whether as a single-family home, income property, or mixed-use development. With its deep lot, high visibility, and unbeatable location, this is the kind of opportunity savvy investors dream of. Well-priced and ready for your vision 780 Pape is a blank canvas with big potential. Marketed together with neighboring semi-detached home at 778 Pape - purchase one or both of these great opportunities!		
<b>Listing Contracted With:</b> RE/MAX REALTRON REALTY INC, 416-222-2600		



<b>27 Beechwood Dr</b> <b>Toronto Ontario M4K 3H7</b> Toronto E03 Broadview North Toronto <b>Taxes:</b> \$6,017.61/2025 <b>Sold Date:</b> 11/26/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold:</b> \$1,502,700 <b>List:</b> \$1,485,000
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 8 + 3	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	25 x 100 Feet	<b>Washrooms:</b> 3	
<b>Dir/Cross St:</b> West of Pape Ave. & North of O'Connor Dr. <b>Directions:</b> West of Pape Ave. & North of O'Connor Dr.			1x2xMain, 1x4x2nd, 1x4xBsmt

MLS#: E12558236

PIN#: 103810224

Legal: Assessment Legal Description - Plan M444 PT LOT 3. Full Legal Description on Schedule B.

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Wood	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Carport / 1	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1500-2000	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Roof:</b> Unknown	<b>Exterior Feat:</b> Deck, Privacy, Lighting	<b>Sale Price:</b>
<b>Foundation:</b> Unknown	<b>Interior Feat:</b> Storage	<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	6.36	x 5.58	Double Closet	East View	Tile Floor
2	Living	Ground	18.57	x 13.32	Gas Fireplace	B/I Shelves	Bay Window
3	Dining	Ground	14.24	x 8.01	Open Concept	W/O To Deck	Recessed Lights
4	Kitchen	Ground	13.75	x 10.07	Renovated	Granite Counter	Centre Island
5	Breakfast	Ground	9.68	x 7.15	W/O To Deck	O/Looks Backyard	Pot Lights
6	Prim Bdrm	2nd	14.76	x 13.32	Bay Window	W/W Closet	Hardwood Floor
7	2nd Br	2nd	11.25	x 9.15	Double Closet	Casement Windows	Hardwood Floor
8	3rd Br	2nd	10.99	x 9.09	Double Closet	Casement Windows	Hardwood Floor
9	Rec	Bsmt	17.65	x 12.6	Cork Floor	Pot Lights	Window
10	4th Br	Bsmt	12.66	x 10.5	Double Closet	Broadloom	Window
11	Utility	Bsmt	8.5	x 6.66			
12	Laundry	Bsmt	7.15	x 5.91			

**Client Remks:** \*\*Say hello to this stylish, turn-key home on Beechwood Drive one of the most coveted streets in East York's Golden Triangle.\*\*Inside, you will be welcomed by a generous foyer with a double closet. The living room offers a calm, inviting retreat with a beautiful gas fireplace, custom bench seating, built-ins, and a picture window framing a charming country-like view. The chef-inspired kitchen features a centre island, high-end appliances, granite countertops, and ample storage, with a BBQ gas line just outside the back door. The main-floor 2-piece bath is a real treat. Upstairs, a skylight pours natural light over the staircase. The king-sized primary features a wall-to-wall closet with custom built-ins and a large picture window overlooking peaceful foliage. The additional two bedrooms each offer double closets with built-ins, making the entire upper level as functional as it is inviting. The high basement features a great rec room for family time, a bedroom ideal for guests or a work-from-home office, and a 4-piece bath. It also includes a rough-in for kitchen plumbing and a 240V outlet, perfect for future possibilities, all easily accessible from the separate side entrance. The house has been thoughtfully updated, reflecting a conscientious homeowner, with many upgrades including 2025 shingles, upgraded windows, newer AC and furnace, a 200-amp service, and more. A home inspection report is available. Located on a quiet street, this standout property offers a private fenced backyard, exclusive laneway parking with a convenient carport, and immediate access to the Don Valley trail system. Walk to parks, the library, WB Public School, the community centre, and just a 10-minute walk to the future subway station at Pape and Cosburn. Close to major highways, local shopping, transit options, and the vibrant restaurants of The Danforth, this home checks every box for comfort, charm, and convenience.

**Inclusions:** See Schedule B

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



**55 Don Valley Dr**  
**Toronto Ontario M4K 2J1**  
 Toronto E03 Broadview North Toronto

**Sold: \$1,472,000**  
**List: \$1,490,000**

**Taxes:** \$6,922.51/2025  
**Sold Date:** 11/14/2025

**For:** Sale

**% Dif:** 99

**SPIS:** N      **Last Status:** SLD      **DOM:** 62

**Detached**      **Fronting On:** S  
**Link:** N      **Acreage:**  
**Bungalow-Raised**      35.1 x 343.16 Feet  
**Irrig:** 1x4xMain, 1x3xLower  
**Dir/Cross St:** Broadview & O'Connor      **Directions:** West off Broadview

**MLS#:** E12402054

**PIN#:** 104000135

**Legal:** PT LT 64 PL 2477 TWP OF YORK AS IN EY88823; TORONTO (E YORK) , CITY OF TORONTO

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Finished / Walk-Up  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1941  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Lot Size Source:** MPAC  
**Roof:** Asphalt Shingle  
**Foundation:** Block, Concrete  
**Assessment:** 2025 **POTL:**

**POTL Mo Fee:**

**Laundry lev:**

**Exterior:** Brick  
**Gar/Gar Spcs:** Attached / 1  
**Park/Drive:**  
**Drive:**  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat: Interior Feat:** In-Law Suite

**Zoning:**  
**Cable TV:** Hydro:  
**Gas:** Phone:  
**Water:** Municipal  
**Water Supply Type:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**HST Applicable to** Included In  
**Sale Price:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** None  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.52	x 12.76	Hardwood Floor	Bay Window	
2	Kitchen	Main	13.58	x 9.74	Granite Counter	Breakfast Bar	Skylight
3	Dining	Main	10.33	x 10.17	Hardwood Floor	Large Window	
4	Prim Bdrm	Main	12.99	x 12.63	Hardwood Floor	Window	Window
5	2nd Br	Main	11.02	x 8.96	Hardwood Floor	Closet	Window
6	Nursery	Main	8.63	x 7.28	Hardwood Floor	Window	Closet
7	Foyer	Main	8.53	x 7.12	B/I Desk	Closet	Ceramic Floor
8	Living	Bsmt	12.53	x 12.04	Window	Pot Lights	Ceramic Floor
9	Kitchen	Bsmt	14.01	x 7.68	Quartz Counter	Window	Pot Lights
10	Dining	Bsmt	10.99	x 10.5	Window	Pot Lights	Ceramic Floor
11	Prim Bdrm	Bsmt	13.19	x 12.86	W/I Closet	3 Pc Bath	Pot Lights
12	Den	Bsmt	6.82	x 6.76	Window	Broadloom	

