



157 Withrow Ave
Toronto Ontario M4K 1C8

Toronto E01 North Riverdale Toronto

Taxes: \$7,274.49/2024

Sold Date: 03/07/2025

SPIS: N

Last Status: SLD

For: Sale

% Dif: 126

DOM: 2

Detached

Fronting On: S

Rms: 6 + 2

Link: N

Acreage:

Bedrooms: 3

2-Storey

17 x 98.25 Feet

Washrooms: 2

Irreg:

1x2xMain, 1x4x2nd

Dir/Cross St: Gerrard St & Carlaw Ave

MLS#: E12001282

PIN#: 210670075

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.91	x 14.27	Hardwood Floor	Pot Lights	O/Looks Frontyard
2	Dining	Main	13.91	x 14.14	2 Pc Bath	Hardwood Floor	Combined W/Living
3	Kitchen	Main	10.79	x 12.24	Breakfast Bar	Pot Lights	W/O To Deck
4	Prim Bdrm	2nd	11.91	x 10.7	Double Closet	Hardwood Floor	Ceiling Fan
5	2nd Br	2nd	9.19	x 11.29	Double Closet	Hardwood Floor	O/Looks Backyard
6	3rd Br	2nd	10.76	x 8.5	Double Closet	Skylight	O/Looks Backyard
7	Rec	Bsmt	13.16	x 23.1	Pot Lights	Above Grade Window	B/I Shelves
8	Laundry	Bsmt	10.27	x 16.14	Laundry Sink	Above Grade Window	Pot Lights

Client Remks: Discover this beautifully renovated 3-bedroom, 2-bathroom detached home nestled in the heart of Riverdale. The bright and airy living space has an open-concept design with high ceilings and hardwood floors, ideal for entertaining guests. The updated kitchen features tasteful finishes and flows seamlessly into a sunlit, south-facing garden through sliding glass doors. Enjoy the convenience of a rare main floor powder room. Upstairs, you'll find a lovely renovated main washroom, hardwood floors, a skylight, and three bedrooms all equipped with double closets. The finished basement offers a versatile recreation room, laundry facilities, and ample storage space. Located just steps from top-rated schools, picturesque parks, the Danforth, and easy access to the subway, this home epitomizes urban living at its finest.

Extras:

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

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21 Gough Ave
Toronto Ontario M4K 3N6

Toronto E01 North Riverdale Toronto

Taxes: \$8,361.73/2024**For:** Sale**Sold:** \$1,690,000**List:** \$1,329,000**Sold Date:** 05/23/2025**% Dif:** 127**SPIS:** N**Last Status:** SLD**DOM:** 2

Detached

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

2 1/2 Storey

20 x 139 Feet

Washrooms: 1**Irreg:**

1x4x2nd

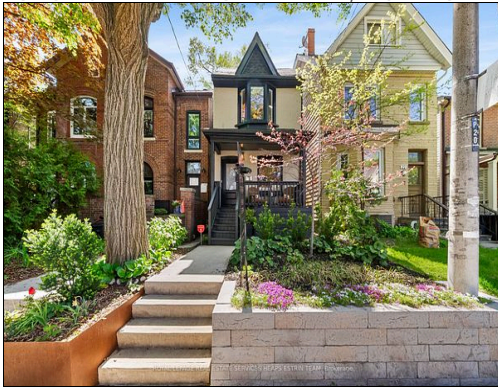
Dir/Cross St: Pape & Danforth**MLS#:** E12161848**PIN#:** 210620441**Assignment:** N

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.1	x 3.12	Closet	Tile Floor	
2	Living	Main	14.17	x 15.26	Hardwood Floor	Pot Lights	O/Looks Frontyard
3	Dining	Main	11.29	x 15.26	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	15.42	x 11.15	Hardwood Floor	Centre Island	B/I Shelves
5	Family	Main	19.32	x 11.15	Window Flr to Ceil	Fireplace	W/O To Deck
6	Prim Bdrm	2nd	19.55	x 11.22	W/I Closet	W/O To Balcony	Hardwood Floor
7	2nd Br	2nd	13.71	x 13.02	W/W Closet	Bay Window	Hardwood Floor
8	3rd Br	3rd	12.07	x 10.93	Skylight	W/O To Deck	Hardwood Floor
9	Rec	Bsmt	39.96	x 14.76	Above Grade Window	Concrete Floor	Unfinished
10	Laundry	Bsmt	13.39	x 10.5	Laundry Sink	Above Grade Window	Concrete Floor

Client Remks: This lovely detached, prime Riverdale 3-bedroom home is bursting with character, space, and style. A picturesque front welcomes you, leading into an practical foyer with a front hall closet, because first impressions matter! The expansive main floor has soaring ceilings, hardwood floors, and large principal rooms, offering the perfect setting for entertaining or everyday living. Dine under an architectural lightwell, then cook up a storm in the modern kitchen, featuring a center island with room for expansion - the possibilities are endless! Cozy up in the sunken family room with a warm gas fireplace, all while gazing out at the large lush landscaped garden oasis through a massive wall of windows. Upstairs, the king-size primary bedroom is your personal retreat, complete with a walk-in closet and Juliette balcony overlooking a leafy garden. The second bedroom is bright, spacious, and lined with wall-to-wall closets for ultimate storage. The big bathroom features a separate shower and tub combo with a vaulted ceiling for added grandeur. Need extra space? The third-floor loft is ideal as a guest room or home office, opening to a sun-drenched sundeck where relaxation reigns supreme. The clean, unspoiled basement is perfect for all your storage needs! Located just steps from Danforth's vibrant shops, top-rated schools, and transit, this home lets you live your best urban life! With a Walk Score of 98, Transit Score of 95, and Bike Score of 89, you're at the center of it all. Zoned for Frankland PS, Earl Grey SR PS, and Riverdale CI, this is the perfect place to call home. Come see why this Riverdale gem is the one!

