



71 Langley Ave Toronto Ontario M4K 1B4 Toronto E01 North Riverdale Toronto Taxes: \$7,800/2025 Sold Date: 07/30/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$912,500 List: \$700,000 For: Sale % Dif: 130
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 17.67 x 119 Feet Irreg:	Rms: 6 Bedrooms: 4 Washrooms: 1 1x3x2nd	Dir/Cross St: BROADVIEW AVE & GERRARD STREET Directions: BROADVIEW AVE & GERRARD STREET

MLS#: E12304461 **PIN#:** 210690190
Legal: PT LT 23 PL 505 MIDWAY AS IN CA10486, S/T & T/W CA10486; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Out Fireplace/Stv: N Heat: Other / Other A/C: Other Central Vac: N Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Unknown Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Hospital, Place Of Worship, Public Transit, School, School Bus Route Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Water Body Type: Bay

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: ATTENTION BUILDERS, RENOVATORS & INVESTORS, Location, Location, Location, Minutes To The Downtown Core, Your Next Project Awaits You At 71 Langley Avenue, This Home Has Great Potential. Nestled In The Sought-After Neighborhood Of North Riverdale, This Two & Half Story Semi-Detached Home Offers Unparalleled Convenience Sitting On A Large Lot. This Property Is A Unique Opportunity For Someone Looking To Put Their Mark On A Home With Tremendous Potential. While The House Requires Significant Updates And Repairs, Its Prime Location And Spacious Layout Offer Endless Possibilities. The Seller And Listing Agent Make No Representations Or Warranties Regarding On The Condition Of The Property. Please Be Advised That The Property Is In Poor Condition. We Strongly Recommend That You And Your Clients Exercise Caution And View The Property At Your Own Risk "A Flashlight Is Advisable For All Showings, Property Tax Information Is A Guesstimate, "PROPERTY BEING SOLD IN AS IS WHERE IS CONDITION NO WARRANTIES					
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300					



73 Withrow Ave Toronto Ontario M4K 1C8 Toronto E01 North Riverdale Toronto Taxes: \$7,005.47/2025 Sold Date: 09/16/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,085,000 List: \$899,000 For: Sale % Dif: 121
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: S Acreage: 15 x 130 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 1 1x4x2nd	Dir/Cross St: Pape and Danforth Directions: West of Logan

MLS#: E12391146 **PIN#:** 210670330
Legal: PT LT 14 PL 578 CITY EAST AS IN CT689167; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.33	x 14.07	Window	Fireplace	Hardwood Floor
2	Dining	Main	11.75	x 13.42	Combined W/Dining	Window	Hardwood Floor
3	Kitchen	Main	10.6	x 14.24	Eat-In Kitchen	W/O To Deck	
4	Br	2nd	14.76	x 13.16	Glass Block Window	Closet	Hardwood Floor
5	Br	2nd	9.15	x 12.66	Window	Closet	Hardwood Floor
6	Br	2nd	10.66	x 6.59	Window	Broadloom	
7	Prim Bdrm	3rd	21.16	x 25.07	Closet Organizers	Sliding Doors	W/O To Deck
8		Lower	14.57	x 28.35			
9	Laundry	Lower	10.17	x 13.68			

Client Remks: Prime Riverdale! Welcome to 73 Withrow Avenue, a rare opportunity in one of the city's most coveted family neighbourhoods. Perfectly located directly across from Withrow School, this 2.5-storey home has been cherished by the same family for over 40 years and address and a community that are truly hard to part with. Offering 4 spacious bedrooms and generous principal rooms, the home provides the scale and function today's families are looking for. A charming covered front porch sets the tone, ideal for morning coffee, evening conversations, or simply watching the neighbourhood go by. The deep south-facing lot, approximately 130 feet, delivers endless possibilities for kids to play, gardens to flourish, outdoor entertaining, or future expansion potential. This is a home with both history and potential, ready for its next chapter. The setting is truly exceptional. Just steps to Riverdale Park and a short stroll to Withrow Park, the home is nestled among tree-lined streets and a welcoming community that make this neighbourhood so highly sought after. Walk to Broadview Station or explore the vibrant shops, cafes, and restaurants along both the Danforth and Gerrard, offering endless options for every taste and occasion. With an impressive 89 Walk Score, access to downtown, the financial core, and the entire city is right at your doorstep. 73 Withrow Avenue is more than just a house; it's the perfect offering to create your dream family home in an unbeatable community setting. A rare chance to put down roots in Prime Riverdale and make it your own.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Freezer, All Electric Light Fixtures, Hot Water Tank.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-462-1888



106 Frizzell Ave Toronto Ontario M4J 1E3 Toronto E01 Blake-Jones Toronto Taxes: \$5,414.35/2025 Sold Date: 09/16/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,060,000 List: \$949,000 For: Sale % Dif: 112
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 16.42 x 107 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Danforth and Pape Directions: Direct

MLS#: E12390522	PIN#: 210490527
Assignment: N	Fractional Ownership: N
Legal: LT 8 PL 375E TORONTO; CITY OF TORONTO	

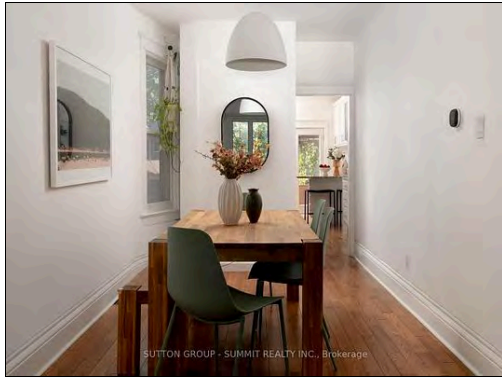
Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Unknown Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Cul De Sac, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit Exterior Feat: Deck, Porch Interior Feat: Storage Security Feat: Smoke Detector	Zoning: R(d0.6*736) Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	14.7	x 21.82	Brick Fireplace Hardwood Floor
2	Dining	Ground	10.4	x 11.55	O/Looks Frontyard Hardwood Floor
3	Kitchen	Ground	10.01	x 11.38	Quartz Counter Updated Stainless Steel Appl
4	Prim Bdrm	2nd	11.19	x 11.55	O/Looks Frontyard Large Closet Bay Window
5	2nd Br	2nd	11.68	x 11.38	O/Looks Backyard Closet
6	Family	Bsmt	14.7	x 14.63	Above Grade Window
7	Utility	Bsmt	14.7	x 11.38	Combined W/Laundry Laundry Sink Closet

Client Remks: 106 Frizzell Ave is a beautiful, well-cared-for home thats been cherished by the same family for decades. This end-of-row home has a stunning, updated kitchen with centre island, stainless steel appliances and central skylight. It overlooks the private, leafy backyard - a gardeners paradise with mature plants and lots of privacy and the perfect space for entertaining, or quiet mornings with coffee. Inside, you'll find hardwood floors on the main floor, a brick fireplace, 2 washrooms, and 2 spacious, light-filled bedrooms. The basement offers an additional room for recreation, laundry and plenty of storage space. Set on a quiet dead-end street, this home offers both peace and convenience. Frizzell is nestled in one of Torontos most beloved neighbourhoods. Just steps to the TTC, a short stroll to the vibrant shops and restaurants along the Danforth, plus Withrow Park (the heart of the Riverdale community), is right at your doorstep.