**Client Remks:** \*WOW\* The Property You've Been Looking For !! \* Quiet Dead End Street \* Deepest Lot On the Street \* No Neighbors Behind & No Neighbor in Front ! \* Great Family Location \* Close to Shopping, Danforth, Downtown, Hwy. \* Extended & Upgraded Home \* Basement w/Separate Walk Up Entrance & Beautiful Kitchen Make it a Great for In-Law Suite \* Large Deep Lot has Potential for Building Larger New House, Topping Up (Buyers/Agents to Verify Such). \* Great Updates Like 2 Skylights in Kitchen \* Granite Countertop & Breakfast Bar \* Gas Stoves in Both Kitchens \* S/S Appliances \* Built-In Desk/Cabinet in Foyer \* Mstr Bdrm Has an Added Rm for a Nursey/Den/Walk-In Closet (Whatever You Want) - 2 Windows Greater Natural Light \* Lrg 2nd Bdrm \* Solid Wood Doors on Main Flr. \* Bsmnt Beautiful Custom Kitchen w/ Quartz Counter & Backsplash !! \* L-Shave Bench Seating in Din. Rm & Lots of Windows \* Pot Lights \* Lrg Bsmnt Bdrm w/3 Pc. Ensuite & Walk-in Closet \* Another Rm for Den/Nursey/Bdrm \* Great for Extended Families/In-Law Suite \* Beautiful 3 Pc. Bath w/Quartz Counter & Upgraded Finishes \* Just a Great House / Property for Many Options !! Situated on this Desirable Sought After Street Among Multi-Million Dollar Homes !! Yes, Lot is Deep, Goes Beyond Rear Fence into Valley !!

**Inclusions:** Existing 2 Fridges, 2 Gas Stoves, 2 Dishwashers, 2 Over the Range Microwaves & 2 Washer & Dryers.

**Listing Contracted With:** EXP REALTY866-530-7737



<b>60 Nealon Ave</b> <b>Toronto Ontario M4K 1Z2</b> Toronto E03 Broadview North Toronto <b>Taxes:</b> \$7,768/2024 <b>Sold Date:</b> 07/23/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold:</b> \$1,715,000 <b>List:</b> \$1,499,000
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 5 + 4	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 2 + 3	
Bungalow	30 x 132 Feet	<b>Washrooms:</b> 2	
	<b>Irreg:</b>	1x3xMain, 1x4xBsmt	
<b>Dir/Cross St:</b> Broadview & Arundel <b>Directions:</b> Between Jackman and Arundel			

MLS#: E12289893

Assignment: N

Legal: Plan M439 Lot 87

PIN#: 103980095

Fractional Ownership: N

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Sewer:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Year Built:</b> 1922	<b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	<b>Retirement:</b> N
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Deck, Landscape Lighting, Patio, Lawn Sprinkler System	<b>HST Applicable to Sale Price:</b> Included In
<b>Apx Sqft:</b> 700-1100	<b>Interior Feat:</b> Bar Fridge	<b>Farm/Agr:</b>
<b>Roof:</b> Asphalt Shingle		<b>Oth Struct:</b>
<b>Foundation:</b> Unknown		<b>Survey Type:</b> None
<b>Assessment:</b> <b>POTL:</b> N		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.67	x 12.96	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	26.67	x 12.96	Hardwood Floor	Picture Window	Pot Lights
3	Kitchen	Main	17.95	x 10.99	Hardwood Floor	Renovated	O/Looks Backyard
4	Prim Bdrm	Main	12.96	x 10.63	Hardwood Floor	Double Closet	O/Looks Backyard
5	2nd Br	Main	13.09	x 10.63	Hardwood Floor	Double Closet	Window
6	Rec	Bsmt	21.13	x 10.99	Broadloom	Window	
7	3rd Br	Bsmt	14.14	x 9.12	Broadloom	Window	
8	4th Br	Bsmt	14.44	x 10.4	Broadloom	Window	
9	Office	Bsmt	9.51	x 8.1	Hardwood Floor	Window	
10	Laundry	Bsmt	11.06	x 7.78	Tile Floor	Laundry Sink	Window

**Client Remarks:** A Rarely Offered, One-of-a-Kind Masterpiece. This is not your average renovation. Welcome to 60 Nealon Avenue, a striking, fully reimagined bungalow that exudes sophistication, comfort, and unmatched attention to detail. Over \$600,000 in renovations have transformed this home into a true showpiece designed for those who appreciate high-end design, turnkey ease, and seamless indoor-outdoor living. Step inside to discover an airy, open-concept main floor drenched in natural light. The living room is anchored by a dramatic floor-to-ceiling marble fireplace, setting the tone for the refined finishes found throughout. The adjacent dining area flows effortlessly into a chefs dream kitchen, complete with quartz countertops, custom cabinetry, and \$50,000 in top-tier stainless steel appliances. Whether you're hosting dinner parties or enjoying a quiet morning coffee, this space balances style and function flawlessly. The primary bedroom retreat is equally impressive, featuring custom closets and a serene vibe that invites rest and relaxation. Two gorgeous spa-inspired bathrooms offer a luxurious escape, rivaling those found in boutique hotels. The fully finished lower level with a separate entrance boasts two spacious bedrooms, a dedicated office, a stylish 4-piece bathroom, and flexible living space ideal for teenagers, in-laws, or guests. It's the perfect blend of privacy and comfort. Outside, the magic continues. The professionally designed backyard oasis is a true urban sanctuary featuring lush landscaping, and multiple entertaining zones. Every detail has been considered from the curated gardens to the thoughtfully placed lighting, creating an ambiance that transitions beautifully from day to night. This is bungalow living at its absolute best, no stairs, no compromises. Whether you're looking to downsize without giving up luxury or seeking a rare turnkey property in one of Toronto's most desirable neighbourhoods, For the discerning buyer, 60 Nealon Avenue delivers.

**Inclusions:** S/S sub zero fridge, Wolf gas stove, Wolf microwave, built in dishwasher, sub zero built-in wine fridge, washer and dryer, electric light fixtures, GB&E, All custom drapery and window coverings. Sprinkler system in back yard. Legal Front Yard Parking.

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



<b>21 Cambridge Ave Toronto Ontario M4K 2L2</b>			<b>Sold: \$1,500,000</b>
Toronto E03 Playter Estates-Danforth Toronto			<b>List: \$1,570,000</b>
<b>Taxes:</b> \$7,804/2024	<b>For:</b> Sale	<b>% Dif:</b> 96	
<b>Sold Date:</b> 11/14/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 199	
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 8 + 3	
Link: N	<b>Acreage:</b> <.50	<b>Bedrooms:</b> 3 + 1	
2 1/2 Storey	26 x 100 Feet	<b>Washrooms:</b> 3	
	<b>Irreg:</b> Irregular	1x4x2nd, 1x4xBsmt, 1x1xBsmt	
<b>Dir/Cross St:</b> Broadview and Danforth			<b>Directions:</b> Broadview and Danforth