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


20 Howland Rd
Toronto Ontario M4K 2Z6

Toronto E01 North Riverdale Toronto

Taxes: \$7,985.79/2025**Sold Date:** 06/17/2025**SPIS:** N**Last Status:** SLD**For:** Sale**% Dif:** 95**DOM:** 20

Detached

Fronting On: E**Rms:** 12**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

16 x 110 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x2xMain, 1x3xLower

Dir/Cross St: Howland + Victor **Directions:** Howland Rd between Simpson & Victor**MLS#:** E12179790**PIN#:** 210690387

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:		
Fam Rm:	N	Drive:	Lane	Cable TV:	Y	Hydro: Y
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	None / 0	Gas:	Y	Phone: A
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal	
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:		
A/C:	Central Air	UFFI:		Sewer:	Sewers	
Central Vac:	N	Pool:	None	Waterfront:		
Apx Age:		Prop Feat:		Retirement:		
Apx Sqft:	1100-1500	Electric Car Charger, Fenced Yard, Park,		Farm/Agr:		
Assessment:	2024 POTL:	Public Transit, School, Terraced		Oth Struct:		
POTL Mo Fee:				Survey Type:	None	
Laundry lev:	Lower			Spec Desig:	Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.92	x 3.58	Hardwood Floor	Open Concept	
2	Kitchen	Main	16.83	x 11.42	Hardwood Floor	Stainless Steel Appl	Centre Island
3	Living	Main	14.17	x 9.25	Hardwood Floor	O/Looks Frontyard	Open Concept
4	Dining	Main	10.66	x 9.91	Hardwood Floor	Open Concept	
5	Mudroom	Main	9.51	x 5.41	Hardwood Floor	B/I Closet	Overlook Patio
6	Prim Bdrm	2nd	11.91	x 11.32	Hardwood Floor	B/I Closet	Bay Window
7	2nd Br	2nd	11.42	x 9.84	Hardwood Floor	W/O To Terrace	West View
8	3rd Br	2nd	10.66	x 7.84	Hardwood Floor	Closet	
9	Rec	Lower	17.91	x 12.4	Broadloom	Window	Pot Lights
10	Den	Lower	9.32	x 8.92	Tile Floor	Walk-Up	Large Window
11	Laundry	Lower	10.43	x 4.99	Tile Floor	Window	
12	Utility	Lower	8.33	x 4.82	Concrete Floor		

Client Remks: Set on a quiet, tree-lined street in the heart of North Riverdale, 20 Howland Rd offers a rare opportunity to own a detached, move-in-ready home in one of Toronto's most cherished family neighbourhoods. Ideally located within the highly regarded Withrow Jr. P.S. catchment and just steps from Withrow Park, Riverdale Park, the vibrant shops, cafes, and restaurants of Gerrard Street East, and the Danforth, this home offers exceptional convenience and a true sense of community. Thoughtfully updated and impeccably maintained, the home features 3+1 bedrooms and 3 bathrooms, including a main floor powder room. The open-concept main floor features engineered hardwood flooring, spacious principal rooms, and large windows that flood the space with natural light. The kitchen is both stylish and functional, featuring a large center island with integrated storage and a 24-bottle wine rack. A built-in kitchen chalkboard wall offers a fun and practical space for planning meals or keeping family organized. A standout mudroom at the rear provides additional built-in storage and direct access to the landscaped backyard, as well as rare two-car laneway parking with an EV charger. Upstairs, the second floor features three well-sized bedrooms, a skylight that brightens the hallway and staircase, and a charming west-facing balcony ideal for morning coffee or evening relaxation. The primary bedroom includes wall-to-wall built-in storage. The fully finished lower level features a spacious recreation room, a guest bedroom, a three-piece bathroom, ample storage, and a separate walk-out to the backing added versatility and privacy. Professionally landscaped front and rear gardens create a tranquil, low-maintenance urban retreat. The backyard features mature lilac trees, soft lighting and gas line for easy outdoor entertaining. A truly special opportunity in one of the city's most connected, park-filled, and family-friendly neighbourhoods. Two blocks from the upcoming Ontario Line Station.

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


597 Logan Ave
Toronto Ontario M4K 3B9

Toronto E01 North Riverdale Toronto

Taxes: \$8,047/2024**For:** Sale**Sold:** \$1,750,000**List:** \$1,499,000**Sold Date:** 04/15/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

Fronting On: E**Rms:** 9 + 1**Link:** N**Acreage:****Bedrooms:** 3

3-Storey

20 x 86 Feet

Washrooms: 3**Irreg:**

1x4xLower, 1x4x2nd, 1x3x3rd

Dir/Cross St: Riverdale and Langley **Directions:** South of Langley**MLS#:** E12071134**PIN#:** 210610184

Kitchens:	2	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1910			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	2000-2500			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	9.14	x 8.56	Large Window	Pot Lights	Laminate
2	Living	Main	13.12	x 12.63	Pot Lights	Open Concept	Laminate
3	Kitchen	Main	12.73	x 8.04	Combined W/Dining	Pantry	Laminate
4	Dining	Main	11.94	x 6.82	Combined W/Kitchen	Window	Laminate
5	Br	Main	12.34	x 9.91	Large Window	Closet	Laminate
6	Living	2nd	10.17	x 15.91	Bay Window	Pot Lights	Hardwood Floor
7	Dining	2nd	15.06	x 10.24	Glass Block Window	Combined W/Kitchen	Hardwood Floor
8	Kitchen	2nd	10.7	x 10.24	Breakfast Bar	Pot Lights	Hardwood Floor
9	Br	2nd	9.68	x 16.5	Closet	Walk-Out	Hardwood Floor
10	Prim Bdrm	3rd	17.52	x 12.93	W/I Closet	4 Pc Ensuite	W/O To Deck
11	Rec	Lower	23	x 14.99	4 Pc Bath	Pot Lights	Broadloom

Client Remks: Located in Prime Riverdale and within the coveted Withrow School District, this detached 3 storey home offers incredible flexibility with two spacious, light-filled units ideal for multi-generational living, a strategic investment property, or a seamless conversion to a single-family home. Renovated and full of character, the home features generous principal rooms, large eat-in kitchens, and spacious primary bedrooms. A separate entrance to the basement adds further versatility, whether for additional living space, a future suite, or storage. The detached garage with one-car parking adds rare convenience, and the opportunity to build a laneway house brings added future value. All of this just steps from Withrow Park, and walking distance to the vibrant shops, restaurants, and cafes along both the Danforth and Gerrard Street East. With a Walk Score of 95 and just an 18-minute walk to the subway, this location offers the perfect balance of connectivity, community, and urban living. Whether you're looking to live in one unit and rent the other, support multi-generational family living, or create your dream home, 597 Logan Avenue delivers on space, flexibility, and lifestyle in one of Toronto's most dynamic neighbourhoods.

