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|--|--|----------------------------|--|
| 506 Pape Ave Toronto Ontario M4K 3R2 Toronto E01 North Riverdale Toronto | | | Sold: \$1,350,000 List: \$1,439,000 |
| Taxes: \$7,322.18/2025 | For: Sale | % Dif: 94 | |
| Sold Date: 07/30/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 6 | |
| Detached | Fronting On: W | Rms: 7 + 3 | |
| Link: N | Acreage: | Bedrooms: 4 + 1 | |
| Other | 18.5 x 100 Feet | Washrooms: 3 | |
| | Irreg: | 1x4x2nd, 1x3x3rd, 1x3xBsmt | |
| | Dir/Cross St: Bain Ave & Pape Ave | | |
| | Directions: South of Danforth Ave, on the west side of Pape Ave | | |

MLS#: E12305223

PIN#: 210620602

Legal: PT LT 2 PL 644 CITY EAST AS IN CT905336 S/T & T/W CT905336; CITY OF TORONTO

| | | |
|--------------------------------------|--|--|
| Kitchens: 1 | Exterior: Brick Front / Vinyl Siding | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Carport / 1 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Lane | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Fireplace/Stove, Library, Park, Public Transit, School | HST Applicable to: Not Subject to HST |
| Lot Size Source: GeoWarehouse | Exterior Feat: Patio, Privacy | Sale Price: |
| Roof: Asphalt Shingle, Other | Interior Feat: Other | Farm/Agr: |
| Foundation: Unknown | | Oth Struct: |
| Assessment: POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|------------------|----------------------|-------------------|
| 1 | Living | Main | 14.76 | x 14.76 | Open Concept | Gas Fireplace | Pot Lights |
| 2 | Dining | Main | 10.89 | x 11.68 | Hardwood Floor | Pot Lights | Combined W/Living |
| 3 | Kitchen | Main | 15.16 | x 10.86 | W/O To Patio | Stainless Steel Appl | Breakfast Bar |
| 4 | 2nd Br | 2nd | 11.84 | x 14.76 | Bay Window | Hardwood Floor | B/I Shelves |
| 5 | 3rd Br | 2nd | 10.5 | x 9.09 | Double Closet | Hardwood Floor | |
| 6 | 4th Br | 2nd | 9.48 | x 10.89 | O/Looks Backyard | Hardwood Floor | Closet |
| 7 | Prim Bdrm | 3rd | 25.39 | x 13.19 | 3 Pc Ensuite | Hardwood Floor | Closet |
| 8 | Rec | Bsmt | 15.19 | x 10.89 | Broadloom | Closet | Pot Lights |
| 9 | Office | Bsmt | 10.66 | x 14.76 | Laminate | French Doors | |
| 10 | Laundry | Bsmt | 5.15 | x 7.35 | Laundry Sink | Ceramic Floor | |

Client Remarks: Welcome to 506 Pape Avenue, a stunning, impeccably upgraded detached home nestled in the heart of Riverdale, one of Toronto's most sought-after family-friendly neighbourhoods. Surrounded by great schools, reliable transit, and a warm, welcoming community, this amenity-rich location is just steps from the scenic Withrow Park. This spacious 4+1 bedroom, 3-bathroom home offers a rear laneway-accessed carport and generous, thoughtfully designed modern living space, including a fully finished basement with high ceilings, unlike many homes in the area, adding a valuable, versatile living space. Step inside to discover an open-concept main floor with high ceilings, hardwood flooring, pot lights, and a cozy gas fireplace in the living room. The modern kitchen features stainless steel appliances, a breakfast bar, and a walk-out to a private and fully fenced patio and carport. The second floor offers three well-sized bedrooms with closets and a 4PC bathroom, while the third floor is dedicated to a primary suite with a 3PC ensuite and generous closet space. Downstairs, the finished basement includes a rec room that could be used as an extra bedroom or guest suite, a flexible space for a home office, a laundry room with sink, a 3PC bathroom, and storage space. Enjoy the outdoors with a professionally landscaped front yard, a custom-designed welcoming porch, and a spacious patio, both enhanced with black flamed granite accents, plus a garden shed for extra storage and a convenient garbage shed. The covered carport provides one parking spot, with potential for two. Located just steps from Withrow Park, you're also a drive away from downtown and the scenic Woodbine Beach, and the vibrant charm of Leslieville, close to the shops, cafes, and restaurants of Danforth and Pape Village, this home also offers excellent TTC access with nearby bus, streetcar, and subway connections. 506 Pape Avenue is a perfect place to call home!