MLS#: E12109756

PIN#: 103950441

Legal: Plan 876Y Pt Lot 14

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b> Residential
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b> Hydro
<b>Basement:</b> Apartment	<b>Park/Drive:</b>	<b>Gas:</b> Phone
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Lane	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b> N
<b>Year Built:</b> 1923	<b>Prop Feat:</b> Family Room	<b>HST Applicable to:</b> Not Subject to HST
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Other	<b>Sale Price:</b>
<b>Apx Sqft:</b> 2000-2500		<b>Farm/Agr:</b>
<b>Roof:</b> Asphalt Shingle		<b>Oth Struct:</b>
<b>Foundation:</b> Concrete		<b>Survey Type:</b> Available
<b>Assessment:</b> \$1,091,000 / 2024		<b>Spec Desig:</b> Unknown
<b>POTL:</b>	<b>POTL Mo Fee:</b>	
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.7	x 8.86	
2	Dining	Main	14.76	x 9.19	
3	Kitchen	Main	19.19	x 9.02	Eat-In Kitchen
4	Family	Main	16.4	x 9.19	W/O To Balcony
5	Prim Bdrm	2nd	15.26	x 9.35	Double Closet
6	2nd Br	2nd	14.11	x 9.51	Double Closet
7	3rd Br	2nd	13.29	x 9.68	Double Closet
8	Loft	3rd	22.97	x 18.04	
9	Rec	Bsmt	25.1	x 10.83	
10	Kitchen	Bsmt	11.81	x 8.2	
11	Br	Bsmt	15.42	x 9.84	

**Client Remks:** Large Detached 2.5 Storey Home in Fantastic Playter Estates. Quiet Enclave West of Broadview. Coveted Jackman School District. Short Walk to: Vibrant Danforth, Subway, Riverdale Park+++. Over 2,250 Square Feet on 3 Levels plus 950+ Square Feet in Basement. Large Basement Recreation Room and Self Contained Basement Apartment for: Income, Nanny, Family Member. Parking in Rear for 2 Cars. Fantastic Outdoor Space: Front Porch and Sliding Doors to Rear Balcony on Main Floor, Second Floor Front Balcony, Lovely Courtyard in Rear. Large Storage Room Under Rear Balcony. Cold Storage Room in Basement.

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer.

**Listing Contracted With:** RE/MAX PRIME PROPERTIES - UNIQUE GROUP 416-928-6833



<b>1065 Logan Ave</b> <b>Toronto Ontario M4K 3G2</b> Toronto E03 Broadview North Toronto <b>Taxes:</b> \$8,053.65/2025 <b>Sold Date:</b> 07/03/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9			<b>Sold:</b> \$1,685,000 <b>List:</b> \$1,695,000
<b>Detached</b> <b>Link:</b> N 2 1/2 Storey	<b>Fronting On:</b> E <b>Acreage:</b> 30 x 130 Feet <b>Irrg:</b>	<b>Rms:</b> 10 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 2 1x3x2nd, 1x4xBsmt	<b>For:</b> Sale <b>% Dif:</b> 99 <b>Dir/Cross St:</b> Logan North of Danforth <b>Directions:</b> Logan North of Danforth

MLS#: E12242630

PIN#: 104020265

Legal: PCL 180-1 SEC M439; LT 180 E/S LOGAN AV PL M439 EAST YORK; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Full / Partially Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> 51-99 <b>Apx Sqft:</b> 1500-2000 <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit <b>Exterior Feat:</b> Porch <b>Interior Feat:</b> Built-In Oven, In-Law Capability, Storage, Water Heater, Water Heater Owned <b>Security Feat:</b> Alarm System	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> Garden Shed <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Sewers</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.24	x 12.5	Hardwood Floor	B/I Bookcase	Stained Glass
2	Dining	Ground	15.49	x 10.76	Hardwood Floor	Combined W/Dining	Wainscoting
3	Kitchen	Ground	25.98	x 8.79	Stainless Steel Appl	Stone Counter	Combined W/Family
4	Prim Bdrm	2nd	20.28	x 13.32	Hardwood Floor	Closet	Closet Organizers
5	2nd Br	2nd	12.99	x 9.84	Hardwood Floor	Closet	O/Looks Backyard
6	3rd Br	2nd	10.07	x 9.15	Hardwood Floor	O/Looks Backyard	
7	4th Br	3rd	16.01	x 11.32	Broadloom		
8	Rec	Bsmt	16.77	x 15.85	Parquet Floor	Pot Lights	4 Pc Bath
9	Office	Bsmt	8.01	x 7.35	Parquet Floor	B/I Desk	Pot Lights

**Client Remarks:** Welcome to this Fabulous detached red brick home, situated on a premium 30 x 130 ft lot with a private drive. This property boasts an oversized front porch, inviting you to relax and enjoy the neighborhood's charm. Step inside to discover solid Camaru hardwood flooring that flows throughout the home, adding warmth and elegance to every room, additionally, the whole interior has just been freshly painted. The family room addition off the kitchen is bathed in natural light, creating a welcoming atmosphere for family gatherings and entertaining guests. The updated kitchen is freshly painted and features brand new stone counters and backsplash. You'll also find new stainless steel appliances, including a fridge, dishwasher, and range hood, all installed in 2025. Built-in cabinetry in the living room adds character, while custom closets in the oversized primary bedroom provide ample storage. Enjoy the low-maintenance Backyard with patio, and Large Astroturf play area. Located just a short walk from Danforth, Chester subway station, and the future Ontario line at Cosburn, this home offers both convenience and accessibility. Don't miss the chance to own this beautiful property that combines classic charm with modern convenience. Schedule your private showing today!

**Inclusions:** Existing GE 5 burner stainless steel gas range ( 2013 ), Broan stainless steel range hood (2025),GE stainless steel fridge (2025), Samsung dishwasher ( 2025 ), Stainless Steel Microwave, LG Washer and Dryer, All Window Blinds, All Electric Light Fixtures, Built In Desk, Built in console in living room, freezer in basement, garden shed.

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



**13 Ferrier Ave**  
**Toronto Ontario M4K 3H5**  
 Toronto E03 Playter Estates-Danforth Toronto  
**Taxes:** \$6,773.79/2025      **For:** Sale      **% Dif:** 94  
**Sold Date:** 11/15/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 50  
**Detached**      **Fronting On:** E  
**Link:** N      **Acreage:**  
 2 1/2 Storey      20.01 x 100 Feet  
**Irreg:**  
**Dir/Cross St:** Danforth & Logan Avenues      **Directions:** North of Danforth Ave

**MLS#:** E12428576

**PIN#:** 104030334

**Legal:** Pt Lt 12 Pl 1410 Toronto (Midway) Pt Lt 11 Pl1410

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick / Metal/Side	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> None	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> None	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b> Water System
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b>	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> In-Law Suite, Guest Accommodations	<b>Sale Price:</b>
<b>Foundation:</b> Concrete Block		<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Unknown
<b>Laundry lev:</b> Upper		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 12.99	Hardwood Floor	Large Window	
2	Dining	Main	12.01	x 10.99	Hardwood Floor	Open Concept	
3	Kitchen	Main	15.09	x 16.17	Hardwood Floor	Walk-Out	Open Concept
4	Br	2nd	10.17	x 14.67	Bay Window	3 Pc Ensuite	Large Closet
5	2nd Br	2nd	8.6	x 10.66	Large Closet	Large Window	Hardwood Floor
6	3rd Br	2nd	8.6	x 11.32	Large Closet	Window	Hardwood Floor
7	5th Br	3rd	17.52	x 28.84	Open Concept	Skylight	Hardwood Floor
8	Den	3rd	17.52	x 28.84	Open Concept	Skylight	Hardwood Floor
9	Office	3rd	8.76	x 11.75	Hardwood Floor	Window	
10	Br	Bsmt	10.2	x 13.45		3 Pc Bath	
11	Living	Bsmt	8.6	x 9.25	Open Concept		
12	Kitchen	Bsmt	11.48	x 10.17	Open Concept	Breakfast Area	