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


251 Withrow Ave
Toronto Ontario M4K 1E3

Toronto E01 North Riverdale Toronto

Taxes: \$8,376.03/2024**For:** Sale**Sold: \$1,765,000****List: \$1,799,000****Sold Date:** 02/11/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 21

Detached

Fronting On: S**Rms:** 6 + 1**Link:** N**Acreage:****Bedrooms:** 2 + 1

2-Storey

19 x 126 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Pape And Danforth**MLS#:** E11933595**PIN#:** 210610331

Kitchens:	1	Exterior:	Alum Siding / Brick Front	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Part Fin / W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	28.84	x 11.68	Combined W/Living	Open Concept	Hardwood Floor
2	Living	Main	28.84	x 11.68	Combined W/Dining	Open Concept	Hardwood Floor
3	Family	Main	13.48	x 8.83	O/Looks Backyard	W/O To Deck	Hardwood Floor
4	Kitchen	Main	10.76	x 10.24	Eat-In Kitchen	Backsplash	Hardwood Floor
5	Prim Bdrm	2nd	14.83	x 10.24	Pocket Doors		
6	2nd Br	2nd	9.58	x 9.42	Pocket Doors		
7	3rd Br	Bsmt	11.75	x 17.32	Large Window	W/O To Yard	

Client Remks: Nestled in North Riverdale, this charming detached home with two parking spots offers an ideal family-friendly location with exceptional urban conveniences: Proximity to Withrow Park, Short walking distance to Danforth Avenue, Close to subway access, This Home Is Loaded W/ Privacy From The Beautifully Landscaped Front Yard To The Rear Garden Surrounded By Greenery. Potential To Extend The Second Floor To Create Two Additional Bedrooms Utilizing The Basement Extension ****EXTRAS**** S/S Fridge, S/S Stove, S/S Range, S/S Dishwasher. Washer/Dryer All Elfs. Bsmnt Bdrm Has A W/O W/ Large Window,. It Is Encouraged To Seek Advice From A Renovation Professional And Engineer If Contemplating Future Additions

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



17 Fenwick Ave
Toronto Ontario M4K 3H2
 Toronto E01 North Riverdale Toronto
Taxes: \$8,633.54/2024 **For:** Sale **% Dif:** 133
Sold Date: 05/14/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Detached **Fronting On:** E **Rms:** 7 + 3
Link: N **Acreage:** **Bedrooms:** 3
 2-Storey 20 x 120.25 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x4x2nd, 1x3xLower
Dir/Cross St: Danforth & Carlaw **Directions:** South of Danforth between Logan & Carlaw

MLS#: E12133015**PIN#:** 210620347**Assignment:** N**Fractional Ownership:** N

Kitchens:	1	Exterior:	Brick / Other	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	A Hydro: Y
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Detached / 2	Gas:	Y Phone: A
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	N
Year Built:	1909	Fenced Yard, Fireplace/Stove, Library,		Farm/Agr:	
Yr Built Source:	MPAC	Park, Public Transit, Rec Centre		Oth Struct:	
Apx Sqft:	1100-1500			Survey Year:	1992
Assessment:	POTL: N			Survey Type:	Available
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.43	x 3.74	Tile Floor	Open Concept	
2	Living	Main	15.42	x 15.09	Hardwood Floor	Fireplace	O/Looks Garden
3	Dining	Main	12.01	x 12.5	Hardwood Floor	Open Concept	Staircase
4	Kitchen	Main	14.01	x 10.99	Hardwood Floor	B/I Appliances	Family Size Kitchen
5	Mudroom	Main	10.01	x 4.76	Tile Floor	Double Closet	W/O To Yard
6	Prim Bdrm	2nd	13.58	x 14.01	Vaulted Ceiling	Fireplace	4 Pc Ensuite
7	Bathroom	2nd	4.43	x 9.68	4 Pc Ensuite	Skylight	Heated Floor
8	2nd Br	2nd	8.01	x 9.68	Hardwood Floor	Skylight	B/I Closet
9	3rd Br	2nd	7.84	x 11.15	Hardwood Floor	B/I Closet	East View
10	Bathroom	2nd	4.82	x 7.74	4 Pc Bath	Tile Floor	Soaker
11	Media/Ent	Lower	19.42	x 13.42	B/I Shelves	Broadloom	Window
12	Bathroom	Lower	4.82	x 7.74	3 Pc Bath	Tile Floor	Separate Shower
13	Laundry	Lower	6	x 6.99	B/I Shelves	Pot Lights	Tile Floor
14	Utility	Lower	7.84	x 5.51	Concrete Floor		
15	Foyer	Lower	10.6	x 3.28	Glass Doors	W/O To Yard	Pot Lights

Client Remks: Beautifully renovated, this character-rich detached home sits on one of Riverdale's most coveted and peaceful streets, perched at the top of Withrow Park. A published gem featured on the cover of Canadian House & Home, it effortlessly blends timeless elegance with thoughtful, modern updates across 2,100+ sq. ft. of finished living space. Inside, hardwood floors and bespoke millwork set a refined tone. The spacious living room is anchored by an inviting gas fireplace and surrounding bookshelves, while the formal dining room is ideal for both intimate dinners and special gatherings. The heart of the home is a light-filled kitchen that's as functional as it is beautiful: premium brand, built-in appliances, expansive counters, pull-out waste bins, and custom cabinetry make every detail count. A rear mudroom with double closets and shoe pull-outs adds daily ease, while a tucked-away office nook with desk and corkboard helps keep things organized. Upstairs, the primary suite is a serene retreat with vaulted ceilings, gas fireplace surrounded by bespoke millwork, a stunning 4-piece ensuite featuring a skylit glass shower, heated marble floors, and double sinks. Two additional bedrooms with built-ins and a stylish family bath with soaker tub complete the second floor. The fully finished basement is surprisingly bright, featuring a media center, cozy lounge area, clever storage solutions, 3pc washroom, laundry and beverage station, with a walk-out to the yard. Out back, a private garden oasis includes a gas BBQ hookup and a 2-car garage off the lane. Located in the coveted Frankland School district. Renovated with permits and meticulous attention to detail, it's a dream come true for discerning clients. Designed by Dart Studio, this home offers distinguished style and welcoming, everyday sophistication.