Inclusions: Samsung fridge(2025), GE gas range, range hood, wine freezer, Maytag dishwasher, Electrolux Front Load Washer (2018), Electrolux Dryer (2019), Roof (2019), Bell Smart Home Alarm System: Owned, monthly monitoring in place, no contract, Blink Camera System in rear: 2 cameras and 1 receiver, app access Ring Doorbell System in front: Owned, annual membership in place, no contract, All Elf's

Listing Contracted With: IPRO REALTY LTD. 416-364-2036



| | | | |
|--|---|--|--|
| 44 Dingwall Ave Toronto Ontario M4J 1C3 Toronto E01 Blake-Jones Toronto Taxes: \$7,442.84/2025 Sold Date: 09/23/2025 SPIS: N | | | Sold: \$1,715,000 List: \$1,649,000 |
| Detached Link: N 2 1/2 Storey | Last Status: SLD Fronting On: N Acreage: <.50 20 x 96 Feet Irreg: | For: Sale Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x4xBsmt, 1x3x2nd, 1x5x2nd, 1x3x3rd | % Dif: 104 |
| | Dir/Cross St: Pape and Danforth | Directions: Dingwall east of Pape | |

MLS#: E12405114

PIN#: 210490572

Fractional Ownership: N

Legal: Part Lot 8 Plan 380E Toronto as in CA362666, T/W & S/T CA362666, City of Toronto

| | | |
|---|--|--|
| Kitchens: 1 | Exterior: Alum Siding / Stone | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished / Separate Entrance | Park/Drive: | Gas: |
| Fireplace/Stv: N | Drive: Lane | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: No | Waterfront: |
| Apx Age: | Pool: None | Retirement: N |
| Year Built: 1912 | Prop Feat: Park, Public Transit, School | HST Applicable to Sale Price: Included In |
| Yr Built Source: MPAC | Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio | Farm/Agr: |
| Apx Sqft: 1500-2000 | Interior Feat: Carpet Free, In-Law Capability, Storage, Water Heater Owned | Oth Struct: |
| Lot Size Source: GeoWarehouse | Security Feat: Carbon Monoxide Detectors, Smoke Detector | Survey Type: Unknown |
| Roof: Asphalt Shingle, Flat, Membrane | | Spec Desig: Unknown |
| Foundation: Block | | |
| Assessment: POTL: N | | |
| POTL Mo Fee: | | |
| Laundry lev: | | |

Topography: Terraced

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|----|-----------|-------|-------------|------------|----------------|-------------------|
| 1 | Foyer | Main | 16.5 | x 7.15 | Ceramic Floor | Double Closet |
| 2 | Living | Main | 16.5 | x 24.41 | Hardwood Floor | Open Concept |
| 3 | Dining | Main | 13.32 | x 8.66 | Hardwood Floor | Combined W/Living |
| 4 | Kitchen | Main | 16.5 | x 10.83 | Tile Floor | W/O To Terrace |
| 5 | Prim Bdsm | 2nd | 16.5 | x 13.48 | Ensuite Bath | Hardwood Floor |
| 6 | 2nd Br | 2nd | 10.5 | x 10.4 | Hardwood Floor | W/I Closet |
| 7 | Bathroom | 2nd | 5.64 | x 6.99 | Tile Floor | Separate Shower |
| 8 | 3rd Br | 3rd | 12.89 | x 18.24 | Hardwood Floor | 3 Pc Ensuite |
| 9 | Office | 3rd | 13.32 | x 17.32 | Hardwood Floor | |
| 10 | Bathroom | 3rd | 4.56 | x 8.56 | Tile Floor | Soaker |
| 11 | Rec | Bsmt | 16.34 | x 36.15 | Stone Floor | Open Concept |
| 12 | Bathroom | Bsmt | 7.15 | x 8.07 | 4 Pc Bath | |
| 13 | Utility | Bsmt | 26.57 | x 7.32 | Concrete Floor | Walk-Up |
| 14 | Cold/Cant | Bsmt | 26.57 | x 5.81 | Concrete Floor | |
| 15 | Furnace | Bsmt | 5.18 | x 8.01 | Concrete Floor | |

Client Remarks: Step inside this beautifully crafted Riverdale home where modern elegance meets family comfort. Perfectly suited for a young professional couple and their growing family, the spacious and thoughtfully designed layout invites warmth and ease at every turn. Enter a generously sized, sun-filled foyer featuring a double closet and extra storage space ideal for organizing all your outdoor gear. Soaring 9'2" ceilings open into an inviting living and dining area, anchored by gleaming hardwood floors and a striking wood beam, creating a natural gathering spot for casual entertaining. The kitchen offers ample cabinetry and counter space to inspire your culinary creativity. Upstairs, you'll find three well-appointed bedrooms, including two versatile principal suites. A dedicated home office on the third floor is bathed in natural light from oversized windows with peaceful garden views. The lower level has been thoughtfully renewed with lowered foundation walls for comfortable ceiling height. Complete with a separate entrance and a full bathroom, this flexible space can be tailored to your unique needs whether as an in-law suite, rental, or creative retreat. Living in Riverdale means enjoying close access to parks, schools, cafes, and a vibrant community vibe, with new transit options on the horizon all just steps from your door. Please see the attached list of recent upgrades and improvements made by the owner. Generous 2-car parking off the laneway. Welcome Home!