**Client Remks:** Tucked Away On A Quiet, Tree-Lined Street In The Vibrant Danforth Village, This Beautifully Renovated Detached Home Offers The Perfect Blend Of Timeless Character & Contemporary Upgrades. Steps To Pape or Chester Avenue, Subway Access, & Local Amenities, This Home Embodies Urban Convenience With A Neighbourhood Feel. Step Inside To A Bright, Open-Concept Main Floor Featuring Hardwood Flooring, Large Windows, & A Modern Kitchen With Quartz Counter-tops, Stainless Steel Appliances, & Functional Island Seating Ideal For Entertaining & Everyday Living. Upstairs Boasts Four Spacious Bedrooms With Ample Closet Space, & A Spa-Inspired 4-Piece Bathroom Featuring Stylish Tile Work & A Deep Soaker Tub. The Fully Finished Lower Level Offers Versatile Living Space With A Separate Entrance Perfect As A Family Room, Guest Suite, Home Office Or Gym. Enjoy A Private Backyard Oasis Ideal For Outdoor Dining Or Relaxing, Plus A Rare Detached Storage Shed. Located Near Top-Rated Schools, Parks, Shops, Cafes, & The Danforth's Premier Dining Scene. 13 Ferrier Avenue Delivers An Exceptional Toronto Lifestyle With Every Convenience At Your Doorstep. This Turn-Key, Move-In Ready Home Is A Must See!

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



<b>139 Floyd Ave</b> <b>Toronto Ontario M4K 2B6</b> Toronto E03 Broadview North Toronto <b>Taxes:</b> \$8,023.40/2025 <b>Sold Date:</b> 10/28/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 34			<b>Sold:</b> \$1,800,000 <b>List:</b> \$1,869,000
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 8 + 3	
Link: N	<b>Acreage:</b> 58.42 x 100 Feet	<b>Bedrooms:</b> 4	<b>Washrooms:</b> 4
2-Storey	<b>Irreg:</b> 1x2xMain, 1x3x2nd, 1x4x2nd, 1x2xLower	<b>Dir/Cross St:</b> Pape and Mortimer <b>Directions:</b> West of Pape	

MLS#: E12424071

PIN#: 104020108

Legal: PCL 309-1 SEC M439; LT 310 PL M439 EAST YORK; PT LT 309 PL M439 EAST YORK PT 4, 66R5334; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Attached / 1	<b>Cable TV:</b> Hydro
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b> Phone
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 4	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 5	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1964	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to:</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> None	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1500-2000		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b> Available
<b>Foundation:</b> Concrete Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2024 <b>POTL:</b>		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.67	x 11.52	Large Window	Fireplace	Hardwood Floor
2	Dining	Main	9.91	x 13.91	Sliding Doors	W/O To Yard	Hardwood Floor
3	Kitchen	Main	13.75	x 10.4	Family Size Kitchen	Double Sink	Window
4	Breakfast	Main	8.5	x 10.4	Combined W/Kitchen	Window	
5	Prim Bdrm	2nd	17.16	x 11.52	Double Closet	3 Pc Ensuite	Hardwood Floor
6	Br	2nd	9.91	x 11.42	Closet	Window	Hardwood Floor
7	Br	2nd	9.74	x 10.5	Closet	Window	Hardwood Floor
8	Br	2nd	9.74	x 10.5	Closet	Window	Hardwood Floor
9	Rec	Lower	22.41	x 11.32	Wet Bar	Pot Lights	2 Pc Bath
10	Kitchen	Lower	9.58	x 13.58	Eat-In Kitchen	Double Sink	Ceramic Floor
11	Laundry	Lower	22.67	x 10.24			
12	Cold/Cant	Lower	8.99	x 17.16			

**Client Remarks:** Welcome to 139 Floyd Avenue in the heart of Pape Village. A rare, detached four-bedroom home lovingly maintained by the same family for over 40 years. Set on an almost 60-foot lot, this residence blends timeless charm, thoughtful care, and exciting potential, offering both immediate comfort and a foundation for the future. The classic centre hall plan gives the home a sense of balance and presence. Grand principal rooms define the main floor: an expansive dining room perfect for hosting large family gatherings, and a spacious living room anchored by a wood-burning fireplace for cozy evenings. The large, family-size eat-in kitchen is the true heart of the home ideal for everyday meals, conversations, and creating new memories. Upstairs, the serene primary bedroom features an ensuite and ample storage, complemented by three additional generous bedrooms perfect for children, guests, or flexible home office space. The fully finished basement, with its excellent ceiling height, offers incredible versatility: an in-law or nanny suite, intergenerational living, or simply more space to grow. Outdoors, a rare and spacious backyard provides both privacy and opportunity, with potential to build a substantial garden suite. Families will also appreciate the convenience of a great daycare, as well as primary and middle schools just steps from your front door. Adding to its appeal, this property offers a rare find in the area: both a private drive and an attached garage, providing flexible parking and storage options. Community perks are exceptional: stroll to the vibrant shops, cafes, and restaurants along both Pape and the Danforth, with Pape Station only a 12-minute walk away for quick and convenient access to downtown. Detached, lovingly cared for, and sitting on an extraordinary lot, 139 Floyd Avenue is a truly special family home, ready to welcome its next chapter.

**Inclusions:** 2 Fridges, 2 Stoves, microwave, toaster oven, washer, dryer, freezer, All blinds and curtains, All electric light fixtures.

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



<b>58 Chester Hill Rd Toronto Ontario M4K 1X3</b>			<b>Sold: \$1,850,000</b>
Toronto E03 Playter Estates-Danforth Toronto			<b>List: \$1,949,000</b>
<b>Taxes:</b> \$8,513.64/2025	<b>For:</b> Sale	<b>% Dif:</b> 95	
<b>Sold Date:</b> 11/02/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 11	
Detached	<b>Fronting On:</b> N	<b>Rms:</b> 8 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3	
2-Storey	30 x 107.25 Feet	<b>Washrooms:</b> 2	
	<b>Irrig:</b>	1x3x2nd, 1x4xBsmt	
<b>Dir/Cross St:</b> Broadview Ave & Chester Hill Rd <b>Directions:</b> W of Broadview Ave			