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


230 Withrow Ave
Toronto Ontario M4K 1E1

Toronto E01 North Riverdale Toronto

Taxes: \$9,343.14/2025**For:** Sale**% Dif:** 135**Sold Date:** 06/09/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

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

2-Storey

26.5 x 115 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xLower

Dir/Cross St: Danforth & Carlaw**Directions:** South of the Danforth at the Corner of Withrow Ave**MLS#:** E12188428**PIN#:** 210610083

Kitchens:	1	Exterior:	Brick Front	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	Hydro:
Basement:	Part Fin / W/O	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Year Built:	1908	Fenced Yard, Library, Park, Place Of		Farm/Agr:	
Yr Built Source:	MPAC	Worship, Public Transit, School		Oth Struct:	
Apx Sqft:	1500-2000			Survey Year:	1998
Assessment:	2024 POTL:			Survey Type:	Available
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.07	x 3.84	Hardwood Floor		
2	Living	Ground	19	x 18.5	Hardwood Floor	W/O To Garden	Open Concept
3	Dining	Ground	14.76	x 12.07	Hardwood Floor	Open Concept	
4	Kitchen	Ground	17.59	x 10.6	Hardwood Floor	W/O To Garden	Eat-In Kitchen
5	Prim Bdrm	2nd	18.24	x 14.67	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	12.4	x 11.75	Hardwood Floor	Closet	
7	3rd Br	2nd	12.07	x 7.35	Hardwood Floor	O/Looks Backyard	
8	4th Br	2nd	10.43	x 8.92	Hardwood Floor	O/Looks Backyard	
9	Rec	Lower	17.42	x 13.16	3 Pc Bath	Broadloom	
10	Laundry	Lower	8.66	x 8.6	W/O To Garden		
11	Utility	Lower	18.5	x 17.42			
12	Bathroom	Lower	8.17	x 7.25	3 Pc Bath		

Client Remks: Detached, Circa 1908, Often Admired, Historically Charming and Unique Original Storefront is Situated One Block From Withrow Park, in the Coveted Withrow JPS (French immersion) School District. Flooded With Natural Light, This Picturesque, Detached 4 Bedroom Home is the Very Definition of Exceptional. The Open Concept Main Floor Flows Seamlessly From the Eat-in Kitchen, Through Oversized Principal Rooms, Arriving at the Wrap-Around Wall of Windows and 12 ft High Living Room Ceiling. Full of Character With Original Mouldings and Stunning Re-Finished Hardwood Floors on the Main, This Super Spacious Home is Perfect For Day-to-Day Family Life and Entertaining. The Roomy Second Floor Has Four Bedrooms and a Full Bath. Generously-Sized, the Primary Bedroom is Anchored By a Lovely Bay Window Overlooking Tree-Lined Withrow Avenue. With a Separate Entrance, the Finished Basement Has a Rec Room With Good Ceiling Height (7'-2"), a Second Bath, Laundry Room & Great Storage Space Too. Walk-Out From the Kitchen to the Large & Private Wrap-Around Yard With Multiple Decks and a Nature Filled, Perennial Garden Oasis. Relax Under the Trees, Watch the Kids Play or Exercise Your Green Thumb - There is Plenty of Space to Do it All! The Detached Two Storey Garage With Loft Would be Ideal to Construct a Fabulous Laneway House. It Has Easy Access From Both the Private Driveway and the Laneway at the Rear. Grab a Coffee at the Perk or Walk to the Superb Shops, Cafes and the Subway on the Danforth. Its a Two Minute, Easy Walk to Withrow Park & Two Blocks to Riverdale Park Where You'll Find the Best of Park Life Including the Saturday Farmer's Market, Playgrounds, Tennis, Swimming Pool, Sports Fields, Off-Leash Dog Area, Skating Trail & Hockey Rinks and More. Make This Rarely Available, Once-in-a-Generation, Special House into Your Forever Home - You'll Love Being a Part of This Beautiful Area and the Vibrant Riverdale Community!

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



29 Dingwall Ave			Sold: \$2,300,000		
Toronto Ontario M4K 1G9			List: \$1,899,000		
Toronto E01 North Riverdale Toronto					
Taxes: \$8,054.16/2025			For: Sale		% Dif: 121
Sold Date: 06/17/2025					
SPIS: N		Last Status: SLD		DOM: 14	
Detached		Fronting On: N		Rms: 14	
Link: N		Acreage:		Bedrooms: 3 + 2	
3-Storey		23 x 98 Feet		Washrooms: 5	
		Irreg:		1x2xMain, 1x3x2nd, 2x3x3rd, 1x3xBsmt	
Dir/Cross St: Carlaw & Danforth Directions: Carlaw & Danforth					

MLS#: E12191526			PIN#: 210620608		
Kitchens: 2		Exterior: Brick / Stucco/Plaster		Zoning:	
Fam Rm: Y		Drive: Private		Cable TV:	
Basement: Fin W/O / Sep Entrance		Gar/Gar Spcs: None / 0		Gas: Y	
Fireplace/Stv: Y		Drive Park Spcs: 3		Water: Municipal	
Heat: Heat Pump / Gas		Tot Prk Spcs: 3		Water Supply:	
A/C: Wall Unit		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1500-2000		Electric Car Charger, Family Room,		Farm/Agr:	
Assessment: POTL:		Fireplace/Stove, Library, Park, Public		Oth Struct:	
POTL Mo Fee:		Transit, Rec Centre, School		Survey Type: None	
Laundry lev: Upper				Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.23	x 14.8	
2	Kitchen	Main	9.35	x 14.04	
3	Dining	Main	9.88	x 14.04	
4	Sitting	2nd	17.32	x 8.89	
5	Prim Bdrm	2nd	12.27	x 14.47	3 Pc Ensuite W/I Closet
6	Br	3rd	12.8	x 14.67	3 Pc Ensuite
7	Br	3rd	9.42	x 11.98	3 Pc Ensuite
Client Remks: Welcome to modern luxury steps away from Withrow Park. This 3+2 fully renovated (2024) sun filled home features heated floors from top to bottom, full 3 pc ensuite bathrooms with every bedroom, a chefs kitchen and spacious modern living space. This home features an open concept ground floor with powder room as well as a 2nd floor living area complete with laundry suite. The basement has both a staircase to the ground floor as well as an on grade walk out to the backyard complete with separate entrance and large windows. 2oversized balconies and fully landscaped yards allow for perfect indoor and outdoor living options. Located in the prestigious Pape Ave School district, this home is ideal for any family. Subway, shops, restaurants, coffee shops, and community centres are only moments away. Rare 3 car parking and level 2 EV charger included with access to rear laneway.					
Extras:					
Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC.416-494-5955					



51 Ingham Ave
Toronto Ontario M4K 2W6
 Toronto E01 North Riverdale Toronto
Taxes: \$8,426/2024
Sold Date: 05/27/2025
SPIS: N
Last Status: SLD
DOM: 6

Sold: \$2,300,000
List: \$1,849,000

For: Sale

% Dif: 124

Detached

Fronting On: E

Rms: 7 + 3

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

27 x 60 Feet

Washrooms: 4

Irreg:

1x5x2nd, 1x2xMain, 1x3xBsmt,
1x3xBsmt

Dir/Cross St: Broadview and Sparkhall **Directions:** East of Broadview

MLS#: E12163307

PIN#: 210660086

Kitchens: 1 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1914
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Fireplace/Stove, Library,
 Park, Place Of Worship, Public Transit,
 School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	11.55	x 7.94	Tile Floor	Picture Window	Closet
2	Living	Main	13.19	x 10.63	Hardwood Floor	Gas Fireplace	Pot Lights
3	Dining	Main	12.37	x 10.63	Hardwood Floor	Beamed	W/O To Garden
4	Kitchen	Main	11.06	x 10.6	Hardwood Floor	Renovated	Quartz Counter
5	Breakfast	Main	13.22	x 10.86	W/O To Deck	Bow Window	2 Pc Bath
6	Prim Bdrm	2nd	17.42	x 6.56	Hardwood Floor	O/Looks Garden	Combined W/Sitting
7	2nd Br	2nd	12.24	x 12.14	Hardwood Floor	Window	Large Closet
8	3rd Br	2nd	11.81	x 11.42	Hardwood Floor	Window	Gas Fireplace
9	Other	2nd	8.96	x 8.69	Hardwood Floor	W/W Closet	Closet Organizers
10	Rec	Bsmt	18.96	x 10.6	Tile Floor	3 Pc Ensuite	Window
11	Kitchen	Bsmt	11.94	x 11.42	Tile Floor	Breakfast Area	
12	Office	Bsmt	12.5	x 7.97	3 Pc Ensuite	Window	

Client Remks: A Riverdale Classic Like No Other! Welcome to a home that has been admired by passersby for years-one of those rare properties that stays with you long after you've walked by. Nestled proudly in Prime Riverdale and perched just enough to offer both presence and privacy, this exceptional detached 2-storey residence is a true one-of-a-kind offering. From the moment you arrive, the curb appeal captivates-mature, professionally landscaped gardens frame the home, setting the tone for whats inside. Step into the enclosed front porch, where custom built-ins provide the perfect drop zone for coats, boots, and yes strollers too. Practical and beautiful.The main floor is where charm meets modern luxury. Formal living and dining rooms showcase exquisite custom millwork, impeccable wood casings, original plate rails, beamed ceilings, and gleaming hardwood floors. A gas fireplace adds a cozy touch to the living space-perfect for quiet evenings or elegant entertaining. At the heart of the home is a chef-worthy kitchen, renovated with quartz waterfall countertops and stainless steel appliances. Just beyond is the most delightful breakfast nook, complete with a built-in banquette, convenient powder room, and the most serene viewlush greenery all around. Step outside to your private front deck, ideal for morning coffee or evening cocktails in the garden.Follow the stunning atrium staircase bathed in natural light from overhead skylights to the second level, where you'll find three spacious bedrooms and a luxurious 5-piece bathroom with a soaker tub and separate glass shower. Its like your own private retreat.The finished lower level offers flexibility to fit your life-ideal as a rec room, office, guest or in-law suite, or even a rental opportunity, with a separate side entrance adding even more value. But what truly sets this home apart is the outdoors. The private backyard oasis feels like an escape from the city -lush, tranquil, and perfect for al fresco dinners. Enjoy the magic.

Extras:

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



139 Hazelwood Ave
Toronto Ontario M4J 1K4
 Toronto E01 Blake-Jones Toronto

Sold: \$2,400,000
List: \$2,199,000

Taxes: \$5,686.55/2025

For: Sale

% Dif: 109

Sold Date: 05/06/2025

SPIS: N

Last Status: SLD

DOM: 7

Detached

Fronting On: S

Rms: 6 + 2

Link: N

Acreage:

Bedrooms: 4

2-Storey

25 x 103 Feet

Washrooms: 4

Irreg:

1x2xGround, 1x3xBsmt, 1x4x2nd, 1x4x2nd

Dir/Cross St: Danforth and Jones Directions: Go Direct

MLS#: E12109394

PIN#: 210480201

Assignment: N

Fractional Ownership: N

Kitchens: 1 + 1
Fam Rm: Y
Basement: Apartment / Fin W/O
Fireplace/Stv: Y
Heat: Forced Air / Electric
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1905
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: \$795,000 / 2024
POTL: N **POTL Mo Fee:**
Laundry lev: Upper

Exterior: Board/Batten / Other
Drive: Available
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 3
UFFI: No
Pool: None
Prop Feat:
 Electric Car Charger, Family Room,
 Fireplace/Stove, Hospital, Library, Park,
 Public Transit, School

Zoning: R(d0.6*736)
Cable TV: N **Hydro:** Y
Gas: Y **Phone:** N
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct: Fence - Full
Survey Year: 2024
Survey Type: Available
Spec Desig: Unknown

Topography: Flat


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	10.99	x 12.86	O/Looks Frontyard	Pot Lights	Combined W/Dining
2	Dining	Ground	10.89	x 10.17	Hardwood Floor	Open Concept	
3	Kitchen	Ground	15.32	x 14.63	Quartz Counter	Stainless Steel Appl	Eat-In Kitchen
4	Family	Ground	13.75	x 13.81	O/Looks Backyard	Sliding Doors	Electric Fireplace
5	Prim Bdrm	2nd	15.03	x 13.12	Cathedral Ceiling	4 Pc Ensuite	B/I Closet
6	2nd Br	2nd	9.35	x 14.63	O/Looks Backyard	Closet	Hardwood Floor
7	3rd Br	2nd	9.42	x 13.09	Hardwood Floor	Closet	Casement Windows
8	4th Br	2nd	8.89	x 11.12	O/Looks Backyard	Large Window	B/I Closet
9	Laundry	2nd	4.17	x 4.58	B/I Closet	Pot Lights	French Doors
10	Rec	Bsmt	13.62	x 25.1	Vinyl Floor	Above Grade Window	Large Closet
11	Rec	Bsmt	10.86	x 15.72	Walk-Out	3 Pc Ensuite	Combined W/Kitchen
12	Den	Bsmt	8.43	x 9.61	Large Window	Vinyl Floor	