Inclusions: Fridge, Stove, Dishwasher, Microwave, 3rd floor portable AC, all electric light fixtures and all window coverings

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



| | | | |
|--|------------------------------------|---|--|
| 553 Broadview Ave Toronto Ontario M4K 2N7 Toronto E01 North Riverdale Toronto Taxes: \$8,536.26/2025 Sold Date: 10/02/2025 SPIS: N | | | Sold: \$1,505,000 List: \$1,699,000 |
| Detached | Fronting On: E | For: Sale | % Dif: 89 |
| Link: N 3-Storey | Acreage: 25 x 101.5 Feet | Rms: 10 + 4 Bedrooms: 5 + 1 Washrooms: 3 | Irreg: 1x4xLower, 1x3xMain, 1x4x2nd |
| Dir/Cross St: Broadview and Bloor St E Directions: Broadview Ave & Sparkhall Ave | | | |

MLS#: E12392905

PIN#: 210650095

Fractional Ownership: N

Legal: LT 1 PL 471E TORONTO; PT BLK A PL 471E TORONTO AS IN CA637435; T/W CA637435; CITY OF TORONTO

| | | |
|--|-----------------------------------|---------------------------|
| Kitchens: 2 + 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Apartment / Separate Entrance | Park/Drive: | Gas: |
| Fireplace/Stv: N | Drive: Lane | Water: |
| Heat: Water / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: None | Tot Prk Spcs: 1 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: N |
| Apx Sqft: 2000-2500 | Prop Feat: Family Room | HST Applicable to |
| Roof: Shingles | Interior Feat: None | Sale Price: |
| Foundation: Brick | | Farm/Agr: |
| Assessment: | POTL: N | Oth Struct: |
| POTL Mo Fee: | | Survey Type: |
| Laundry lev: | Lower | Spec Desig: |
| | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|---------|-------|-------------|------------|----------------|-----------------|----------------|
| 1 | Kitchen | Main | 9.32 | x 14.47 | Tile Floor | W/O To Yard | Eat-In Kitchen |
| 2 | Living | Main | 10.33 | x 14.93 | Hardwood Floor | Open Concept | 3 Pc Bath |
| 3 | Br | Main | 11.84 | x 14.63 | Hardwood Floor | Bay Window | |
| 4 | 2nd Br | Main | 7.28 | x 14.6 | Hardwood Floor | Large Window | Closet |
| 5 | Living | 2nd | 10.43 | x 19.95 | Hardwood Floor | Bay Window | O/Looks Dining |
| 6 | Dining | 2nd | 9.58 | x 9.51 | Hardwood Floor | Large Window | Open Concept |
| 7 | Kitchen | 2nd | 9.02 | x 11.38 | Tile Floor | Open Concept | |
| 8 | 3rd Br | 2nd | 9.19 | x 11.71 | Hardwood Floor | Large Window | Closet |
| 9 | 4th Br | 3rd | 17.95 | x 16.99 | Hardwood Floor | Vaulted Ceiling | Skylight |
| 10 | 5th Br | 3rd | 13.19 | x 14.9 | Hardwood Floor | Large Window | Closet |
| 11 | Living | Lower | 12.37 | x 13.35 | Hardwood Floor | Open Concept | |
| 12 | Kitchen | Lower | 8.56 | x 12.24 | Open Concept | O/Looks Living | |
| 13 | Br | Lower | 9.15 | x 7.25 | Hardwood Floor | | |
| 14 | Laundry | Lower | 7.28 | x 6.27 | | | |

Client Remarks: An exceptional opportunity in the heart of North Riverdale, overlooking the green expanse of Riverdale Park. South of Hogarth Avenue and north of Bain Avenue, this detached 3-storey home sits on a rare 25-foot lot with a backyard and lane-access garage off Sparkhall Avenue. Currently configured as three units with vacant possession available, the property offers endless possibilities for contractors, investors, or those in love with prime Riverdale living. Main Floor: Spacious 2 bedroom with hardwood floors and bay window overlooking the park. Upper Unit: Spanning two storeys with 3 bedrooms, hardwood floors, and vaulted third-floor ceilings with skylights. Lower Level: Well-maintained, well-sized bachelor apartment. Beautiful bay windows grace the front of the home on both the main and second storeys, filling the interiors with light. With its prime location, strong bones, and versatile layout, 553 Broadview represents a rare chance to invest, reimagine, or simply enjoy a timeless Riverdale address.

Inclusions: 3 Fridges, 3 Stoves, Shared Washer, Dryer, Elfs, On Demand Hot Water Tank.

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



| | | | |
|---|-----------------------|---------------------|--|
| 87 Harcourt Ave Toronto Ontario M4J 1J3 Toronto E01 Blake-Jones Toronto Taxes: \$7,752.01/2025 Sold Date: 11/18/2025 SPIS: N Last Status: SLD DOM: 61 | | | Sold: \$1,670,000 List: \$1,790,000 |
| Detached | Fronting On: S | Rms: 7 + 2 | |
| Link: N | Acreage: | Bedrooms: 3 | |
| 2-Storey | 20 x 110 Feet | Washrooms: 3 | 1x5x2nd, 1x4xBsmt, 1x3xBsmt |
| Irreg: | | | |
| Dir/Cross St: Danforth/Pape/Jones Directions: Jones Ave & Danforth Ave | | | |