Inclusions: Stainless steel fridge/freezer, dishwasher, elec stove, washer&dryer, all ELFs, furnace and AC equipment

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



63 1/2 Frizzell Ave		Sold: \$1,130,000
Toronto Ontario M4J 1E2		List: \$980,000
Toronto E01 Blake-Jones Toronto		
Taxes: \$4,743.21/2025	For: Sale	% Dif: 115
Sold Date: 07/31/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: S	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	12 x 96 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Pape Ave and Frizzell Ave		Directions: Pape Ave and Frizzell Ave

MLS#: E12304495 **PIN#:** 210490614
Legal: PT LT 51 PL 352E TORONTO AS IN CA805485; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 1 Park/Drive: Private Drive: Lane, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Awnings Interior Feat: On Demand Water Heater, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.6	x 11.81	Hardwood Floor
2	Dining	Main	7.68	x 13.62	Hardwood Floor
3	Kitchen	Main	9.81	x 12.4	W/O To Deck Granite Counter
4	Br	2nd	9.81	x 9.09	Hardwood Floor
5	Prim Bdrm	2nd	10.7	x 11.38	Hardwood Floor
6	Rec	Lower	8.99	x 14.8	Finished
7	Br	Lower	7.12	x 8.69	

Client Remks: Fizzing with charm on Frizzell. Built in 1911 and thoughtfully updated, this 2+1 bed, 3 bath home is compact, clever, and full of character. Soaring 9-ft ceilings, hardwood floors, a main floor powder room (the secret sauce to smooth hosting in Toronto), and a sunny south-facing deck make the main floor shine. Upstairs, the oversized walk-in closet and spa-like bath add a touch of luxury. The finished basement offers tall ceilings, extra living and office space with a restored brick accent wall, a bedroom and renovated full bath, all tucked on a quiet cul-de-sac, just minutes from Withrow Park, the Danforth, and your new favourite local spots. Did we mention extra-wide and private laneway parking? Cozy, curated, and full of soul, this home may be compact, but it lives large.

Inclusions: Fridge, stove, range hood, dishwasher (2022), washer, dryer, all electrical light fixtures, blinds, curtain rods.

Listing Contracted With: SUTTON GROUP - SUMMIT REALTY INC. 905-897-9555



210 WITHROW Ave Toronto Ontario M4K 1C8 Toronto E01 North Riverdale Toronto Taxes: \$6,741.54/2025 Sold Date: 08/19/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,183,000 List: \$988,800 For: Sale % Dif: 120
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 14.83 x 115 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: WITHROW AND LOGAN Directions: WITHROW AND LOGAN

MLS#: E12339991	PIN#: 210610093
Legal: PLAN 688 BLK E PT LOT 6, CITY OF TORONTO, NORTH RIVERDALE	

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Grnbelt/Conserv, Hospital, Park, Place Of Worship, Public Transit Exterior Feat: Landscaped, Patio Interior Feat: Other	Zoning: Cable TV: Y Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Additional Garage(s) Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.07	x 14.57	W/O To Deck	Eat-In Kitchen	Hardwood Floor
2	Dining	Main	12.66	x 12.17	Formal Rm	Open Concept	Hardwood Floor
3	Living	Main	15.26	x 12.99	Picture Window	Hardwood Floor	
4	Prim Bdrm	Upper	13.16	x 11.42	Closet	Open Concept	Hardwood Floor
5	2nd Br	Upper	10.01	x 11.32	Closet	Open Concept	Hardwood Floor
6	3rd Br	Upper	10.76	x 8.76	Closet	Open Concept	Hardwood Floor

Client Remks: Open house Saturday August 16 from 2pm-4pm*WITHROW AVENUE...RARE OPPORTUNITY! Location-Location-Location-North Riverdale ! 3 bedroom semi offers a taste of vintage and character throughout. Hardwood floors throughout, spacious rooms, charming front porch to a private backyard retreat and a full garage that can easily be converted into a 2 car garage! Freshly painted throughout - so much potential. Potential for a 3 storey. Located just a short stroll to Withrow Park, top rated schools, parks, cafes and the vibrant shops and restaurants on the Danforth. This home boosts a 92 walk score and is only a 10 minute walk to the Pape station. This Is a LIFESTYLE :) Live in one of the most desirable addresses on this treed top road. Inclusions: Existing fridge, stove, dishwasher - All appliances as is Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC.905-471-2121							
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81 Frizzell Ave Toronto Ontario M4J 1E2 Toronto E01 North Riverdale Toronto Taxes: \$4,721/2024 Sold Date: 09/22/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,255,000 List: \$989,000 For: Sale % Dif: 127
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 16.17 x 96 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Pape & Danforth Directions: One way east of Pape

MLS#: E12403385 Assignment: N Legal: Plan 362E Lot 3	PIN#: 210490605 Fractional Ownership: N
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Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Cul De Sac, Fenced Yard, Library, Park, Public Transit, School Interior Feat: None	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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.58	x 10.37	Hardwood Floor	Picture Window	O/Looks Dining
2	Dining	Ground	15.42	x 15.03	Hardwood Floor	Open Concept	
3	Kitchen	Ground	18.37	x 11.61	Centre Island	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	15.58	x 11.32	Hardwood Floor	Vaulted Ceiling	Closet
5	2nd Br	2nd	12.37	x 11.61	Hardwood Floor	Closet	O/Looks Backyard
6	Rec	Bsmt	15.72	x 15.39			
7	Br	Bsmt	15.72	x 10.37			

Client Remks: Renovated, Light-Filled, Turn-Key Home in a Coveted Community. Welcome to 81 Frizzell Avenue, a beautifully renovated home on the sought-after south side of one of Riverdale's most cherished family friendly streets. Tucked away on a quiet dead-end street, this home isn't just a house it's a hub. Children play freely after school, neighbours gather on weekends, and community spirit is at your doorstep. Inside, you'll be greeted by an open and airy main floor where natural light pours in through new windows, highlighting the wire-brushed white oak floors and high ceilings. The custom staircases and bannisters are a design statement, connecting each level seamlessly. The modern kitchen is both stylish and functional, complete with a centre island, ample storage, and new stainless steel appliances, a perfect space for family meals or entertaining friends. Upstairs, you'll find 2 spacious bedrooms, a luxurious primary suite with vaulted ceilings and a bay window. 2 renovated bathrooms that bring a fresh, modern feel. The fully finished basement extends your living space with a warm and inviting family room, plus a versatile office/guest bedroom , offering flexibility for todays lifestyle. There's even 2 car parking! Mechanical upgrades including an updated furnace, central air conditioning, and hot water tank provide peace of mind. This is truly a turn-key home in one of Toronto's most vibrant communities, surrounded by top schools, beloved parks like Kempton Howard, Withrow & Finn Park. shops, and some awesome cafes (one of my favorites The Shmooz) AND just steps to one of the best pizza joints One Night Only Pizza. All the best that Riverdale living has to offer.

Inclusions: SS Fridge (2025) SS Stove (2025) SS Built-in dishwasher (2025) SS Microwave (2025) Washer and Dryer, GB&E, CAC, Electric light fixtures. Hot water tank owned.

