



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 Sold Date: 07/30/2025 SPIS: N Last Status: SLD DOM: 6	For: Sale % Dif: 94	
Detached Link: N Other	Fronting On: W Acreage: 18.5 x 100 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 3 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 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Other Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: Carport / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Patio, Privacy Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 Remks: 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
Last Status: SLD
DOM: 8

Sold: \$1,715,000
List: \$1,649,000
For: Sale
% Dif: 104
Fronting On: N
Acreage: < .50
Rms: 7 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x4xBsmt, 1x3x2nd, 1x5x2nd, 1x3x3rd
Dir/Cross St: Pape and Danforth
Directions: Dingwall east of Pape

MLS#: E12405114
Assignment: N
Legal: Part Lot 8 Plan 380E Toronto as in CA362666, T/W & S/T CA362666, City of Toronto

PIN#: 210490572
Fractional Ownership: N

Kitchens: 1
Fam Rm: N
Basement: Finished / Separate Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1912
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle, Flat, Membrane
Foundation: Block
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / Stone
Gar/Gar Spcs: None / 0
Park/Drive:
Drive: Lane
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI: No
Pool: None
Prop Feat: Park, Public Transit, School
Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio
Interior Feat: Carpet Free, In-Law Capability, Storage, Water Heater Owned
Security Feat: Carbon Monoxide Detectors, Smoke Detector

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement: N
HST Applicable to: Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: Unknown
Spec Desig: Unknown

Topography: Terraced

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

Client Remks: 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 Last Status: SLD DOM: 23			Sold: \$1,505,000 List: \$1,699,000 For: Sale % Dif: 89
Detached Link: N 3-Storey	Fronting On: E Acreage: 25 x 101.5 Feet Irreg:	Rms: 10 + 4 Bedrooms: 5 + 1 Washrooms: 3 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 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Brick Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 Remks: 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 For: Sale % Dif: 93
Detached Link: N 2-Storey	Fronting On: S Acreage: 20 x 110 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 3 1x5x2nd, 1x4xBsmt, 1x3xBsmt 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 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Public Transit, School Exterior Feat: Patio, Porch Interior Feat: None	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 HOMEWARD 416-698-2090




39 Wolfrey Ave Toronto Ontario M4K 1K9 Toronto E01 North Riverdale Toronto Taxes: \$9,267.73/2025 Sold Date: 07/11/2025 SPIS: N Last Status: SLD DOM: 32			Sold: \$1,725,000 List: \$1,900,000 For: Sale % Dif: 91
Detached Link: N 1 1/2 Storey	Fronting On: S Acreage: 30 x 160 Feet Irreg:	Rms: 7 Bedrooms: 2 Washrooms: 2 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 Fam Rm: Y Basement: Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone, Brick Assessment: 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, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 HOMEWARD416-698-2090

	72 Bain Ave Toronto Ontario M4K 1E7 Toronto E01 North Riverdale Toronto		Sold: \$2,500,000 List: \$1,950,000				
	Taxes: \$10,618/2025 Sold Date: 10/02/2025		For: Sale % Dif: 128				
	SPIS: N Last Status: SLD DOM: 0						
Detached Link: N 2-Storey		Fronting On: N Acreage: 24.02 x 130 Feet Irreg:		Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x3xBsmt			
Dir/Cross St: Broadview/Bain Directions: One way east from Broadview							
MLS#: E12441284 Assignment: N Legal: Pt Lt 21 N/S Bain Ave Pl657 Toronto Pt1							
PIN#: 210660005 Fractional Ownership: N							
Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1970 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper		Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Patio, Privacy Interior Feat: Carpet Free		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	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 Remks: A Riverdale Gem. A very special offering in one of Torontos 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 chefs 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 For: Sale % Dif: 109
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	
Dir/Cross St: Broadview and Hogarth			Directions: Between Ingham and Hampton

MLS#: E12422507	PIN#: 210660140
Assignment: N	Fractional Ownership: N
Legal: PT LT 1-2 PL 761	

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: N 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: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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	Wainscoting
3	Dining	Main	14.76	x 8.96	Hardwood Floor	Pot Lights	
4	Kitchen	Main	20.14	x 14.27	Hardwood Floor	Renovated	W/O To Garden
5	Br	2nd	11.58	x 9.94	Hardwood Floor	Closet	
6	Tandem	2nd	14.67	x 6.07	Hardwood Floor	O/Looks Backyard	
7	2nd Br	2nd	15.12	x 8.66	Hardwood Floor	Closet	
8	3rd Br	2nd	12.57	x 11.94	Bay Window		
9	Prim Bdrm	3rd	13.35	x 12.73	Hardwood Floor	Closet	
10	5th Br	3rd	13.02	x 12.8	Hardwood Floor	Closet	
11	Rec	Bsmt	13.45	x 12.24	Hardwood Floor	B/I Shelves	Pot Lights
12	Br	Bsmt	14.93	x 11.48	Hardwood Floor	3 Pc Bath	W/O To Garden

Client Remks: 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, its 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 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 Last Status: SLD DOM: 5			Sold: \$2,300,000 List: \$2,300,000 For: Sale % Dif: 100
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 100 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xBsmt	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 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Other Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck, Porch, Landscape Lighting, Lawn Sprinkler System Interior Feat: Bar Fridge, Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Open Floor Plan Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 Remks: 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 reno 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 For: Sale % Dif: 106
Detached Link: N 3-Storey	Fronting On: N Acreage: 20 x 122 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x4x2nd, 1x5x3rd, 1x3xBsmt	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 Fam Rm: Y Basement: Separate Entrance / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: New Apx Sqft: 2500-3000 Roof: Membrane Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Deck Interior Feat: Carpet Free, Floor Drain, In-Law Capability, Water Heater	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	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 Remks: 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