MLS#: E12411094

PIN#: 210480305

Legal: PT LT 1 BLK C PL 826 CITY EAST AS IN CA627203; CITY OF TORONTO

| | | | |
|---|--|--------------------------------------|-------------|
| Kitchens: 1 + 1 | Exterior: Brick | Zoning: | |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: | Y |
| Basement: Finished / Separate Entrance | Park/Drive: | Gas: | Y |
| Fireplace/Stv: Y | Drive: Lane | Water: | Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: | |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: | Sewers |
| Central Vac: N | UFFI: | Waterfront: | |
| Apx Age: | Pool: None | Retirement: | |
| Year Built: 1908 | Prop Feat: Fenced Yard, Fireplace/Stove, Public Transit, School | HST Applicable to Sale Price: | Included In |
| Yr Built Source: MPAC | Exterior Feat: Patio, Porch | Farm/Agr: | |
| Apx Sqft: 1500-2000 | Interior Feat: None | Oth Struct: | |
| Roof: Asphalt Shingle | | Survey Type: | None |
| Foundation: Concrete Block | | Spec Desig: | Unknown |
| Assessment: POTL: | | | |
| POTL Mo Fee: | | | |
| Laundry lev: Lower | | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|-------------------|---------------|
| 1 | Living | Main | 14.99 | x 14.5 | Hardwood Floor | Combined W/Dining | Fireplace |
| 2 | Dining | Main | 12.17 | x 10.5 | Hardwood Floor | Combined W/Living | Large Window |
| 3 | Kitchen | Main | 14.99 | x 12.34 | B/I Appliances | Breakfast Bar | W/O To Deck |
| 4 | Office | Main | 10.99 | x 7.09 | Hardwood Floor | Window | |
| 5 | Prim Bdrm | 2nd | 14.99 | x 12.4 | Hardwood Floor | 5 Pc Ensuite | Ceiling Fan |
| 6 | 2nd Br | 2nd | 14.99 | x 10.01 | Hardwood Floor | Bay Window | B/I Bookcase |
| 7 | 3rd Br | 2nd | 12.07 | x 9.25 | Hardwood Floor | Closet | Ceiling Fan |
| 8 | Rec | Bsmt | 19.65 | x 11.25 | Broadloom | 4 Pc Ensuite | Double Closet |
| 9 | Kitchen | Bsmt | 14.99 | x 12.34 | Tile Floor | B/I Appliances | Side Door |

Client Remks: A dazzling 3-bedroom, 3-bath detached home boasting approx. 2,567 sqft. of thoughtfully designed living space filled with charm, light, and personality. Step onto the inviting front porch and be greeted by a whimsical, wild front garden, a true prelude to the home's character. Inside, the main floor offers spacious and airy living and dining areas, perfect for entertaining friends or enjoying quiet, inspired moments. Upstairs, three beautifully appointed bedrooms include a generous primary retreat with a 5-piece ensuite, accompanied by two additional stylish bathrooms. The finished basement, featuring a second kitchen and side entrance, provides flexible living for extended family, guests, or creative pursuits. Outside, a private garden oasis awaits, fully fenced with a gate ideal for alfresco entertaining, summer soirees, or peaceful reflection. A rear parking spot adds convenience to this urban sanctuary. Just steps from Pape Subway Station and the vibrant shops, cafes, and restaurants of the Danforth, this home combines city living with artistry, comfort, and undeniable flair.

Inclusions: Two Fridges, Two ovens, Hood fan, Microwave, Dishwasher, Washer, Dryer, B/I Shelves, Window Coverings, Elfs

Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090



39 Wolfrey Ave
Toronto Ontario M4K 1K9
 Toronto E01 North Riverdale Toronto

Taxes: \$9,267.73/2025 **For:** Sale **% Dif:** 91

Sold Date: 07/11/2025

SPIS: N **Last Status:** SLD **DOM:** 32

Detached **Fronting On:** S **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 2
 1 1/2 Storey 30 x 160 Feet **Washrooms:** 2
Irrig: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Broadview/Danforth **Directions:** S/of Danforth E of Broadview