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



45 Hazelwood Ave Toronto Ontario M4J 1K4 Toronto E01 Blake-Jones Toronto Taxes: \$5,942.21/2025 Sold Date: 11/01/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$1,268,800 List: \$1,049,000 For: Sale % Dif: 121
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 15.25 x 110 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Pape & Danforth Directions: Pape & Danforth

MLS#: E12487828 **PIN#:** 210480169
Legal: PT LT 1 BLK B PL 826 CITY EAST AS IN CA320300; S/T & T/W CA320300; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block, Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 10.24	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	10.66	x 8.6	Hardwood Floor	Fireplace	Window
3	Kitchen	Main	22.24	x 9.09	Hardwood Floor	W/O To Deck	
4	Prim Bdrm	2nd	13.16	x 11.84	Hardwood Floor	Window	Closet
5	2nd Br	2nd	12.99	x 7.74	Hardwood Floor	Window	Closet
6	3rd Br	2nd	12.89	x 11.09	Broadloom	Window	
7	Rec	Bsmt	16.99	x 12.6	Broadloom		

Client Remks: Welcome to this charming 3-bedroom, 2-bath semi-detached home in Toronto's sought-after Blake-Jones neighbourhood! This beautifully maintained two-storey home offers the perfect mix of comfort, style, and urban convenience. The main floor features an open-concept living and dining area with hardwood floors throughout, creating a bright and inviting space for relaxing or entertaining. The spacious kitchen offers a gas stove, plenty of cabinets and storage space, and a walkout to a private deck - perfect for morning coffee or outdoor dining. Upstairs, you'll find three comfortable bedrooms with great natural light and a full bathroom. The finished basement with a full bathroom provides additional living space and abundant storage, offering flexibility for a recreation room, home office, or gym. Located on a quiet, tree-lined street, this home combines peaceful residential living with easy access to everything the city has to offer. This house belongs to the coveted Frankland School District and Riverdale Collegiate Institute, perfect for your family! Just steps to the TTC Pape Station and future Ontario Line hub, it is close to parks, vibrant shops and restaurants along The Danforth. Move-in ready and full of warmth, this home is perfect for families, professionals, or anyone looking to enjoy life in one of Toronto's most connected east-end communities.

Inclusions: OPEN HOUSE SAT+SUN CANCELLED! Gas stove, Fridge, Dishwasher. Washer & Dryer, All ELF's

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



24 Poucher St Toronto Ontario M4J 2Y9 Toronto E01 Blake-Jones Toronto Taxes: \$5,391.72/2025 Sold Date: 11/10/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$960,000 List: \$1,099,000 For: Sale % Dif: 87
Duplex Link: 2-Storey	Fronting On: W Acreage: 15 x 102 Feet Irreg:	Rms: 7 + 1 Bedrooms: 2 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Pape and Riverdale Directions: East of Pape and South of Riverdale

MLS#: E12507120	PIN#: 210490084
Assignment: N	Fractional Ownership: N
Legal: Plan M73 Pt Lot 37 Pt Lot 38	Vacant Land Condo: N

Kitchens: 2 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Window Unit Central Vac: N Apx Age: Year Built: 1912 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Cul De Sac, Fenced Yard, Park, Public Transit Interior Feat: Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers 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	Ground	12.76	x 9.74	Pot Lights	Combined W/Dining	Window
2	Dining	Ground	9.58	x 8.53	Combined W/Living	Pot Lights	Window
3	Kitchen	Ground	12.99	x 9.45	Eat-In Kitchen	W/O To Deck	Quartz Counter
4	Br	Bsmt	9.97	x 10.56	W/I Closet	Above Grade Window	Pot Lights
5	Living	2nd	12.7	x 12.83	Open Concept	Large Window	Large Closet
6	Dining	2nd	12.7	x 12.83	Open Concept	Combined W/Living	Ceiling Fan
7	Kitchen	2nd	12.3	x 9.94	Breakfast Bar	Quartz Counter	Stainless Steel Appl
8	Br	2nd	8.14	x 10.04	W/O To Balcony	Ceiling Fan	

Client Remks: Ideal for first-time buyers or investors! This versatile legal duplex is a smart condo alternative combining lifestyle and practicality. Fully renovated in September 2025 with brand new kitchens, bathrooms, flooring, lighting, and in-suite laundry, it's completely turn-key and move-in ready. The property features two self-contained 1-bedroom units: a spacious main and lower suite with a walkout to a renovated deck and private backyard; a bright, open-concept suite on the second floor with its own balcony overlooking the garden. The flexible layout also lends itself easily to future conversion into a single family home, offering long-term flexibility for changing needs. Located in Riverdale's Pocket, a neighbourhood known for its tree-lined streets, tight-knit community, and lively block parties. Walk to Phin or Withrow Park, grab coffee or dinner on the Danforth, and enjoy quick TTC or bike access downtown. The deck, garden, and balcony provide a calm urban retreat at home. 24 Poucher St. delivers comfort, convenience, and long-term value in one of Toronto's most desirable neighbourhoods.

Inclusions: 2 Fridges, 2 Gas Ranges, 2 Dishwashers, 1 Washer, 1 Dryer, 1 All-in-One Washer & Dryer, All Electric Light Fixtures

Listing Contracted With: ZOLO REALTY 416-898-8932



54 Wroxeter Ave
Toronto Ontario M4J 1E6
Toronto E01 Blake-Jones Toronto
Taxes: \$6,522.85/2025
Sold Date: 10/08/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,265,000
List: \$1,128,000
For: Sale
% Dif: 112

Semi-Detached
Link:
2 1/2 Storey

Fronting On: E
Acreage:
16.19 x 107 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 4 + 1
Washrooms: 3
1x4xUpper, 1x4x2nd, 1x3xLower

Dir/Cross St: Pape Ave & Danforth Ave
Directions:
Drive along Pape Ave, south of Danforth Ave, and turn left onto Wroxeter Ave. The property will be on your left.

MLS#: E12438019
Legal: PLAN 371E PT LOTS 6 & 7

PIN#: 210490315

Kitchens: 1
Fam Rm: N
Basement: Finished with Walk-Out / Separate Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Roof: Asphalt Shingle
Foundation: Brick, Concrete Block
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / Brick
Gar/Gar Spcs: None / 0
Park/Drive: None
Drive: None
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Hospital, Park, Public Transit, School
Interior Feat: Sump Pump, Water Heater Owned

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement: N
HST Applicable to Not Subject to HST
Sale Price:
Farm/Agr:
Oth Struct: Fence - Full, Garden Shed, Playground
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.47	x 13.48	Open Concept	Combined W/Dining	Hardwood Floor
2	Dining	Main	11.45	x 10.14	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Main	15.94	x 9.58	Eat-In Kitchen	Ceramic Floor	W/O To Deck
4	Prim Bdrm	2nd	12.3	x 13.48	Broadloom	Double Closet	Large Window
5	2nd Br	2nd	13.02	x 8.3	Broadloom	Closet	Window
6	3rd Br	2nd	11.71	x 9.58	O/Looks Backyard	Laminate	
7	4th Br	3rd	12.3	x 13.48	Broadloom	Closet	Window
8	Br	Bsmt	8.79	x 13.48	Broadloom	Above Grade Window	Pot Lights
9	Den	Bsmt	14.17	x 9.58	W/O To Yard	Closet	Pot Lights