**MLS#:** E12476874

**PIN#:** 103950173

**Legal:** LT 32 PL 2191 TORONTO (DAVIS HARRIS ANNEX); TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 3	<b>Water Supply Type:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, Rec Centre	<b>HST Applicable to:</b> Included In Sale Price:
<b>Roof:</b> Asphalt Shingle	<b>Interior Feat:</b> Storage	<b>Farm/Agr:</b>
<b>Foundation:</b> Brick		<b>Oth Struct:</b>
<b>Assessment:</b> POTL:		<b>Survey Type:</b>
<b>POTL Mo Fee:</b>		Available
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	8.99	x 4.69	Ceramic Floor	Window	
2	Living	Main	12.04	x 16.08	Hardwood Floor	Pot Lights	Fireplace
3	Dining	Main	10.56	x 14.07	Hardwood Floor	Pot Lights	Open Concept
4	Kitchen	Main	8.07	x 16.08	Hardwood Floor	Pot Lights	W/O To Yard
5	Mudroom	Main	10.37	x 6.1	Hardwood Floor	Pot Lights	O/Looks Frontyard
6	Prim Bdrm	2nd	13.78	x 11.78	Hardwood Floor	Bay Window	Closet
7	2nd Br	2nd	13.78	x 10.07	Hardwood Floor	Closet	Window
8	3rd Br	2nd	9.09	x 12.17	Hardwood Floor	B/I Closet	Picture Window
9	Office	Bsmt	8.5	x 6.07	Laminate	Above Grade Window	
10	Rec	Bsmt	18.8	x 20.18	Laminate	Pot Lights	Above Grade Window

**Client Remarks:** Welcome to this beautifully appointed Arts and Crafts 3-bedroom, 2-bathroom home nestled in a serene ravine setting in in covetted Playter Estates, within the sought-after Jackman School district. From the moment you arrive, you're greeted by exceptional curb appeal gorgeous stone steps lead to professionally landscaped front and rear gardens, complete with irrigation for effortless upkeep. Step into a wonderfully practical, covered and heated vestibule featuring built-in cabinetry and two brand-new entry doors that flood the space with natural light. Inside, the inviting living room boasts pot lights, rich quarter-sawn oak floors, and a cozy wood-burning fireplace. A bright sunroom offers the perfect spot for a home office, reading nook, or play area. The open-concept white shaker kitchen flows seamlessly into a spacious dining room with pot lights and two walk-outs to the lush backyard ideal for entertaining or everyday living. Upstairs, the king-size primary bedroom features two closets, while the additional bedrooms are equally spacious and well-appointed with ample storage. The European-inspired main bathroom showcases clean lines, heated floors and towel rack and a luxurious walk-in shower. Downstairs, the recently gutted and fully waterproofed basement offers a separate entrance, sleek new bathroom, laundry room, office space, and a massive rec room ready for movie nights or family fun. Positioned perfectly on the street with dedicated green space behind, this home is a rare gem with stunning gardens and a lifestyle to match.

**Inclusions:** Fridge, stove, dishwasher, microwave, washer & dryer. All ELFs. Furnace & air conditioning unit. Shed, irrigation system front and back, garden lights front, building supplies for backyard in shed.

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



<b>839 Carlaw Ave</b> <b>Toronto Ontario M4K 3L1</b> Toronto E03 Playter Estates-Danforth Toronto <b>Taxes:</b> \$11,206/2025 <b>For:</b> Sale <b>% Dif:</b> 94 <b>Sold Date:</b> 10/10/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 10			<b>Sold:</b> \$2,200,000 <b>List:</b> \$2,339,000
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 6 + 1	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4	
2-Storey	30 x 131.66 Feet	<b>Washrooms:</b> 3	
<b>Irreg:</b> <b>Dir/Cross St:</b> Danforth and Carlaw <b>Directions:</b> South of Mortimer			1x3x2nd, 1x3xLower, 1x3xFlat

MLS#: E12435237

PIN#: 104030426

Legal: PT LT 53 PL 1152 TORONTO (MIDWAY) AS IN CA593630; TORONTO, CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 4	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Radiant / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 6	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1939	<b>Prop Feat:</b> Fireplace/Stove	<b>HST Applicable to</b> Included In
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> None	<b>Sale Price:</b>
<b>Apx Sqft:</b> 1500-2000		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b> Available
<b>Foundation:</b> Block		<b>Spec Desig:</b> Unknown
<b>Assessment:</b> 2025 POTL:		
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.93	x 13.48	Bay Window	Pot Lights	Hardwood Floor
2	Dining	Main	10.83	x 13.58	Pot Lights	Combined W/Kitchen	Hardwood Floor
3	Kitchen	Main	7.51	x 13.91	Centre Island	W/O To Garden	Hardwood Floor
4	Prim Bdrm	2nd	19.16	x 13.58	His/Hers Closets	Window	Broadloom
5	Br	2nd	8.6	x 11.32	Closet	Window	Broadloom
6	Br	2nd	9.91	x 13.91	Double Closet	W/O To Balcony	Broadloom
7	Rec	Lower	18.41	x 12.5	Wet Bar	Fireplace	Granite Floor
8	Laundry	Lower	7.51	x 12.6	B/I Shelves	Laundry Sink	Ceramic Floor
9	Living	Flat	14.83	x 29.07	Sliding Doors	W/O To Garden	Ceramic Floor
10	Br	Flat	11.52	x 18.41	Double Closet	3 Pc Ensuite	Window
11	Other	Flat	27.92	x 40.16			

**Client Remarks:** Welcome to a rare offering in prestigious Playter Estates a one-of-a-kind home in one of Toronto's most sought-after neighbourhoods and within the Jackman School District. Built circa 1939, this detached residence blends timeless character with thoughtful updates, creating an ideal setting for modern family living. The main floor is designed for gatherings, with an expansive living room anchored by a wood-burning fireplace, a renovated kitchen, and a gracious dining room that makes entertaining effortless. Upstairs, discover three bedrooms, including a generous primary with wall-to-wall closets, complemented by a renovated bathroom. Each room is filled with natural light and provides a warm, welcoming atmosphere. The lower level extends the living space with a fabulous family room featuring a second wood-burning fireplace, a bar area, laundry, and a large bathroom complete with a sauna a true retreat at home. Beyond the main residence lies a remarkable bonus: a coach house that elevates this property to another level. Here you'll find a generous family room and an expansive bedroom with ensuite bath, making it perfect for extended family, guests, or a creative studio. A private courtyard links the main house and the coach house, creating an inviting outdoor transition between the spaces. Beyond the coach house sits a four-car garage that provides abundant parking and endless possibilities ideal as a workshop, gym, or hobbyists haven. For those with vision, the property also allows for the construction of approximately a 1,700-square-foot laneway home, adding incredible value and versatility. With a 99 Walk Score, this home places you just a five-minute walk to the subway and all the vibrant shops, cafes, and restaurants of The Danforth. Detached with a private drive, multiple fireplaces, a coach house, and space for every chapter of life, this is a unicorn property and one of Playter Estates most distinctive offerings.

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Bar fridge in basement, All window coverings, All electric light fixtures, TV bracket in basement, Sauna in basement, Hot water tank owned.