MLS#: E12208520

PIN#: 210640199

Legal: PLAN M81 PT LOT 57

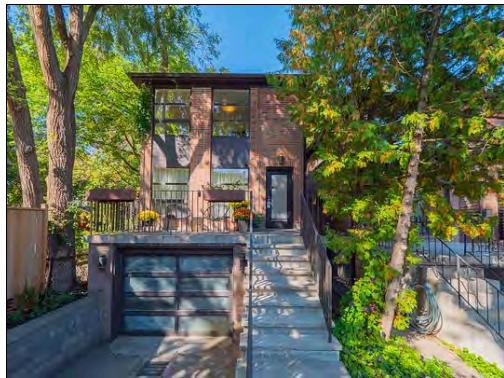
| | | |
|--------------------------------------|--|---------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Partially Finished | Park/Drive: None | Hydro: |
| Fireplace/Stv: Y | Drive: None | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 0 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Year Built: 1906 | Prop Feat: Family Room, Fireplace/Stove | Waterfront: |
| Yr Built Source: MPAC | Interior Feat: None | Retirement: |
| Apx Sqft: 1500-2000 | | HST Applicable to: Included In |
| Lot Size Source: GeoWarehouse | | Sale Price: |
| Roof: Asphalt Shingle | | Farm/Agr: |
| Foundation: Stone, Brick | | Oth Struct: |
| Assessment: POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: Upper | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|-----------------|----------------|-------------|
| 1 | Foyer | Main | 13.42 | x 9.58 | Closet | | |
| 2 | Living | Main | 12.01 | x 14.07 | Bay Window | | |
| 3 | Dining | Main | 12.01 | x 14.17 | Fireplace | Window | |
| 4 | Kitchen | Main | 8.01 | x 9.68 | B/I Appliances | | |
| 5 | Family | Main | 12.34 | x 23.26 | French Doors | W/O To Sunroom | |
| 6 | Sunroom | Main | 8.37 | x 13.39 | W/O To Yard | | |
| 7 | Prim Bdrm | 2nd | 11.75 | x 14.34 | Vaulted Ceiling | Sliding Doors | W/O To Roof |
| 8 | Other | 2nd | 8.01 | x 9.58 | W/I Closet | | |
| 9 | 2nd Br | 2nd | 10.24 | x 14.99 | Large Closet | Window | |
| 10 | Rec | Bsmt | 25 | x 24.74 | Concrete Floor | | |
| 11 | Office | Bsmt | 12.01 | x 10.99 | W/O To Yard | | |

Client Remks: Unique & Charming Victorian Cottage in the heart Of Prime Riverdale. Situated on a substantial 30 x 160 lot. The deceptively large Interior features , Spacious Main Floor Principal rooms and a large furnished basement. The rear sunroom leads to the Lush Back garden. A Perfect home for entertaining your family and friends. Also ideal for expansion. Features include Crown Mouldings, Central Air, Bay Window, Fireplace and Original Hardwood Floors.

Inclusions: Fridge ** Stove ** Dishwasher ** Range Hood ** Gas Burner & Equipment ** Central Air Conditioning ** All Window Coverings ** Washer /Dryer

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



| | | | |
|---|-------------------------------------|--|--|
| 72 Bain Ave Toronto Ontario M4K 1E7 Toronto E01 North Riverdale Toronto | | | Sold: \$2,500,000 List: \$1,950,000 |
| Taxes: \$10,618/2025 | For: Sale | % Dif: 128 | |
| Sold Date: 10/02/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 0 | |
| Detached | Fronting On: N | Rms: 7 + 2 | |
| Link: N | Acreage: | Bedrooms: 3 + 1 | |
| 2-Storey | 24.02 x 130 Feet | Washrooms: 3 | |
| | Irreg: | 1x4x2nd, 1x3x2nd, 1x3xBsmt | |
| | Dir/Cross St: Broadview/Bain | Directions: One way east from Broadview | |

MLS#: E12441284

PIN#: 210660005

Assignment: N

Fractional Ownership: N

Legal: Pt Lt 21 N/S Bain Ave Pl657 Toronto Pt1

| | | |
|---|--|--|
| Kitchens: 1 + 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Built-In / 1 | Cable TV: |
| Basement: Apartment / Finished with Walk-Out | Park/Drive: Private | Gas: |
| Fireplace/Stv: Y | Drive: Private | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 3 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 51-99 | Pool: None | Retirement: |
| Year Built: 1970 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School | HST Applicable to Sale Price: Included In |
| Yr Built Source: MPAC | Exterior Feat: Deck, Landscaped, Patio, Privacy | Farm/Agr: |
| Apx Sqft: 1500-2000 | Interior Feat: Carpet Free | Oth Struct: |
| Roof: Unknown | | Survey Type: None |
| Foundation: Unknown | | Spec Desig: Unknown |
| Assessment: POTL: N | | |
| POTL Mo Fee: | | |
| Laundry lev: Upper | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|-------------------|----------------|
| 1 | Living | Main | 22.11 | x 15.85 | Hardwood Floor | Gas Fireplace | Picture Window |
| 2 | Dining | Main | 22.11 | x 15.85 | Hardwood Floor | Combined W/Living | Open Concept |
| 3 | Kitchen | Main | 17.19 | x 14.24 | Hardwood Floor | Centre Island | O/Looks Family |
| 4 | Family | Main | 13.16 | x 12.34 | Hardwood Floor | W/O To Garden | Open Concept |
| 5 | Prim Bdrm | 2nd | 17.36 | x 14.86 | Hardwood Floor | 3 Pc Ensuite | O/Looks Garden |
| 6 | 2nd Br | 2nd | 15.88 | x 10.43 | Hardwood Floor | Large Closet | Window |
| 7 | 3rd Br | 2nd | 12.63 | x 9.78 | Hardwood Floor | Window | Large Closet |
| 8 | Rec | Lower | 14.07 | x 12.76 | Hardwood Floor | W/O To Garden | Picture Window |
| 9 | Kitchen | Lower | 10.47 | x 10.37 | Open Concept | Renovated | Tile Floor |
| 10 | Br | Lower | 13.16 | x 10.2 | Hardwood Floor | Large Closet | Window |
| 11 | Laundry | Lower | 10.66 | x 5.91 | | | |