Client Remks: Welcome to 139 Hazelwood - a stunning, one-of-a kind detached home. Every detail of this top-to-bottom transformation has been meticulously crafted with style and function in mind. The main floor features a designer kitchen with custom cabinetry, breakfast nook and extras including a wine fridge, pot filler, filtered water faucet, quartz counters, and an impressive waterfall island. The open-concept family room with corner fireplace and oversized patio doors walks out to a large, enclosed backyard that combines green space and 2 car parking via a remote roll-up door. The formal living/dining spaces, a chic powder room, and a custom oak staircase complete the elegant main floor. Upstairs, the soaring ceilings and skylights offer an abundance of natural light. The primary suite is a luxurious retreat with cathedral ceilings, custom closets, and a spa-inspired ensuite with a freestanding tub and glass shower. Three additional bedrooms, a large family bathroom, and a dedicated laundry area complete the upper level. The thoughtfully designed lower level includes a family room and legal basement suite with separate entrance, full bath, kitchenette, soundproofing, and a second laundry (rough-in) providing options for an in-law/nanny suite, or income opportunity. This fully permitted renovation has new plumbing, HVAC, 200-amp electrical, windows, doors, roof and waterproofing. It has a private drive, offering additional parking for one (3 parking spots total). Outside there is more attention to detail, with EV wiring, BBQ gas line, and premium Hardie Board siding. Located within walking distance to the subway, fabulous parks of Riverdale/The Pocket, and all the vibrant shops and restaurants of the Danforth. This is a family friendly street with a strong sense of community and is assigned to the coveted Frankland School District. This home is everything you could wish for, in one of the best neighbourhoods of the city.

Extras:

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





137 Hogarth Ave			Sold: \$2,550,000
Toronto Ontario M4K 1K5			List: \$1,999,000
Toronto E01 North Riverdale Toronto			
Taxes: \$10,386/2024		For: Sale	% Dif: 128
Sold Date: 05/21/2025			
SPIS: N	Last Status: SLD	DOM: 1	
Detached	Fronting On: S	Rms: 7 + 2	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	17.34 x 128.08 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x4x2nd, 1x3xBsmt	
Dir/Cross St: Danforth And Logan Directions: Danforth and Broadview			

MLS#: E12158530

PIN#: 210660166

Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: Lane		Cable TV:	
Basement: Fin W/O		Gar/Gar Spcs: Detached / 1.5		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI: No		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Family Room		Retirement:	
Apx Sqft: 1500-2000				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type: Available	
Laundry lev:				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 14.99	Hardwood Floor	Pot Lights	Bay Window
2	Dining	Main	12.01	x 11.42	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	14.99	x 10.6	O/Looks Family		
4	Family	Main	14.99	x 12.01	Open Concept	French Doors	W/O To Deck
5	Prim Bdrm	2nd	16.01	x 14.99	Cathedral Ceiling	B/I Closet	4 Pc Ensuite
6	Br	2nd	14.99	x 10.07	Closet		
7	3rd Br	2nd	11.32	x 10.99	Closet		
8	Rec	Lower	23.26	x 14.01	B/I Shelves		
9	Br	Lower	16.01	x 8.99	Above Grade Window		
10	Laundry	Lower	8.66	x 6.99			
11	Mudroom	Lower	16.01	x 6.43	W/O To Yard		

Client Remks: Just steps from Withrow Park with a premium location on a coveted, quiet street - awaits a beautifully renovated, detached home in prime Riverdale. Thoughtfully designed for style and functionality, 137 Hogarth Ave offers a light-filled and deceptively wide home with spacious principal rooms and a seamless connection between indoor and outdoor living. The main floor welcomes you with high ceilings, a proper entrance with storage, and a main floor powder room. Enjoy the open-concept living and dining room, anchored by a bay window that fills the space with natural light. A sleek, renovated kitchen features ample storage and flows into a south-facing family room overlooking the backyard, ideal for family hangouts or entertaining guests. French doors open to a private deck and south-facing, low-maintenance yard with astro turf, a patio area with a covered pergola with 2 different awning options, offering the perfect space for kids, pets, and summer BBQs. Upstairs, the spacious primary bedroom features dramatic vaulted ceilings, large windows, built-in storage, and a 4-pc renovated ensuite bath with a skylight overhead creating a calming, spa-like atmosphere. Two additional large bedrooms, each with generous closets and built-ins, share a renovated 4-pc bath. The lower level doesn't feel like a basement, thanks to the 8.5 ft ceilings and large windows that keep it bright and inviting. A mudroom with a walkout to the backyard, laundry area, renovated 3 pc bath, and an additional bedroom allows for flexibility for extended family, guests, or a home office. A large 1.5-car garage with plenty of storage is accessible off the kid-friendly lane. Set on a tree-lined street in one of Toronto's most beloved neighbourhoods, this home is just down the street from Withrow Park, top-rated schools, local shops, and transit. Whether it's neighbourhood BBQs, bike rides, or after-school playdates, this is a home that offers comfort, convenience, and community.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE416-888-7007



134 Wolfrey Ave
Toronto Ontario M4K 1L3

Toronto E01 North Riverdale Toronto

Taxes: \$8,294.35/2024

For: Sale

% Dif: 93

Sold Date: 03/22/2025

SPIS: N

Last Status: SLD

DOM: 59

Detached

Fronting On: N

Rms: 8 + 2

Link: N

Acreage:

Bedrooms: 4 + 1

3-Storey

20.03 x 120.15 Feet

Washrooms: 5

Irreg:

1x2xMain, 1x3x2nd, 1x4x2nd,
1x5x3rd, 1x3xLower

Dir/Cross St: Danforth Ave. / Hampton Ave.

MLS#: E11935491

PIN#: 210630300

Kitchens:	1	Exterior:	Brick Front / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fenced Yard,	Retirement:	
Apx Sqft:	2000-2500		Fireplace/Stove, Library, Park, Public	Farm/Agr:	
Assessment:	POTL:		Transit, School	Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.16	x 10.1	Combined W/Dining	Large Window	Built-In Speakers
2	Dining	Main	21.16	x 10.1	Combined W/Living	Hardwood Floor	Pot Lights
3	Kitchen	Main	15.42	x 12.96	Quartz Counter	Centre Island	B/I Appliances
4	Family	Main	13.39	x 12.96	W/O To Deck	Gas Fireplace	Sliding Doors
5	Family	3rd	13.39	x 12.96	W/O To Deck	Gas Fireplace	Sliding Doors
6	2nd Br	2nd	12.96	x 11.81	W/O To Balcony	3 Pc Ensuite	Skylight
7	3rd Br	2nd	12.96	x 12.47	Large Window	Large Closet	Pot Lights
8	4th Br	2nd	10.76	x 8.37	Closet	Hardwood Floor	Pot Lights
9	5th Br	Lower	10.5	x 9.84	Large Closet	Laminate	Pot Lights
10	Rec	Lower	21.65	x 11.65	Walk-Up	Wet Bar	Heated Floor