Client Remks: Urban Elegance Meets Character & Family Functionality in This Stunning Semi-Detached 2 1/2 Storey Home, Located South of Riverdale, 4+1 Beds | 3 Baths | Walk-Out/Separate Entrance Basement | Backyard Oasis & Steps To Parks. This home feels like it's always been waiting for you to write your next chapter of memories! With its thoughtful layout, lush outdoor retreat, and basement with a separate entrance, this residence is the perfect canvas for a growing family, creative professionals, or multi-generational living. From the moment you step onto the front porch, framed by elegant landscaping and perennial blooms, you are greeted by a sense of warmth and possibility. The main floor unfolds with graceful charm: a sun-drenched, open-concept living and dining space flow into a freshly renovated, family-sized eat-in kitchen. With custom cabinetry, quartz countertops and SS appliances, it promises both busy mornings and long, lingering meals. The space extends naturally onto the patio and into the backyard where, surrounded by greenery, mature trees, and a playground, you will find a place made for stories, whether shared over coffee or echoed in laughter and play. As you ascend the stairs, 4 luminous bedrooms await, each with its own quiet charm and coziness. They share a well-appointed 4-piece bath. Elegant white railings guide you upward to a hidden gem-ideal as a home office, creative studio, or guest retreat-featuring slanted ceilings, a private 4-piece bath, and abundant natural light. It's your personal escape: a tranquil hideaway above the city bustle. The fully finished basement offers more than just extra square footage. With its own separate entrance & direct access to the backyard, this level features a guest bedroom, a den ideal for an office or gym, and a 3-piece bath. Just a short walk to The Danforth's vibrant cafes, boutiques, restaurants, Withrow Park, TTC (Pape Station) & a short ride to Downtown. Walk Score of 86 & Riders Paradise Score of 92!

Inclusions: Maytag Fridge, Frigidaire Gas Stove, Danby Microwave, LG Dishwasher, Range hood, Samsung Washer /Dryer Stackable, LG Washer/Dryer Stackable, Honeywell Smart Thermostat, Backflow Valve Prevention, Sump Pump, Heat Pump July 2025, A/C 2025, Kitchen Renovated September 2025.

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



80 Withrow Ave Toronto Ontario M4K 1C9 Toronto E01 North Riverdale Toronto Taxes: \$6,899.89/2025 Sold Date: 07/14/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,430,000 List: \$1,189,000 For: Sale % Dif: 120
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19 x 130 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Broadview/Danforth Directions: East of Broadview Ave

MLS#: E12272610 **PIN#:** 210670265
Legal: Pt Lot 18, Pl 578

Kitchens: 2 Fam Rm: N Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 700-1100 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Terraced, Wooded/Treed Interior Feat: None	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.03	x 15.26	Hardwood Floor	Pot Lights	Open Stairs
2	Dining	Main	15.03	x 7.32	Open Concept		
3	Kitchen	Main	9.74	x 12.57	Renovated	Stainless Steel Appl	W/O To Deck
4	Den	Main	9.35	x 7.68	Picture Window	Hardwood Floor	
5	Foyer	Main	3.74	x 6.53	Double Closet	Tile Floor	Picture Window
6	Prim Bdrm	2nd	14.99	x 9.35	Sliding Doors	W/I Closet	W/O To Deck
7	2nd Br	2nd	7.41	x 9.22	Double Closet	Picture Window	Hardwood Floor
8	3rd Br	2nd	7.48	x 10.99	Closet	Picture Window	Hardwood Floor
9	Br	Lower	15.03	x 15.58	Hardwood Floor	Above Grade Window	
10	Kitchen	Lower	9.74	x 12.57	Hardwood Floor	W/O To Deck	

Client Remks: Welcome to 80 Withrow Ave, a truly special home nestled on one of Torontos most picturesque, tree-lined streets. Set within a highly coveted school district and surrounded by the vibrant energy of Riverdale, this home offers the perfect blend of family-friendly living and urban convenience. Inside, youll find three generous bedrooms, including a bright and airy primary retreat with ample closet space the perfect sanctuary to unwind after a busy day. The main floor boasts a flowing layout ideal for everyday living and entertaining, with a spacious living and dining area that opens onto a private deck. Step outside to enjoy morning coffee or evening gatherings overlooking a deep, fully fenced backyard, offering a rare sense of privacy and plenty of room for kids or pets to play. A separate basement apartment provides incredible flexibility: use it as a guest suite, private office space, or take advantage of rental income potential. Just steps from Riverdale Park and Withrow Park, youll have tennis courts, playgrounds, and year-round activities right at your doorstep. The home is also mere minutes to the Danforths shops, cafes, and restaurants, with excellent transit options making downtown commutes a breeze. 80 Withrow Ave is more than just a house its a lifestyle opportunity in one of Torontos most sought-after communities. Dont miss your chance to call this exceptional property home.

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, combo laundry unit (basement), washer + dryer (main floor).
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



92 Wroxeter Ave Toronto Ontario M4J 1E6 Toronto E01 Blake-Jones Toronto Taxes: \$6,173/2024 Sold Date: 07/16/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,470,000 List: \$1,199,000 For: Sale % Dif: 123
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: N Acreage: 16 x 88 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Pape and Danforth Directions: East off of Pape

MLS#: E12274255 **PIN#:** 210490334
Legal: PT LT 24-25 PL 371E TORONTO AS IN CT852749, T/W & S/T CT852749; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private, Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater Owned	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 11.09	Large Window	Open Concept	Hardwood Floor
2	Dining	Main	11.25	x 11.52	Pot Lights	Hardwood Floor	
3	Kitchen	Main	11.09	x 15.58	Breakfast Bar	Eat-In Kitchen	W/O To Yard
4	Br	2nd	14.4	x 11.75	Bay Window	Double Closet	Hardwood Floor
5	Br	2nd	9.15	x 9.25	Window	Closet	Hardwood Floor
6	Br	2nd	11.25	x 8.17	Window	Hardwood Floor	
7	Prim Bdrm	3rd	14.4	x 22.74	Window	W/O To Deck	Vinyl Floor
8	Rec	Lower	13.48	x 12.93	4 Pc Bath	Walk-Out	Ceramic Floor
9	Br	Lower	10.6	x 8.99	Window	Double Closet	Ceramic Floor
10	Laundry	Lower	4.49	x 6.92			

Client Remks: Welcome to 92 Wroxeter Avenue Your Urban Sanctuary. This beautifully renovated, light-filled 2.5-storey family home offers a rare blend of warmth, character, and timeless style, perfectly situated on a peaceful, tree-lined dead-end street in one of Toronto's most desirable east-end neighbourhoods. Its the ideal setting to plant roots & grow in a vibrant, connected community. Just a short 5-minute stroll to Withrow Park and an easy walk to the lively Danforth with its eclectic mix of shops, restaurants, & cozy cafes, this location has an impressive 88 Walk Score placing everything you need right at your door step. Inside, the generous and thoughtfully designed layout spans four fully finished levels. The open-concept main floor features large, light-filled principal rooms and a family-sized eat-in kitchen with custom cabinetry perfect for both busy weekday mornings and relaxed weekend meals. Whether you're entertaining guests or enjoying a quiet night in, this space invites connection and comfort. Upstairs, you'll find four inviting bedrooms, including a bright and airy third-floor primary retreat with its own private rooftop terrace. This top-floor oasis offers the perfect escape from the daily hustle, and there's even potential to add a private ensuite bath transforming it into a true sanctuary above the city. The fully finished lower level has a separate entrance and offers a large family/recreation room, a guest bedroom, a bathroom, and laundry ideal for extended family, a nanny suite, or potential rental income. Outside, the homes curb appeal is undeniable, with a charming front garden and rear laneway access with parking. There's also exciting laneway house potential for added living space or future income. With friendly neighbours, mature trees, top-ranked schools, and easy transit access (just 10 minutes to Pape Station), this is more than a home its a lifestyle. Move-in ready and filled with love, 92 Wroxeter Avenue invites you to live, grow, and truly belong.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, All electric light fixtures. Hot water tank owned.