Client Remarks: A Riverdale Gem. A very special offering in one of Toronto's most coveted neighbourhoods. This detached 2-storey family home in the prized Withrow School district is going to WOW you from the moment you arrive. Set back from the street, framed by mature trees, this home immediately draws you in with its welcoming curb appeal. Step inside and be greeted by a bright, open concept main floor that feels modern, airy, and effortlessly stylish. The living and dining rooms flow seamlessly together with white oak hardwood floors, oversized windows, and a gas fireplace. The chef's kitchen is a dream with stainless steel appliances, a waterfall island, endless storage, and great prep space for everyday meals or weekend entertaining. And the showstopper? A stunning main floor family room rare for Riverdale with a floor-to-ceiling picture window overlooking an incredible private backyard. It's the perfect spot for gatherings, quiet mornings, or a space for the kids to call their own. The second level features three spacious bedrooms, each with white oak hardwoods and great closets. The primary suite is pure indulgence, an oversized, light-filled retreat with a spa-inspired ensuite. Sunlight pours through this entire floor, making it feel fresh and uplifting every day. The finished lower level, with its high ceilings and separate entrance, offers a fabulous family room, guest bedroom, and even a kitchen. Ideal as a nanny suite, income-generating rental, or extended living space, the versatility is endless. The extras that matter...Private driveway + built-in garage (a true Riverdale luxury!) Walk Score: 88 | Transit Score: 99 | Bike Score: 81. Steps to both Withrow Park & Riverdale Park, perfect for dog walks, weekend strolls, or catching those legendary Toronto sunsets. Surrounded by local favourites like The Rooster Coffee House, Riverdale Perk Cafe, and The Shmooz Cafe. This is the one you've been waiting for!

Inclusions: Stainless Steel Gas Stove, SS Fridge, Built-in dishwasher, SS Built-in Microwave, Stacked Washer & Dryer, (Fridge, Stove and Microwave, Washer & Dryer in Basement) Electric light fixtures, GB&E, CAC

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



| | | | |
|---|--|---|---|
| 81 Hogarth Ave Toronto Ontario M4K 1K2 Toronto E01 North Riverdale Toronto Taxes: \$10,829/2024 Sold Date: 09/29/2025 SPIS: N Last Status: SLD DOM: 6 | | | Sold: \$2,175,000 List: \$1,999,000 |
| Detached Link: N 3-Storey | Fronting On: S Acreage: 27.17 x 82 Feet Irreg: | Rms: 9 + 2 Bedrooms: 5 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt | For: Sale % Dif: 109 Dir/Cross St: Broadview and Hogarth Directions: Between Ingham and Hampton |

MLS#: E12422507

Assignment: N

Legal: PT LT 1-2 PL 761

PIN#: 210660140

Fractional Ownership: N

| | | | |
|---|--|---|--|
| Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper | Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: None | Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown | Hydro: Phone: Municipal |
|---|--|---|--|

| # | Room | Level | Length (ft) | Width (ft) | Description | |
|----|-----------|-------|-------------|------------|----------------|------------------|
| 1 | Sunroom | Main | 11.29 | x 7.74 | Tile Floor | Window |
| 2 | Living | Main | 20.96 | x 11.88 | Hardwood Floor | Fireplace |
| 3 | Dining | Main | 14.76 | x 8.96 | Hardwood Floor | Pot Lights |
| 4 | Kitchen | Main | 20.14 | x 14.27 | Hardwood Floor | Renovated |
| 5 | Br | 2nd | 11.58 | x 9.94 | Hardwood Floor | W/O To Garden |
| 6 | Tandem | 2nd | 14.67 | x 6.07 | Hardwood Floor | Closest |
| 7 | 2nd Br | 2nd | 15.12 | x 8.66 | Hardwood Floor | O/Looks Backyard |
| 8 | 3rd Br | 2nd | 12.57 | x 11.94 | Bay Window | Closest |
| 9 | Prim Bdrm | 3rd | 13.35 | x 12.73 | Hardwood Floor | Closest |
| 10 | 5th Br | 3rd | 13.02 | x 12.8 | Hardwood Floor | Closest |
| 11 | Rec | Bsmt | 13.45 | x 12.24 | Hardwood Floor | B/I Shelves |
| 12 | Br | Bsmt | 14.93 | x 11.48 | Hardwood Floor | Pot Lights |
| | | | | | | W/O To Garden |