Client Remks: Luxury Living In A Prestigious Neighborhood. Discover This Exceptional Fully Renovated 4+1 Bedroom, 5-Bathroom Detached Home With Over 3000 Sqf Of Living Space, Perfectly Situated In One Of North Riverdales Most Desirable Locations. This Property Seamlessly Blends Modern Luxury With Timeless Elegance. Large Welcoming Front Porch Combined With Elegance Of Brick and Cedar. Inside, You'll Be Greeted By A Spacious And Sunlit Open-Concept Layout, Featuring Over 9' High Ceilings, Built-In Speakers, Pot Lights Throughout, And Thoughtfully Designed Spaces. The Gourmet Kitchen Is A Highlight, Boasting Quartz Countertops, A Large Island, Custom Cabinetry, And High-End Built-In Appliances. The Adjacent Dining And Living Areas And Main Floor Full Size Family Room, Elegant Fireplace, Are Perfect For Both Intimate Gatherings And Grand Entertaining. The Upper Levels Boasts Four Generously Sized Bedrooms, Each With Ample Well Organized Closet Space And Unique Features. The Primary Suite On The Third Floor Stands Out With Its Spa-Like Ensuite, His-And-Her Custom Closets, And Walks Out To A Private Oversized Terrace, The Ideal Space To Unwind After A Long Day. The Finished Walk-up Basement Offers Incredible Flexibility, With A Recreation Room, Wet Bar, Bedroom, Three Piece Bathroom, Laundry Rough-in, Floor Heating Rough-in, And Plenty Of Storage, Ideal As A Guest/In-Law Suite, Home Office Or Create A Rental Income. Outside, Enjoy A Large Deck And Backyard Designed For Entertaining, Along With An Oversized Double-Car Garage With Access From Lane Featuring Dual Automatic Doors And EV Charger Wiring For Added Convenience And Functionality. Opens Towrd Backyard To Expand Open Space Occasionally. Located Minutes From Top Restaurants And Stores On Danforth, Top Schools, Parks, And Transit, This Property Is A Rare Opportunity To Experience Luxury Living In A Coveted Neighborhood, Steps From Withrow Park. Minutes Drive To DVP. 20 Minutes Drive to Downtown And 15 Minutes To The Lake. **EXTRA

Extras:

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



167 Hampton Ave
Toronto Ontario M4K 2Z3

Toronto E01 North Riverdale Toronto

Taxes: \$12,410.27/2024

For: Sale

Sold: \$3,100,000

List: \$2,799,000

% Dif: 111

Sold Date: 02/22/2025

SPIS: N

Last Status: SLD

DOM: 3

Detached

Fronting On: E

Rms: 8 + 1

Link: N

Acreage:

Bedrooms: 4

3-Storey

25 x 142 Feet

Washrooms: 5

Irreg:

1x2xMain, 1x4x2nd, 1x3x2nd,
1x3x3rd, 1x2xLower

Dir/Cross St: Danforth /Broadview **Directions:** South off Danforth

MLS#: E11977877

PIN#: 210630139

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: Y
Basement: Finished / Full
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1903
Yr Built Source: MPAC
Apx Sqft: 2500-3000
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Other
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
 Family Room, Fenced Yard, Level, Park,
 Public Transit, Rec Centre, School

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

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 12.99	B/I Bookcase	Hardwood Floor	Closet
2	Dining	Main	11.52	x 10.33	B/I Bookcase	Hardwood Floor	2 Pc Bath
3	Kitchen	Main	17.09	x 14.07	Renovated	French Doors	Centre Island
4	Prim Bdrm	2nd	14.17	x 13.25	3 Pc Ensuite	B/I Closet	O/Looks Backyard
5	2nd Br	2nd	14.5	x 10.5	Bay Window	Hardwood Floor	Closet
6	3rd Br	2nd	10.5	x 8.6	Closet	Window	Hardwood Floor
7	Family	3rd	21.42	x 14.17	3 Pc Bath	Open Concept	B/I Bookcase
8	4th Br	3rd	18.77	x 47.01	B/I Closet	B/I Desk	O/Looks Backyard
9	Rec	Lower	23.65	x 13.78	Sunken Room	B/I Bookcase	Pot Lights

Client Remks: The Wait is Over! Stunning North Riverdale 3 story detached with rare Private Drive. 4 bdrms & 5 baths including main floor powder rm. Home rebuilt back to bricks in 2009 with addition & extensive bathroom & kitchen renovations completed subsequently. The kitchen, designed by Dart Studio is a showstopper which recently featured in Canadian House & Home March issue. Arched walnut niche w/quartzite backdrop. Fluted venthood, large centre island & heated floors. Functional & modern w/ bespoke cabinetry and high end Thermador appliances. Morning light floods through the solid French doors that open to the giant backyard, fully fenced & complete with Sportcourt & shed. The 142 ft deep lot still leaves room for a pool. 2 Primary king size bedrooms. 3rd floor open concept family room with built-ins, skylight & ductless A/C units. Movie nights in the sunken lower level rec room w/storage galore. Open concept living & dining room w/rich paneled wall on staircase. 200 amp panel, sump pump w/back up battery & full list of improvements on Feature sheet. You will fall in love with this turn key home in unbeatable location. Coveted street steps to all the conveniences of the vibrant Danforth. Close to great restaurants, dog parks, tobogganing hills and easy access to DVP. Frankland school district with walkway to school steps away.

Extras:

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



37 Grandview Ave
Toronto Ontario M4K 1J1
 Toronto E01 North Riverdale Toronto
Taxes: \$13,283/2024
Sold Date: 05/07/2025
SPIS: N
Last Status: SLD
DOM: 8

Sold: \$3,200,033
List: \$2,899,000

For: Sale **% Dif:** 110

Detached **Fronting On:** S **Rms:** 7 + 3
Link: N **Acreage:** **Bedrooms:** 4 + 1
 3-Storey 23 x 120 Feet **Washrooms:** 6
Irreg: 1x2xMain, 2x4x2nd, 1x3x2nd,
 1x5x3rd, 1x4xLower
Dir/Cross St: Danforth and Logan **Directions:** East of Hampton Ave