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



<b>67 Nealon Ave</b> <b>Toronto Ontario M4K 1Z3</b> Toronto E03 Broadview North Toronto <b>Taxes:</b> \$10,958.23/2024 <b>Sold Date:</b> 07/02/2025 <b>SPIS:</b> N			<b>Sold:</b> \$2,450,000 <b>List:</b> \$2,490,000
<b>Detached</b> <b>Link:</b> N 2-Storey	<b>Fronting On:</b> S <b>Acreage:</b> 30 x 130.95 Feet <b>Irreg:</b>	<b>For:</b> Sale <b>Last Status:</b> SLD <b>DOM:</b> 9	<b>Rms:</b> 7 + 2 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 4 1x5x2nd, 1x3x2nd, 1x2xGround, 1x4xBsm
<b>Dir/Cross St:</b> LOGAN/NEALON <b>Directions:</b> LOGAN & NEALON			

MLS#: E12239153

PIN#: 103980166

Legal: PL M439, LOT 51, PCL 51-1

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1928 <b>Apx Sqft:</b> 2000-2500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Brick <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 5 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Carpet Free, Guest Accommodations, In-Law Capability, Storage, Sump Pump, Water Heater	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Unknown <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Sewers</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.27	x 13.06	Hardwood Floor	Bay Window	Open Concept
2	Dining	Main	12.96	x 10.83	Hardwood Floor	Leaded Glass	Open Concept
3	Kitchen	Main	20.34	x 19.13	Hardwood Floor	Combined W/Dining	Open Concept
4	Family	Main	20.34	x 19.13	Hardwood Floor	Combined W/Kitchen	Gas Fireplace
5	Prim Bdrm	2nd	19.91	x 19.32	Hardwood Floor	Vaulted Ceiling	W/O To Deck
6	2nd Br	2nd	10.5	x 9.91	Hardwood Floor	Closet	
7	3rd Br	2nd	14.83	x 13.78	Hardwood Floor	His/Hers Closets	Bay Window
8	Rec	Bsmt	19.72	x 18.7	Pot Lights	W/O To Yard	Above Grade Window
9	Laundry	Bsmt	7.87	x 14.63	Tile Floor	4 Pc Bath	Open Concept
10		Bsmt	21.72	x 18.83	Laminate	Irregular Rm	Open Concept

**Client Remks:** Nestled On A Beautifully Landscaped Lot, This One Of A Kind, Two Story Home, Blends Classic Architectural Charm With Luxurious Contemporary Updates. Leaded Glass Windows And Rich Wood Finishes Signal The Superior Craftsmanship And Thoughtful Design Found Throughout. Spanning Across 3+1 Bedrooms And 4 Bathrooms, This Home Offers Exceptional Living Space, Functionality And Comfort, All Within Walking Distance Of A Vibrant Neighbourhood And Multiple Subway Stations. The Main Level Welcomes You With Rich Hardwood Floors, Wood Wainscoting And Sun-drenched Rooms That Flow Seamlessly In A Modern Layout And With Ample Closet And Storage Space Throughout. The Kitchen Is A Chef's Delight, Showcasing Solid Mahogany Cabinets, A Stylish Backsplash And Ample Space For Entertaining. Travelling Upstairs Not Only Brings Two Full Bedrooms And Bathroom, But A Primary Suite That Is A True Sanctuary, Evoking The Ambiance Of A Napa Retreat. It Features Soaring Cathedral Ceilings, A Romantic Juliette Balcony, Three Large Closets And An Opulent 5-Piece Ensuite With A Jacuzzi Tub, Separate Glass Shower, Skylight And Jack And Jill Sinks. Downstairs, The Finished Basement Offers Incredible Flexibility With A Full Bedroom, 4-Piece Bath, Laundry Area And Rough-Ins For A Secondary Kitchen-Ideal For In-laws, A Nanny Suite, Or Income Potential. The Separate Entrance Adds Further Value And Convenience, As Does The Backyard Garage, Private Garden Oasis, Full Security System, And Spacious Front Driveway. 4 Car Parking & One In The Garage. Don't Miss This Rare Opportunity To Own A Unique And Special Residence, Offering The Best Of Space, Elegance, Privacy And Timeless Style.

**Inclusions:** Stainless Steel: Fridge, Thermador 6 Burner Stove B/I AGE Dishwasher, Washer, Dryer All Window Coverings, All Electric Light Fixtures, Hot Water Tank (Rental), Propane BBQ, Tool Shed 9 Behind Garage

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



<b>39 Ferrier Ave</b> <b>Toronto Ontario M4K 3H5</b> Toronto E03 Playter Estates-Danforth Toronto <b>Taxes:</b> \$9,961.49/2025 <b>For:</b> Sale <b>% Dif:</b> 93 <b>Sold Date:</b> 10/31/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 17			<b>Sold:</b> \$2,325,000 <b>List:</b> \$2,495,000
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 7 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 3 + 1	
2-Storey	25 x 100 Feet	<b>Washrooms:</b> 4	
	<b>Irreg:</b>	1x2xGround, 1x4x2nd, 1x4x2nd, 1x3xLower	
<b>Dir/Cross St:</b> Danforth Ave. & Carlaw Ave. <b>Directions:</b> Danforth Ave. & Carlaw Ave.			

**MLS#:** E12463468

**PIN#:** 104030325

**Legal:** Lot 21 Plan 1410

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>	
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>	Y
<b>Basement:</b> Finished with Walk-Out	<b>Park/Drive:</b>	<b>Gas:</b>	
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Available, Front Yard Parking	<b>Water:</b>	Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>	Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>	None
<b>Apx Age:</b> 16-30	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Year Built:</b> 1999	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	<b>HST Applicable to</b>	Included In
<b>Apx Sqft:</b> 2500-3000	<b>Exterior Feat:</b> Canopy, Deck, Landscaped, Patio, Paved Yard, Porch	<b>Sale Price:</b>	
<b>Lot Shape:</b> Rectangular	<b>Interior Feat:</b> In-Law Capability, Water Heater Owned, Water Meter	<b>Farm/Agr:</b>	
<b>Roof:</b> Asphalt Shingle		<b>Oth Struct:</b>	
<b>Foundation:</b> Concrete		<b>Survey Type:</b>	None
<b>Assessment:</b> <b>POTL:</b>		<b>Spec Desig:</b>	Unknown
<b>POTL Mo Fee:</b>			
<b>Laundry lev:</b>			

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	24.61	x 12.14	Combined W/Dining
2	Dining	Ground	24.61	x 12.14	Combined W/Living
3	Kitchen	Ground	15.91	x 12.47	O/Looks Family
4	Family	Ground	15.42	x 12.8	Sunken Room
5	Prim Bdrm	2nd	15.42	x 13.94	4 Pc Ensuite
6	2nd Br	2nd	12.8	x 9.84	W/O To Deck
7	3rd Br	2nd	15.58	x 9.84	Bay Window
8	Family	Lower	19.03	x 14.76	Double Closet
9	Exercise	Lower	15.09	x 11.15	Finished
					W/ O To Deck
					Bay Window
					Double Closet
					Finished
					W/ O To Deck
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					Double Closet
					Finished



<b>1144 Broadview Ave Toronto Ontario M4K 2S5</b> Toronto E03 Broadview North Toronto <b>Taxes:</b> \$13,354.88/2025 <b>Sold Date:</b> 10/30/2025 <b>SPIS:</b> N			<b>Sold:</b> \$2,750,000 <b>List:</b> \$2,875,000
Detached	<b>Fronting On:</b> W	<b>For:</b> Sale	<b>% Dif:</b> 96
Link: N	<b>Acreage:</b> 38.8 x 167.14 Feet	<b>Rms:</b> 12 + 2	<b>Bedrooms:</b> 3 + 3
2-Storey	<b>Irrig:</b> 167.14' x 38.8' x 183.76' x 35.04'	<b>Washrooms:</b> 5	<b>1x2xMain, 1x5x2nd, 1x4x2nd, 1x4x2nd, 1x4xLower</b>
<b>Dir/Cross St:</b> Broadview & Gowan <b>Directions:</b> Broadview North of Mortimer on West side			