Client Remarks: Something truly special has just launched in Riverdale... 81 Hogarth Ave. Welcome to Prime Riverdale's Most Coveted Address. Set on one of Riverdale's premier tree-lined streets, this stately detached 3-storey home is the definition of elegance and prestige. In the sought-after Frankland School District, this rare offering blends timeless character with thoughtful modern updates, creating the perfect family home in one of Toronto's most desirable neighbourhoods. Step into a classic home that radiates history and warmth. The formal living room is rich with character, hardwood floors, wood-panelled walls, original stained glass, and a wood-burning fireplace set the tone for gracious living. A formal dining room, framed with leaded glass windows and pocket doors, offers the perfect backdrop for memorable dinners. The renovated kitchen is both stylish and practical, with granite countertops, a 6-burner gas stove, and an instant hot-water pot feature. From here, walk out to a private deck overlooking a spectacular, south-facing garden, a lush, tree-canopied oasis ideal for outdoor entertaining and quiet escapes. With 5+1 bedrooms spread across three storeys, there's space for every member of the family. Sunlight floods each room, enhancing the sense of warmth and openness throughout. The finished basement boasts high ceilings and two separate entrances, offering incredible flexibility. A spacious family room creates a comfortable hub for movie nights or casual entertaining, while the additional guest bedroom and renovated 3-piece bathroom make it perfect for extended family, guests, or a private home office. Here, you're steps from Riverdale Park, Withrow Park, beloved coffee shops, top-rated schools, and excellent transit. This is not just a home, it's a lifestyle on one of Riverdale's most prestigious streets.

Inclusions: Stainless steel gas 6-burner cooktop, integrated double door fridge, 2 built-in ovens, integrated built-in dishwasher, washer and dryer, GB&E, CAC, electric light fixtures.

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



| | | | |
|---|---|---|--|
| 139 Victor Ave Toronto Ontario M4K 1A9 Toronto E01 North Riverdale Toronto Taxes: \$11,137/2024 Sold Date: 08/26/2025 SPIS: N | | | Sold: \$2,300,000 List: \$2,300,000 |
| Detached | Fronting On: S | For: Sale | % Dif: 100 |
| Link: N 2-Storey | Acreage: 25 x 100 Feet Irreg: | Rms: 8 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xBsm | |
| Dir/Cross St: Victor Ave / Gerrard St E Directions: Victor Ave / Gerrard St E | | | |

MLS#: E12358025

PIN#: 210690410

Legal: PT LT 42-43 PL 591 CITY EAST AS IN CA135629; CITY OF TORONTO

| | | |
|---|---|---------------------------------------|
| Kitchens: 1 | Exterior: Other | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished / Separate Entrance | Park/Drive: | Hydro: |
| Fireplace/Stv: Y | Drive: Lane | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 2000-2500 | Prop Feat: Family Room, Fireplace/Stove | Waterfront: |
| Roof: Asphalt Shingle | Exterior Feat: Deck, Porch, Landscape | Retirement: |
| Foundation: Concrete | Lighting, Lawn Sprinkler System | Accessibility: Open Floor Plan |
| Assessment: POTL: | Interior Feat: Bar Fridge, Built-In Oven | Feat: |
| POTL Mo Fee: | | HST Applicable to: Included In |
| Laundry lev: | | Sale Price: |
| | | Farm/Agr: |
| | | Oth Struct: |
| | | Survey Type: None |
| | | Spec Desig: Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|-----------|-------|-------------|------------|----------------|----------------|----------------|
| 1 | Living | Main | 13.68 | x 13.25 | Picture Window | Hardwood Floor | Pot Lights |
| 2 | Dining | Main | 18.86 | x 12.07 | Fireplace | Beamed | Hardwood Floor |
| 3 | Foyer | Main | 15.85 | x 9.32 | Hardwood Floor | Open Stairs | Skylight |
| 4 | Kitchen | Main | 18.47 | x 14.96 | Track Lights | Hardwood Floor | Breakfast Bar |
| 5 | Family | Main | 14.53 | x 7.58 | Hardwood Floor | Ensuite Bath | W/O To Deck |
| 6 | Prim Bdrm | 2nd | 15.26 | x 13.32 | W/I Closet | Hardwood Floor | W/O To Deck |
| 7 | Br | 2nd | 19.39 | x 7.12 | Hardwood Floor | Double Closet | L-Shaped Room |
| 8 | Br | 2nd | 14.17 | x 8.2 | Track Lights | Hardwood Floor | W/O To Deck |
| 9 | Office | Bsmt | 12.34 | x 11.84 | Broadloom | Pot Lights | |
| 10 | Br | Bsmt | 17.68 | x 17.49 | Combined W/Rec | Ensuite Bath | Pot Lights |
| 11 | Utility | Bsmt | 17.03 | x 14.04 | W/O To Yard | | |

Client Remarks: This stunning 3 bedroom, 4 bathroom home at 139 Victor Ave has been fully upgraded from top to bottom with high-end luxury finishes and clean, modern design throughout. The exterior features sleek teakwood, while the interior boasts engineered light hardwood flooring and heated tiles in select areas. The open-concept main floor offers a spacious living room with a concrete fireplace mantle, pot lights throughout, custom built-ins, and a dedicated main floor office. The designer kitchen is a showstopper, featuring an oversized waterfall centre island with a built-in breakfast bar, brass pendant lighting, and built-in stainless steel appliances. Large sliding doors open to a beautifully landscaped backyard oasis with a covered cabana, ideal for entertaining. Upstairs, you'll find two additional bedrooms serviced by a stylish 4-piece bath, a custom built-in desk, a cozy nook, and a luxurious primary suite with a private balcony, double closets, and a spa-like ensuite. The home also includes a fully finished basement with a separate entrance, perfect for extended family or extra living space. Located in a desirable, family-friendly neighbourhood, 139 Victor Ave offers the perfect blend of luxury, functionality, and urban convenience.