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



116 Victor Ave			Sold: \$1,215,000	
Toronto Ontario M4K 1A8			List: \$1,200,000	
Toronto E01 North Riverdale Toronto				
Taxes: \$7,224/2025		For: Sale	% Dif: 101	
Sold Date: 11/12/2025				
SPIS: N		Last Status: SLD	DOM: 7	
Semi-Detached		Fronting On: N	Rms: 7 + 2	
Link:		Acreage:	Bedrooms: 4 + 1	
3-Storey		16.58 x 110.83 Feet	Washrooms: 2	
		Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Broadview and Howland			Directions: one way east of Broadview	

MLS#: E12513638

PIN#: 210690273

Legal: PLAN 516E PT LOTS 16 & 17

Kitchens: 1	Exterior: Brick	Zoning: residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Right Of Way	Gas: Phone:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water: Municipal
A/C: Central Air, Wall Unit	Tot Prk Spcs: 2	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age: 100+	Pool: None	Waterfront:
Year Built: 1892	Prop Feat: Fireplace/Stove, Hospital, Library, Place Of Worship, Public Transit, School	Retirement:
Apx Sqft: 1500-2000	Exterior Feat: Deck Interior Feat: None	HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL: N		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.84	x 15.22	Open Concept	Hardwood Floor	Fireplace
2	Dining	Main	24.84	x 15.22	Open Concept	Hardwood Floor	Window
3	Kitchen	Main	13.91	x 10.79	Hardwood Floor	W/O To Garden	Eat-In Kitchen
4	Prim Bdrm	2nd	13.98	x 14.96	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	19.95	x 14.96	Hardwood Floor	Open Concept	Window
6	3rd Br	3rd	11.38	x 11.68	Hardwood Floor	Window	
7	4th Br	3rd	16.08	x 11.98	Hardwood Floor	Window	
8	Rec	Bsmt	14.01	x 10.33	Window		
9	5th Br	Bsmt	14.47	x 11.55	Window	3 Pc Bath	

Client Remks: Welcome to 116 Victor Avenue - A Hidden Gem on One of Riverdale's Most Treasured Streets. Tucked away on a picturesque, tree-lined street that's known for its charm, strong sense of community, and incredible neighbours, this home offers more than just a place to live, it offers a lifestyle. Located in the coveted Withrow School District and nestled between two of city's most beloved parks, Riverdale Park and Withrow Park, it's no wonder this street is so loved. This enchanting three-storey, four-bedroom semi-detached home captures the essence of East End living. From its exposed brick walls to the hardwood floors and inviting fireplace, every detail exudes warmth and character. The open-concept living and dining rooms are perfect for entertaining, framed by high ceilings and natural light that pours through every window. A family size eat-in kitchen with a walk out to a private deck. Upstairs, generous bedrooms provide comfort and flexibility for family life or work from home setups. The finished high basement with a bedroom offers the ideal guest suite, media room, or home office. Step outside to a quaint, tree-canopied backyard with two-car parking. Boasting a Walk Score of 94 and Bike Score of 92, you're just steps from the Danforth, cafes, shops, and transit. A true Riverdale gem.

Inclusions: 2 Fridges, Gas stove, Built-in dishwasher, Washer and Dryer, GB&E, CAC

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



82 Withrow Ave
Toronto Ontario M4K 1C9
Toronto E01 North Riverdale Toronto
Taxes: \$7,073.34/2025
Sold Date: 10/03/2025
SPIS: N
Last Status: SLD
DOM: 10

Sold: \$1,460,000
List: \$1,250,000
For: Sale
% Dif: 117

Att/Row/Townhouse
Link:
2-Storey

Fronting On: N
Acreage:
20.44 x 130.79 Feet
Irreg:

Rms: 7
Bedrooms: 2 + 1
Washrooms: 2
1x4x2nd, 1x3xBsmt

Dir/Cross St: Broadview Ave & Riverdale Ave
Directions: Broadview Ave & Riverdale Ave

MLS#: E12420771
Legal: PCL 1-1 SEC M250; LT 1 N/S WITHROW AV PL M250 TORONTO; TORONTO , CITY OF TORONTO

PIN#: 210670038

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: 1906
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Unknown
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Other
Gar/Gar Spcs: None / 0
Park/Drive:
Drive:
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School
Exterior Feat: Deck, Landscaped
Interior Feat: Sump Pump, Carpet Free, On Demand Water Heater, Water Heater Owned

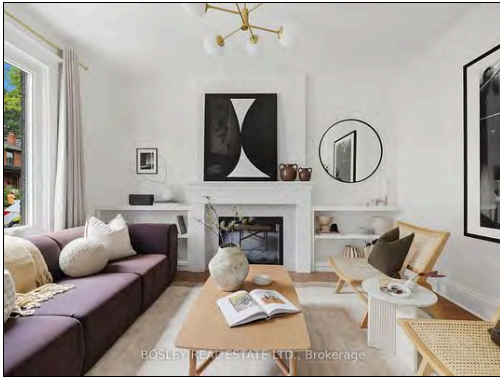
Zoning: R(d0.6*736)
Cable TV:
Gas:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct: Shed
Survey Type: Unknown
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.46	x 5.68	
2	Living	Main	15.85	x 13.88	Combined W/Dining Combined W/Office
3	Kitchen	Main	10.96	x 13.42	
4	Family	Main	10.53	x 15.03	
5	Prim Bdrm	2nd	13.22	x 13.62	
6	2nd Br	2nd	12.2	x 13.06	
7	Br	Bsmt	10.89	x 20.28	
8	Rec	Bsmt	10.7	x 13.35	
9	Laundry	Bsmt	5.41	x 8.33	

Client Remks: Welcome to 82 Withrow Avenue a rare end-of-row home that truly lives like a semi. Enjoy the bonus of both side-yard and backyard access thanks to brand-new exterior stairs (2025), plus the everyday convenience of permit front pad parking, a coveted feature in this sought-after neighbourhood. Locals know there's something special about Withrow Avenue. Perfectly tucked on a tree-lined street in Riverdales coveted Withrow School District, this home is just steps to Withrow Park, seasonal farmers markets, trendy shops, and vibrant cafes, all with quick TTC access for effortless city living. This century home seamlessly blends character with extensive modern renovations. Nearly every important update has been completed: tiled foyer with added closet, rebuilt staircase (2024), new baseboards and trim (2024), new basement flooring (2024), new French doors with walk-out to a tiered deck (2025), upper family-room walk-out deck (2025), new fridge (2025), gas stove (2022), dishwasher (2022), 100-amp electrical panel (2024), an owned tankless water heater (2025) and an upper deck walk-out from the family room plus a walk-out to a tiered deck through lower-level French doors (2025). Every detail adds comfort, efficiency, and peace of mind. The backyard is a true private retreat, offering three levels of deck space for entertaining or relaxing, overlooking lush perennial gardens that bloom beautifully through the seasons. As an end-unit, natural light pours in from multiple exposures, creating a bright and airy atmosphere throughout the home. Whether its morning coffee on your sun-drenched deck, a stroll through Withrow Park, or evenings entertaining friends, 82 Withrow Avenue delivers the perfect blend of urban convenience, timeless character, and natural charm.

Inclusions: Existing: fridge, stove, washer, dryer, window coverings, all electrical light fixtures, camera mounts.