**MLS#:** E12370407

**PIN#:** 104000185

**Legal:** Lt 13 Pl 3093 East York; Toronto (E York), City of Toronto

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b> RD (f12.0; a370 d0.6) H8.5
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Front Yard Parking	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 3	<b>Water:</b> Municipal
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 4	<b>Water Supply Type:</b>
<b>Central Vac:</b> N	<b>UFFI:</b> No	<b>Sewer:</b> Sewers
<b>Apx Age:</b> 6-15	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Year Built:</b> 2018	<b>Prop Feat:</b> Cul De Sac, Family Room, Park, Public Transit, Ravine, Wooded/Treed	<b>Retirement:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Accessory Apartment, Auto Garage Door Remote, Bar Fridge, ERV/HRV, None, On Demand Water Heater, Separate Heating Controls, Upgraded Insulation, Water Purifier, Water Treatment, Water Heater Owned	<b>HST Applicable to:</b> Included In
<b>Apx Sqft:</b> 2500-3000	<b>Security Feat:</b> Alarm System, Smoke Detector, Carbon Monoxide Detectors, Security System	<b>Sale Price:</b>
<b>Lot Shape:</b> Irregular		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Rolled, Membrane		<b>Survey Year:</b> 2018
<b>Foundation:</b> Poured Concrete		<b>Survey Type:</b> Available
<b>Assessment:</b> <b>POTL:</b>		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Upper		

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	19.65	x 4.92	Pot Lights	Hardwood Floor	
2	Sitting	Main	17.59	x 10.01	Pot Lights	Window	
3	Mudroom	Main	10.99	x 4.92	Double Closet	Pot Lights	
4	Powder Rm	Main	4.82	x 4.92	Porcelain Floor	Wall Sconce Lighting	Pot Lights
5	Kitchen	Main	21.26	x 11.52	Breakfast Bar	Corian Counter	Stainless Steel Appl
6	Dining	Main	14.99	x 11.42	Hardwood Floor	Open Concept	Fireplace
7	Living	Main	13.68	x 15.49	Pot Lights	Window Flr to Ceil	Cathedral Ceiling
8	Prim Bdrm	2nd	14.4	x 14.83	Pot Lights	Double Closet	Ensuite Bath
9	Bathroom	2nd	10.07	x 4.99	Pot Lights	Heated Floor	Soaker
10	2nd Br	2nd	14.01	x 12.6	Window Flr to Ceil	Hardwood Floor	
11	Bathroom	2nd	10.07	x 4.99	Heated Floor	Tile Floor	B/I Vanity
12	3rd Br	2nd	14.4	x 14.83	Double Closet	Hardwood Floor	
13	Bathroom	2nd	4.99	x 8.01	Pot Lights	Heated Floor	B/I Vanity
14	Laundry	2nd	6.66	x 7.41	Tile Floor		
15	Kitchen	Lower	14.5	x 14.5	Quartz Counter	Pantry	Pot Lights
16	Living	Lower	14.24	x 18.83	Pot Lights	W/O To Patio	
17	4th Br	Lower	10.01	x 10.66	Double Closet	Large Window	
18	5th Br	Lower	11.09	x 14.34	Double Closet	Large Window	
19	Laundry	Lower	6.66	x 7.41	Laundry Sink	Heated Floor	B/I Shelves
20	Bathroom	Lower	4.99	x 10.24	Heated Floor	Soaker	Pot Lights
21	Other	Lower	9.51	x 18.83	Pot Lights	Heated Floor	

**Client Remarks:** Where substance meets style, and opportunity stretches as far as the lot line. This striking modern residence on Broadview isn't shy about making a statement. The address comes with instant access to the city and interiors that feel miles away from it. With nearly 4500 square feet total of modern splendour. Soaring ceilings, and walls of glass. Natural cascades of luminance. Sunlight pours through skylights and floor-to-ceiling windows, while custom millwork and sleek finishes give the interiors a refined edge. The main floor revolves around an open great room anchored by a chef's kitchen with a twelve-foot island and professional-grade range the kind of space where family breakfasts, dinner parties, and late-night conversations naturally unfold. Upstairs, three bedrooms each have their own ensuite (because sharing is overrated), including a primary suite with a walk-through dressing room, spa bath, and balcony. Downstairs, a full walkout

lower level expands the homes possibilities with a massive second kitchen, additional bedrooms, heated floors throughout, and even a soundproof studio or gym. Step outside and the lots depth reveals itself: nearly 170 feet of landscaped privacy, mature trees, and room to dream. And those dreams? Already approved. Plans for a 2,000SF Garden Suite with pool and cabana are in place; as well as a fully severed secondary lot on Hillside Drive with approvals for a 3,300SF detached home [visit the site for renderings, video, plans and details]. Keep it all for yourself, or lean into the development potential - either way, you're winning. Broadview gives you quick access to transit, the Danforth, and downtown, while inside you'll find quiet, comfort, and a home built to last. Big on space, bold on design, and generous with options for the future. This is more than a house. It's a whole playbook of possibilities. Download to Buyer Book for plans, details and so much more. Open houses this weekend 12 - 2pm. Come one! Come all!

**Inclusions:** See Schedule C

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



<b>3 Hurndale Ave</b> <b>Toronto Ontario M4K 1R4</b> Toronto E03 Playter Estates-Danforth Toronto <b>Taxes:</b> \$10,887/2024 <b>For:</b> Sale <b>Sold Date:</b> 09/08/2025 <b>% Dif:</b> 99 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 5			<b>Sold:</b> \$2,930,000 <b>List:</b> \$2,950,000
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 12 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1	
3-Storey	25 x 110 Feet	<b>Washrooms:</b> 3	
<b>Irreg:</b> <b>Dir/Cross St:</b> Broadview and Danforth <b>Directions:</b> North on Ellerbeck from Danforth, Right on Hurndale.			1x4x2nd, 1x3x3rd, 1x3xLower