MLS#: E12109704

PIN#: 210660249

Kitchens:	1 + 1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove, Library, Park, Public	Retirement:	
Apx Sqft:	2000-2500		Transit, School	Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.8	x 15.32	Open Concept	Electric Fireplace	Hardwood Floor
2	Dining	Main	13.16	x 12.43	Open Concept	2 Pc Bath	Hardwood Floor
3	Kitchen	Main	16.5	x 16.44	Centre Island	Eat-In Kitchen	W/O To Deck
4	Br	2nd	15.88	x 10.5	W/I Closet	4 Pc Ensuite	W/O To Balcony
5	2nd Br	2nd	9.58	x 7.94	Window	3 Pc Ensuite	Hardwood Floor
6	Br	2nd	17.72	x 16.47	W/W Closet	4 Pc Ensuite	Hardwood Floor
7	Prim Bdrm	3rd	17.68	x 16.57	W/O To Balcony	5 Pc Ensuite	Closet
8	Living	Lower	15.98	x 14.83	Pot Lights	Combined W/Kitchen	Tile Floor
9	Kitchen	Lower	18.31	x 14.14	Combined W/Living	Eat-In Kitchen	W/O To Patio
10	Br	Lower	17.88	x 7.71	Window	4 Pc Ensuite	Tile Floor

Client Remks: An architecturally refined residence nestled on one of Riverdale's most beloved tree-lined streets and just steps from Withrow Park, this south-facing stunner offers the perfect blend of modern design and family functionality. Located in the coveted Frankland School District and within walking distance to Montcrest School, this beautifully crafted 3-storey home features 4+1 bedrooms, 6 bathrooms, and exceptional space and light throughout. Thoughtfully designed for both everyday living and elegant entertaining, the home boasts an open-concept layout with grand principal rooms, a main floor powder room, and a chefs dream kitchen with bespoke cabinetry, high-end appliances and a custom island with breakfast bar for casual meals and conversation. The main floor also opens onto the garden and a gorgeous outdoor deck complete with an automated awning, creating a perfect extension of your living space for relaxing or entertaining. Upstairs, the inspiring primary suite features a spa-like 5-piece ensuite with a steam shower, custom built-ins, and a covered south-facing private deck. Each bedroom enjoys the privacy and convenience of its own ensuite ideal for growing families or hosting guests. The fully finished lower level offers high ceilings, a walk-out, and incredible flexibility whether used as a recreation room, home gym, additional suite, or all three. Outdoor living is elevated with multiple beautifully curated spaces, including a private rooftop terrace, perfect for lounging under the stars. Additional highlights include easy access to the DVP, the potential to build a laneway house, a 92 Walk Score, and a short stroll to the vibrant shops, cafes, and restaurants of the Danforth. Chester Station is just 10 minutes away on foot, offering seamless access to the city. A truly exceptional offering in one of Toronto's most vibrant and connected neighbourhoods - 37 Grandview Avenue is the perfect family home with parks, top-rated schools, and community at your doorstep.

Extras:

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



	49 Hogarth Ave			Sold: \$4,650,000	
	Toronto Ontario M4K 1J8			List: \$3,988,000	
	Toronto E01 North Riverdale Toronto				
	Taxes: \$16,974/2024		For: Sale		% Dif: 117
	Sold Date: 04/03/2025				
	SPIS: N		Last Status: SLD		DOM: 9
	Detached		Fronting On: S		Rms: 13
	Link: N		Acreage:		Bedrooms: 5
2 1/2 Storey		50 x 180 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x3x2nd	
Dir/Cross St: Broadview & Danforth Directions: S. of Danforth, E. of Broadview					

MLS#: E12040023

PIN#: 210650029

Kitchens: 2		Exterior: Brick		Zoning: Residential	
Fam Rm: Y		Drive: Private		Cable TV:	
Basement: Unfinished		Gar/Gar Spcs: Detached / 1		Hydro:	
Fireplace/Stv: Y		Drive Park Spcs: 4		Gas:	
Heat: Forced Air / Gas		Tot Prk Spcs: 5		Water:	
A/C: Central Air		UFFI:		Water Supply:	
Central Vac: N		Pool: None		Sewer: Sewers	
Apx Age:		Prop Feat:		Waterfront:	
Year Built: 1910		Family Room, Fireplace/Stove		Retirement:	
Yr Built Source: MPAC				Farm/Agr:	
Apx Sqft: 3500-5000				Oth Struct:	
Assessment: POTL:				Survey Type: Available	
POTL Mo Fee:				Spec Desig: Unknown	
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.86	x 11.48	Closet	Tile Floor	
2	Living	Main	17.22	x 26.25	Fireplace	Bay Window	Hardwood Floor
3	Dining	Main	13.94	x 20.67	Beamed	Bay Window	Wainscoting
4	Breakfast	Main	9.02	x 12.96	Sliding Doors	Slate Flooring	W/O To Garden
5	Sunroom	Main	9.02	x 10.01	Folding Door	Slate Flooring	O/Looks Garden
6	Kitchen	Main	12.8	x 9.35	Granite Counter	Slate Flooring	Breakfast Bar
7	Prim Bdrm	2nd	16.9	x 11.48	Double Closet	Bay Window	Hardwood Floor
8	2nd Br	2nd	13.94	x 11.15	Double Closet	Bay Window	Hardwood Floor
9	3rd Br	2nd	12.96	x 16.9	Bay Window	Double Closet	Hardwood Floor
10	4th Br	2nd	12.96	x 14.44	Closet	South View	Hardwood Floor
11	5th Br	3rd	11.15	x 11.81	French Doors	Juliette Balcony	Hardwood Floor
12	Family	3rd	18.04	x 21	Vaulted Ceiling	Hardwood Floor	

Client Remks: Landmark home on Hogarth avenue available for the first time in nearly 60 years. Stunning architectural detail and remarkable 50ft x 180ft lot. Rarely seen wraparound veranda. Stained glass windows, vaulted ceilings and private drive. Timeless charm seamlessly blending with the contemporary. Original double oval glass doors in the vestibule lead to a gracious foyer with a stunning staircase. The formal dining room leads to a modern sunroom-breakfast room-kitchen that opens to one of Riverdale's most gorgeous gardens. City Skyline views. Grand living room with two fireplaces overlooks Arts and Crafts style garden. 5 bedrooms, 2 offices, 2 baths. Third floor offers impressive open loft space with grand piano, vaulted ceilings, living room, kitchen and bedroom. Side-by-side parking. Private drive. Detached garage and carport. Imagine a country mansion in the city. Elegance, privacy and easy access to Riverdale and Withrow Parks, Danforth shopping, Chester TTC and top schools Frankland and Montcrest. Opportunity to own a unique piece of Riverdale history.

Extras:

Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090