Listing Contracted With: Century 21 Miller Real Estate Ltd.905-845-9180



90 Withrow Ave Toronto Ontario M4K 1C9 Toronto E01 North Riverdale Toronto Taxes: \$6,379.57/2025 Sold Date: 10/06/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,485,000 List: \$1,250,000 For: Sale % Dif: 119
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 16.1 x 130.75 Feet Irreg:	Rms: 5 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Danforth Ave / Logan Ave Directions: Danforth Ave / Logan Ave

MLS#: E12434061 **PIN#:** 210670034
Legal: PCL 5-1 SEC M250; LT 5 N/S WITHROW AV PL M250 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane, Other Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: Storage, Guest Accommodations	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.17	x 4.46	Hardwood Floor		
2	Living	Main	13.12	x 10.73	Large Window	B/I Shelves	Fireplace
3	Kitchen	Main	13.88	x 15.52	Eat-In Kitchen	Breakfast Bar	Stainless Steel Appl
4	Sunroom	Main	5.87	x 15.52	Walk-Out	Hardwood Floor	Skylight
5	Prim Bdrm	2nd	13.09	x 13.06	Double Closet	Pot Lights	Hardwood Floor
6	2nd Br	2nd	13.88	x 11.88	W/I Closet	Window	Hardwood Floor
7	Family	Lower	12.47	x 15.52	W/O To Deck	Pot Lights	B/I Shelves
8	Br	Lower	9.78	x 8.96	3 Pc Bath	Window	
9	Laundry	Lower	6.04	x 9.28			

Client Remks: In the heart of Riverdale, this Withrow Avenue home stands out for its character, its updates, and a backyard that feels like its own hideaway in the city. The main floor features new hardwood flooring, built-in living room shelving, a fireplace, and a sunroom extension designed for light, calm, and versatility. The updated kitchen feels bright and social, with a peninsula and banquet seating that make it an easy gathering spot. Upstairs, sunlight spills across original floors and spacious rooms, leading to a full bathroom with a timeless feel. The finished basement extends the home with a family room, laundry, bathroom, and an additional bedroom. 8-foot sliding doors open to the back deck, filling the space with warmth and light. The outdoor space is its own highlight: a deep lot with professional turf added in 2021, perennial garden, an oversized custom shed built in 2023, and a tiered deck with under-stair storage, all designed for effortless outdoor living and more than enough storage for life's extras. Life here goes well beyond the walls. You're in-catchment for Withrow Avenue Public School, just down the street, and situated in a prime location between Withrow Park and Riverdale Park East, both offering extensive recreational amenities, sports facilities, and open green space. Around the corner, you'll find cozy coffee shops like Riverdale Perk and Rooster, along with excellent restaurants, wine bars, and bakeries on Gerrard, Queen, and the Danforth. The streetcar at the end of the road connects you easily to downtown or the subway. But ask anyone on the street, and they'll tell you the real highlight is the sense of community. So along with a home full of light, character, and thoughtful renovations, you'll also find yourself in a neighbourhood that makes everyday life richer.

Inclusions: All appliances, all electrical light fixtures, all window coverings.
Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000



559 Logan Ave Toronto Ontario M4K 3B6 Toronto E01 North Riverdale Toronto		Sold: \$1,535,000 List: \$1,299,000
Taxes: \$6,447/2025	For: Sale	% Dif: 118
Sold Date: 11/26/2025		
SPIS: N	Last Status: SLD	DOM: 5
Semi-Detached	Fronting On: E	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	15.67 x 110 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Logan and Langley		
Directions: One way north on Logan between Victor and Langley		

MLS#: E12565408	PIN#: 210600078
Assignment: N	Fractional Ownership: N Vacant Land Condo: N
Legal: PLAN 568A PT LOT 5	

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: None, Carpet Free, Brick & Beam	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.11	x 13.91	Hardwood Floor	Open Concept	W/O To Deck
2	Dining	Main	10.79	x 10.2	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	13.19	x 11.88	Hardwood Floor	Renovated	Centre Island
4	Prim Bdrm	2nd	12.86	x 11.12	Bay Window	Vaulted Ceiling	W/W Closet
5	2nd Br	2nd	12.4	x 9.06	Hardwood Floor	W/W Closet	O/Looks Backyard
6	3rd Br	2nd	10.17	x 6.99	Hardwood Floor	Skylight	
7	Rec	Bsmt	22.41	x 8.79	Hardwood Floor	W/O To Yard	Pot Lights
8	Office	Bsmt	12.8	x 10.17	Hardwood Floor	B/I Shelves	3 Pc Bath

Client Remks: Riverdale Living at Its Absolute Best. Some homes just have it and 559 Logan Ave delivers from the very first moment. This beautifully renovated stunner greets you with a striking front garden that sets the tone for everything that follows: style, warmth, and undeniable curb presence. Step inside to an open concept main floor designed for modern living. Think: high ceilings, rich hardwood floors, exposed brick, and incredible natural light throughout. The sleek modern kitchen features concrete countertops, stainless steel appliances, a stylish island, and a seamless flow to the living and dining areas. A main-floor walkout leads to a private deck complete with gas line, your summer entertaining HQ. Upstairs, three spacious bedrooms and a spa-style 4pc renovated bathroom await. The luxurious king-sized primary retreat features vaulted ceilings, wall-to-wall closets, and a bay window. And then... the lower level, Fully underpinned with jaw-dropping 11-ft ceilings, this space is a complete showstopper. Enjoy radiant heated floors, a future-ready kitchenette rough-in, and a home office that cleverly doubles as a guest suite thanks to the custom Murphy bed. The family room is the perfect hangout-movie nights, games nights, or simply cozy evenings in. A walkout leads to the professionally landscaped backyard, your own private outdoor oasis. The crown jewel: A rare detached garage with 12-ft ceiling height, designed to accommodate an additional upper level-PLUS incredible future possibilities for a laneway house or garden suite. How amazing is that? All of this in the coveted Withrow School district, steps to Withrow Park, Riverdale Park, and minutes from the soon-to-arrive Ontario Line. Light-filled, stylish, functional, and future-ready-this is Riverdale living at its finest.

Inclusions: Existing stove, fridge, built -in dishwasher, washer and dryer, GB&E, CAC, electric light fixtures

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



50 Dearbourne Ave			Sold: \$1,600,000
Toronto Ontario M4K 1M7			List: \$1,299,000
Toronto E01 North Riverdale Toronto			
Taxes: \$7,684.14/2025		For: Sale	% Dif: 123
Sold Date: 09/09/2025			
SPIS: N	Last Status: SLD	DOM: 5	
Semi-Detached	Fronting On: N	Rms: 9 + 3	
Link:	Acreage:	Bedrooms: 4 + 2	
3-Storey	19 x 115.33 Feet	Washrooms: 3	
	Irreg:	1x5xGround, 1x3x2nd, 1x3x3rd	
Dir/Cross St: Danforth and Broadview			
Directions: south on Bowden 1 block....west on Dearbourne			

MLS#: E12382815	PIN#: 210640315
Assignment: N	Fractional Ownership: N
Legal: Plan 62E PT LOT 6	