<b>MLS#:</b> E12378825	<b>PIN#:</b> 103960320
<b>Fractional Ownership:</b> N	
<b>Legal:</b> PT LT 24 PL 1463 TORONTO (MIDWAY); PT LT 25 PL 1463 TORONTO (MIDWAY) AS IN CA536491; S/T & T/W CA536491; TORONTO , CITY OF TORONTO	
<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> None / 0
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b> Private
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private, Private Double
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 2
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 2
<b>Central Vac:</b> N	<b>UFFI:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None
<b>Year Built:</b> 1908	<b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School
<b>Yr Built Source:</b> MPAC	<b>Exterior Feat:</b> Porch Enclosed, Deck, Landscaped, Patio
<b>Apx Sqft:</b> 2000-2500	<b>Interior Feat:</b> In-Law Capability
<b>Lot Shape:</b> Rectangular	
<b>Lot Size Source:</b> MPAC	
<b>Roof:</b> Asphalt Shingle	
<b>Foundation:</b> Concrete	
<b>Assessment:</b> \$1,522,000 / 2025	
<b>POTL:</b> N	<b>POTL Mo Fee:</b>
<b>Laundry lev:</b> Upper	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	14.99	x 7.84	Tile Floor	Closet	
2	Living	Ground	13.91	x 11.52	Hardwood Floor	Brick Fireplace	B/I Shelves
3	Dining	Ground	15.91	x 12.34	Hardwood Floor	Picture Window	Open Concept
4	Kitchen	Ground	13.09	x 9.25	Tile Floor	Centre Island	Stainless Steel Appl
5	Mudroom	Ground	7.58	x 7.41	Hardwood Floor	Walk-Out	B/I Shelves
6	2nd Br	2nd	14.24	x 10.01	Hardwood Floor	Double Closet	O/Looks Backyard
7	3rd Br	2nd	14.83	x 10.01	Hardwood Floor	Double Closet	Bay Window
8	4th Br	2nd	12.6	x 9.84	Hardwood Floor	Double Closet	Bay Window
9	Sunroom	2nd	8.6	x 8.43	Hardwood Floor	B/I Shelves	Large Window
10	Laundry	2nd	6.33	x 5.15	Tile Floor	Stainless Steel Appl	
11	Prim Bdrm	3rd	17.32	x 11.75	Hardwood Floor	3 Pc Ensuite	Double Closet
12	Sitting	3rd	10.17	x 8.17	Hardwood Floor	B/I Shelves	Combined w/Primary
13	Media/Ent	Lower	18.93	x 15.68	Broadloom	B/I Bar	Window
14	Rec	Lower	13.91	x 12.93	Broadloom	Window	
15	Utility	Lower	8.99	x 7.41			

**Client Remarks:** A rare offering in coveted Playter Estates. Elegantly situated on the south side of a quiet, tree-lined street, this exceptional detached home sits on a 25x110 foot lot, offering timeless character with contemporary finishes. Boasting over 3,100 square feet, this light-filled home seamlessly delivers an elevated living experience with heritage design. Hardwood floors greet throughout with an elegant living room with built-in shelving and wood fireplace. The open-concept dining room with banquette seating overlooks a bright modern kitchen with an oversized island offering ample seating and storage. French doors from the bright mudroom lead to a beautifully-appointed garden, with a two-tiered deck with room for both outdoor dining and multiple conversation spots, with steps down to an extensive, lush garden and additional outdoor living spaces. The airy second floor leads into three spacious bedrooms with built-in shelving, with two offering bay windows. A second-floor laundry is conveniently located next to a modern three-piece bath, and a step down takes you to the airy, sunny sunroom/office overlooking the yard. The third floor offers a serene, oversized master bedroom with a dressing room area, 3-piece bath, ample closet space and a sitting room with built-in shelving, making it the ideal retreat. The lower level, designed in 2020, offers almost 900 square feet of living spaces, making it an ideal spot for the whole family to come together. A generous-sized recreation room is accompanied by a three-piece bath and wetbar, ideal for family nights in. An additional space can be used as a play room, office or nanny/in-law suite, with side-door access and storage throughout. Accompanied by a two-car driveway, this distinguished home is a unique find in a highly-desirable

ocket of the city. Within the Jackman Public School and Riverdale Collegiate school districts, and steps to the well-loved shops, cafes and restaurants on the Danforth, this home is not to be missed.

**Inclusions:** See Schedule B

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



<b>154 Gough Ave</b> <b>Toronto Ontario M4K 3P1</b> Toronto E03 Playter Estates-Danforth Toronto <b>Taxes:</b> \$13,018/2024 <b>For:</b> Sale <b>% Dif:</b> 107 <b>Sold Date:</b> 07/03/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 1			<b>Sold:</b> \$3,700,000 <b>List:</b> \$3,450,000
Detached	<b>Fronting On:</b> W	<b>Rms:</b> 9 + 2	
Link: N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1	
2-Storey	25 x 137 Feet	<b>Washrooms:</b> 5	
	<b>Irreg:</b>	1x6x2nd, 1x4x2nd, 1x4x2nd, 1x4xLower, 1x2xMain	
<b>Dir/Cross St:</b> Pape & Danforth <b>Directions:</b> Pape & Danforth			

MLS#: E12255304

PIN#: 104030502

Legal: LT 83 PL 1448 TORONTO (MIDWAY) CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Other	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b>	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 3	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> Inground	<b>Retirement:</b>
<b>Year Built:</b> 2019	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>HST Applicable to</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free	<b>Sale Price:</b>
<b>Apx Sqft:</b> 2500-3000		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Rolled		<b>Survey Type:</b>
<b>Foundation:</b> Poured Concrete		<b>Spec Desig:</b>
<b>Assessment:</b> 2024 <b>POTL:</b>		Available
<b>POTL Mo Fee:</b>		Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.5	x 6	Coffer Ceiling	Crown Moulding	Panelled
2	Living	Main	14.5	x 6	Hardwood Floor	Crown Moulding	Combined W/Dining
3	Dining	Main	14.5	x 6	Hardwood Floor	Crown Moulding	Combined W/Living
4	Kitchen	Main	14.99	x 18.77	B/I Appliances	Centre Island	Breakfast Area
5	Family	Main	15.16	x 18.77	Gas Fireplace	W/O To Patio	O/Looks Backyard
6	Prim Bdrrm	2nd	11.32	x 18.77	Juliette Balcony	6 Pc Ensuite	Crown Moulding
7	2nd Br	2nd	12.83	x 10.99	Hardwood Floor	Crown Moulding	4 Pc Ensuite
8	3rd Br	2nd	10.76	x 9.32	Hardwood Floor	Crown Moulding	O/Looks Frontyard
9	4th Br	2nd	12.76	x 8.99	Hardwood Floor	Crown Moulding	O/Looks Frontyard
10	Br	Lower	10.6	x 8.66	Hardwood Floor	Crown Moulding	Large Window
11	Media/Ent	Lower	13.42	x 17.49	Hardwood Floor	Crown Moulding	Built-In Speakers
12	Laundry	Lower	6.43	x 4.99	Tile Floor	Laundry Sink	Stainless Steel Appl

**Client Remarks:** Experience Unparalleled Luxury In Prestigious Playter Estates. This Home Epitomizes The Finest Material And Craftsmanship From Its All Exterior Limestone Finish To Its Oasis Backyard Featuring A 12x27ft Salt Water Pool With A 7x7ft Jacuzzi, A 16ft Limestone Fireplace, A 75 Inch Outdoor Tv And Landscape Lighting. A Chef Inspired Kitchen With Miele Appliances Which Also Includes A Second Steam Oven & Coffee Maker, A 43" La Cornue Gas Stove, Marble Counter Tops, And Backsplash. The Second Floor Offer 4 Bedrooms With 3 Spa Inspired Washrooms Featuring Marble Tiles And Heated Floors. The Walkout Lower Level Features 12ft Soaring Ceilings And Offers An Additional Bedroom And An Entertainment Room With A Premium Surround Sound System. Also A Second Laundry.

**Inclusions:** Miele Appliances (Fridge, Wine Chiller, Steam Oven, Coffee Maker, Dishwasher), La Cornue Stove, 7 TVs & Surround Sound System. All ELFs & Window Coverings.

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