Inclusions: Recent renovations completed 2023. Main floor rero to the studs: includes new modern kitchen (by Skona) with black cabinetry, two-material countertop (ceasar stone and teak), AEG induction cooktop, beverage centre, counter-depth Whirlpool refrigerator, Kitchenaid Convection wall oven and microwave; sunroom; powder room, mud room, dining room, new lighting fixtures and upgraded electrical (200 amp service) throughout. Brand new fiberglass windows throughout house from Inline. Second floor: renovated master bedroom with Japanese-styled sliding doors to create walk-in, with racking system and custom built shelving; new ensuite bathroom, with marble bath surround and back splash, and shower bench, fully automated blinds. New laundry room with on trend barn door entrance, five-year old side by side oversized Samsung washer and dryer with built-in cabinetry/sink and laundry tub. Walk through to completely renovated bathroom with 12 foot ceilings and skylights, new sink, bath/shower, toilet.

Listing Contracted With: Royal Lepage Real Estate Associates 905-812-8123



| | | | |
|--|---|---|--|
| 98 Hogarth Ave Toronto Ontario M4K 1K4 Toronto E01 North Riverdale Toronto Taxes: \$7,555.95/2025 Sold Date: 10/27/2025 SPIS: N Last Status: SLD DOM: 12 | | | Sold: \$2,850,000 List: \$2,699,000 |
| Detached | Fronting On: N | Rms: 7 + 1 | |
| Link: N 3-Storey | Acreage: 20 x 122 Feet Irreg: | Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x4x2nd, 1x5x3rd, 1x3xBsm | |
| Dir/Cross St: Danforth Ave & Logan Avenue Directions: East of Broadview Ave | | | |

MLS#: E12462093

PIN#: 210630371

Legal: LT 89 PL 15E TORONTO; CITY OF TORONTO

| | | | |
|---|---|---------------------------|--------------------|
| Kitchens: 1 | Exterior: Stucco/Plaster | Zoning: | |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 1 | Cable TV: | A Hydro: Y |
| Basement: Separate Entrance / Full | Park/Drive: | Gas: | Y Phone: A |
| Fireplace/Stv: Y | Drive: Lane | Water: | Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: | |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: | Sewers |
| Central Vac: N | UFFI: | Waterfront: | |
| Apx Age: New | Pool: None | Retirement: | N |
| Apx Sqft: 2500-3000 | Prop Feat: Family Room, Fireplace/Stove | HST Applicable to: | Included In |
| Roof: Membrane | Exterior Feat: Deck | Sale Price: | |
| Foundation: Poured Concrete | Interior Feat: Carpet Free, Floor Drain, In-Law Capability, Water Heater | Farm/Agr: | |
| Assessment: POTL: | | Oth Struct: | |
| POTL Mo Fee: | | Survey Type: | None |
| Laundry lev: Upper | | Spec Desig: | Unknown |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|---------------|----------------|--------------------|
| 1 | Kitchen | Main | 14.99 | x 16.77 | Centre Island | Quartz Counter | B/I Appliances |
| 2 | Dining | Main | 11.78 | x 15.68 | Open Stairs | Pot Lights | Hardwood Floor |
| 3 | Living | Main | 14.96 | x 10.73 | Fireplace | W/O To Deck | Large Window |
| 4 | Prim Bdrm | 3rd | 15.03 | x 15.81 | 5 Pc Ensuite | W/I Closet | Balcony |
| 5 | 2nd Br | 2nd | 14.96 | x 12.27 | Large Window | Closet | Hardwood Floor |
| 6 | 3rd Br | 2nd | 14.96 | x 11.78 | Large Window | Closet | Hardwood Floor |
| 7 | Office | 2nd | 7.94 | x 15.85 | Pot Lights | Hardwood Floor | |
| 8 | 4th Br | Bsmt | 13.65 | x 9.78 | Closet | Pot Lights | |
| 9 | Rec | Bsmt | 12.99 | x 22.18 | Pot Lights | Tile Floor | Above Grade Window |

Client Remarks: On a quiet, tree-lined street in North Riverdale, 98 Hogarth stands as a study in modern craftsmanship and quiet confidence. Inside, sunlight runs the length of the home, hitting herringbone oak floors and custom millwork built to last. The kitchen anchors it all. Thermador gas range, hidden storage, a long island that invites conversation. Ten-foot ceilings carry into the family room where a gas fireplace warms the space, and doors open to a private yard framed in green. Upstairs, bedrooms are bright and balanced, each with built-ins and space to think. The top floor is a retreat a fireplace, a walk-through closet, a terrace in the trees, and a spa bath that feels like an exhale. Downstairs, a separate-entry suite offers flexibility guests, family, income your call. Out back, a laneway garage and extra parking. Steps to Riverdale Park, Frankland School, and the Danforth. A rare blend of simplicity, strength, and place the kind of home that stays with you.

Inclusions: Thermador Gas Range, High-End Built-in Dishwasher, Fridge, Hood Range, SS Microwave, Washer & Dryer.

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