Kitchens: 2 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit Exterior Feat: Deck, Patio, Porch, Privacy, Landscaped Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: N HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 1985 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.92	x 4.76	Ceramic Floor		
2	Foyer	Ground	6.59	x 3.74	Broadloom		
3	Living	Ground	13.68	x 12.01	Hardwood Floor	Fireplace	B/I Bookcase
4	Dining	Ground	12.76	x 12.17	Open Concept	Hardwood Floor	
5	Kitchen	Ground	10.66	x 11.09	Hardwood Floor	Stainless Steel Appl	Quartz Counter
6	Family	Ground	11.09	x 14.34	Broadloom	Sliding Doors	W/O To Garden
7	2nd Br	2nd	10.83	x 14.34	Hardwood Floor	Bay Window	B/I Bookcase
8	3rd Br	2nd	12.01	x 9.32	Hardwood Floor	Double Closet	
9	4th Br	2nd	10.01	x 10.99	Pot Lights		
10	Sunroom	2nd	5.68	x 10.83	Large Window	O/Looks Garden	
11	Prim Bdrm	3rd	24.67	x 12.01	W/O To Deck	Fireplace	Wood Floor
12	Br	Bsmt	20.08	x 10.5	Broadloom	W/I Closet	Irregular Rm
13	2nd Br	Bsmt	10.33	x 9.51	Broadloom	W/I Closet	Double Closet
14	Office	Bsmt	13.25	x 14.5	Broadloom	Laundry Sink	

Client Remks: Architecturally stunning reno-restoration designed for best use of light with soaring ceilings, loft skylights and roof windows galore. Warmth retained with exposed brick, wood beams, handsome artisan-style wood wall treatments, hardwood floors and brick fireplace surrounds. The extended main floor opens on to a large sun-filled family room featuring a wide 3 glass panel door system opening onto the garden. There's a spacious 3rd floor sundeck as well. This gorgeous home is multi-use for current single family use ... or duplex living (Upper suite/2nd & 3rd floor leased until recently for \$3300/month). Currently on the 2nd floor, the back bedroom and sunroom are set up as a kitchen and upper laundry (but can be converted to a 4th bedroom or home office use) ... so many possibilities! Easy access to large two car parking area off a wide paved lane (enter off Bowden). Enjoy living on this quiet treed street lined with many elegant Edwardian style homes; right in the heart of this prime demand neighbourhood. Located 1 block south of the Danforth with all its shops, bistros. Near subway, parks. Less than 3 blocks to Riverdale Park East - bring your blanket and picnic to enjoy the fab hilltop views west to the downtown/CN tower skyline and glorious sunsets!! This park is one of the city's largest with huge pool, rink, 7 tennis courts, pickleball, running track etc. Click on virtual tour button for 3D tours, photos, schools and more! All Seasons Home Inspection (Aug'25). Inclusions: 1 Electric Stove, 1 gas Stove, Range Hood, 2 Fridges, 2 dishwashers, 2 Washers, 2 Dryers (all appliances "as is"). Pot & track lighting, ELF's, 3 ceiling fans, front bdrm curtains. FAG, CAC. Hall door to 2nd floor. Listing Contracted With: SKYBOUND REALTY 416-900-6566							
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9 Howland Rd Toronto Ontario M4K 2Z4 Toronto E01 North Riverdale Toronto Taxes: \$6,620.88/2025 Sold Date: 10/09/2025 SPIS: N Last Status: SLD DOM: 0			Sold: \$1,425,000 List: \$1,299,900 For: Sale % Dif: 110
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.33 x 103.25 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: E.Of Broadview/N. Of Gerrard Directions: E.Of Broadview/N. Of Gerrard

MLS#: E12454500 **PIN#:** 210690493
Legal: Plan 481 Pt Lot 18 Plan 591 Pt Lot D

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Interior Feat: None	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.32	x 10.86	Hardwood Floor	Stained Glass	Open Concept
2	Dining	Main	13.12	x 11.98	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	15.78	x 11.15	Renovated	Stainless Steel Appl	O/Looks Backyard
4	Mudroom	Main	10.4	x 7.78	W/O To Deck	Open Concept	Hardwood Floor
5	Br	2nd	15.16	x 12.07	Large Closet	Hardwood Floor	Stained Glass
6	2nd Br	2nd	13.22	x 9.42	Closet	Hardwood Floor	East View
7	3rd Br	2nd	14.9	x 11.09	Hardwood Floor	Casement Windows	O/Looks Garden
8	Rec	Bsmt	14.17	x 10.33	3 Pc Bath	Pot Lights	Closet
9	4th Br	Bsmt	15.06	x 10.17	Above Grade Window	Pot Lights	Broadloom
10	Utility	Bsmt	9.15	x 7.64	Concrete Floor		

Client Remks: This is a rare Riverdale home that balances history and heart. A bright, thoughtful, designer-owned space that perfectly marries heritage charm with modern design. Nestled on a quiet tree-lined street, this beautifully cared-for home has been lovingly owned, maintained, and renovated by professional designers. Inside, soaring 10 ft ceilings and a fully open-concept main floor create a light filled living space with clear sightlines. Large east- and west-facing windows bring in natural light all day, while restored original 1899 flooring and matching double-height baseboards maintain the homes authentic Victorian character. The custom kitchen features locally crafted cabinetry, a Caesarstone countertop and backsplash, gas range with integrated hood fan, under-mounted extra-deep sink, and full suite of built-in appliances. Marble mosaic tile welcomes you in both the front and rear entries, while dimmable pot lighting and all-copper electrical wiring (no knob-and-tube) provide safety and atmosphere throughout. The home opens to a private urban oasis, lush backyard framed by evergreens, forsythia, and a lilac tree, all enclosed by a new 2023 cedar fence. Enjoy morning coffee or a night cap on the front deck overlooking a tulip tree, rhododendron, irises, and lavender, with stunning views of neighbouring gardens and a historic church.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Elfs, Window Coverings, Hot Water Tank/Boiler.

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



49 Harcourt Ave Toronto Ontario M4J 1J3 Toronto E01 Blake-Jones Toronto Taxes: \$7,322.18/2025 Sold Date: 09/26/2025 SPIS: N Last Status: SLD DOM: 9			Sold: \$1,533,000 List: \$1,299,900 For: Sale % Dif: 118
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 24.37 x 110.15 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x3rd, 1x4xBsmt	Dir/Cross St: Pape and Danforth Directions: South of Pape and Danforth

MLS#: E12408641 **PIN#:** 210480286
Legal: PT LT 15-16 BLK C PL 826 CITY EAST AS IN CT915882; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Apartment / Finished Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private, Lane Drive Park Spcs: 5 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Suite, Primary Bedroom - Main Floor, Separate Hydro Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.93	x 8.01	Granite Counter	Pot Lights	Bay Window
2	Dining	Main	10.93	x 9.25	Window Flr to Ceil		
3	Prim Bdrm	Main	12.5	x 14.99	His/Hers Closets	2 Pc Bath	W/O To Deck
4	Living	Bsmt	15.52	x 10.76	Fireplace	Pot Lights	Combined W/Laundry
5	2nd Br	Bsmt	14.6	x 10.93	W/O To Garden	4 Pc Bath	Double Closet
6	Living	2nd	14.6	x 17.09	Pot Lights	Fireplace	Bay Window
7	Kitchen	2nd	7.78	x 10.01	Granite Counter	Pot Lights	Combined W/Dining
8	Dining	2nd	11.32	x 8.99	W/O To Balcony	Open Concept	
9	3rd Br	3rd	14.6	x 12.66	O/Looks Backyard	Double Closet	
10	4th Br	3rd	15.32	x 13.16	Double Closet		

Client Remks: A beautifully maintained and versatile two-family residence nestled in the heart of Riverdale/Greektown one of Torontos most vibrant and sought-after neighborhoods. This rare offering is ideal for savvy investors, multi-generational families, or homeowners seeking rental income to offset their mortgage. This charming home features two spacious and self-contained 2-bedroom suites, each thoughtfully designed for comfort and privacy. Both units boast separate entrances, full kitchens, and in-unit laundry, making them fully independent living spaces. The warmth of a wood-burning fireplace in each unit adds a cozy, homelike touch rarely found in todays market. The bright, open-concept living areas are enhanced by large windows that flood the space with natural light. Outdoors, a private, south-facing backyard offers a peaceful retreat, perfect for gardening, relaxing, or entertaining guests. Practicality meets potential with separate hydro meters, allowing for easy tenant management or shared family living without compromise. Parking is available both via a private driveway and a rear lane, with possible future laneway housing development potential (buyer to conduct due diligence). Located just steps from the dynamic Danforth Avenue, residents will enjoy proximity to Pape subway station, Withrow Park, and a wide array of Torontos best restaurants, cafes, and boutique shops. Families will appreciate the access to top-rated schools, while commuters will love the quick access to downtown via transit or bike. This property is move-in ready, with solid income potential and room to grow. Live in one unit and rent the other, rent both for a strong return on investment or convert back to single family. Whatever your vision, this is a unique and exciting opportunity to own in one of the city's most beloved neighborhoods.

Inclusions: 2 refrigerators, 2 stoves, 2 built in dishwashers, 2 washing machines, 2 dryers, 2 microwaves, all electric light fixtures, garden shed, window A/C, wall A/C, push lawnmower, all window coverings excluding staging items.

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



370 Jones Ave Toronto Ontario M4J 3G3 Toronto E01 Blake-Jones Toronto Taxes: \$6,473.36/2025 Sold Date: 11/07/2025 SPIS: N Last Status: SLD DOM: 50			Sold: \$1,250,000 List: \$1,299,999 For: Sale % Dif: 96
Duplex Link: 2 1/2 Storey	Fronting On: W Acreage: < .50 28.79 x 120.5 Feet Irreg: Back of lot is 32.59"	Rms: 9 + 1 Bedrooms: 6 Washrooms: 4 1x3xMain, 1x3xMain, 1x3xBsmt, 1x4x2nd	Dir/Cross St: Danforth and Jones Directions: Danforth and Jones

MLS#: E12411899 **PIN#:** 210490419
Legal: PT LT 31-33 PL 514 TORONTO AS IN CA598593, S/T INTEREST IN CA598593; CITY OF TORONTO

Kitchens: 3 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Exterior Feat: Deck Interior Feat: Water Heater	Zoning: Residential Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Sloping Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	6.3	x 11.29	Granite Counter	Open Concept	Tile Floor
2	Br	Main	11.88	x 11.29	Combined W/Br	Open Concept	Hardwood Floor
3	Kitchen	Main	13.88	x 15.03	Combined W/Br	Open Concept	
4	Br	Main	13.88	x 15.03	Combined W/Kitchen	Laminate	
5	Kitchen	2nd	12.99	x 14.37	Granite Counter	O/Looks Backyard	Tile Floor
6	Living	2nd	12.17	x 23.39	Combined W/Dining	W/O To Balcony	
7	Dining	2nd	12.17	x 23.39	Combined W/Living	Laminate	
8	Prim Bdrm	2nd	12.5	x 8.79	Laminate	Closet	Large Window
9	Br	2nd	10.17	x 14.34	O/Looks Backyard	Laminate	Large Window
10	Loft	3rd	23.69	x 14.4	W/O To Patio	Broadloom	
11	Kitchen	Bsmt	12.63	x 15.65	O/Looks Backyard	Combined W/Br	
12	Br	Bsmt	12.63	x 15.65	O/Looks Backyard	Combined W/Kitchen	

Client Remks: Welcome to your new investment opportunity! Stunning Detached Multiplex with 4 Self-Contained Units. Previously approved by city to sever into 2 lots. This spacious and versatile detached house offers four units, each with unique features and charm. Live in one and collect rent on the other three or convert back to single family home. Unit 1 & Unit 2: These units on the main floor boast well-lit living spaces, comfortable bedrooms, and fully-equipped kitchens. They offer a cozy yet functional living environment. Unit 3: Spanning the second and third floors, this unit is a standout feature of the property. It includes multiple bedrooms, a spacious living area, and a full kitchen, and a walkout to a patio. Unit 4: The basement unit provides ample space, light and privacy. With its own entrance, a roomy living area, and a kitchen, its perfect for tenants seeking a quiet retreat. The property boasts a huge backyard, perfect for outdoor activities, gardening, or simply relaxing. Additionally, there is a convenient carport parking space for one vehicle. Located in a friendly neighbourhood with easy access to schools, shops, and public transportation, this property is not only a great investment but also a wonderful place to call home. Don't miss out on this fantastic opportunity to own a versatile and profitable property!

Inclusions: 3 fridges, 4 stoves, 2 washers, 2 dryers, 1 washer/dryer combo, new roof April 2025, all elfs, 1 furnace

Listing Contracted With: ROYAL LEPAGE SUPREME REALTY 416-535-8000



4 Riverdale Ave Toronto Ontario M4K 1C3 Toronto E01 North Riverdale Toronto Taxes: \$7,767.10/2025 Sold Date: 10/28/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,358,000 List: \$1,389,000 For: Sale % Dif: 98
Duplex Link: 2-Storey	Fronting On: N Acreage: 20 x 90 Feet Irreg: With ROW (see attachment)	Rms: 8 + 2 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Broadview Ave & Gerrard St E			Directions: E of Broadview Ave

MLS#: E12477924 **PIN#:** 210670290
Legal: PLAN 680 PT LOT M

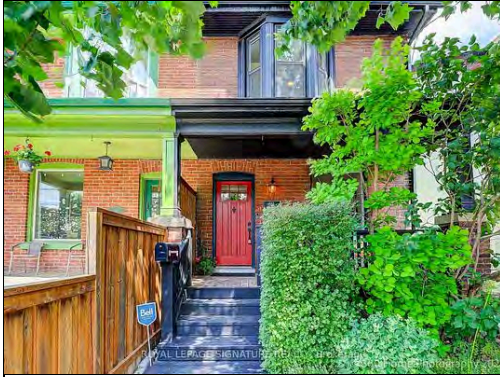
Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None, Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Park, Public Transit, Rec Centre Interior Feat: Storage	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
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Mudroom	Main	9.48	x 7.28	Ceramic Floor	O/Looks Frontyard
2	Living	Main	11.09	x 13.58	Hardwood Floor	Open Concept Combined W/Dining
3	Dining	Main	15.98	x 11.98	Hardwood Floor	Open Concept Pot Lights
4	Kitchen	Main	14.11	x 12.7	Tile Floor	W/O To Yard 2 Pc Bath
5	Prim Bdrm	Bsmt	9.09	x 12.07	Broadloom	Sliding Doors Closet
6	2nd Br	Bsmt	8.1	x 13.19	Broadloom	Pot Lights Above Grade Window
7	Living	2nd	14.99	x 11.38	Hardwood Floor	W/O To Sunroom Closet
8	Kitchen	2nd	8.69	x 11.88	Ceramic Floor	North View
9	Prim Bdrm	2nd	10.79	x 12.5	Hardwood Floor	West View Closet
10	Sunroom	2nd	15.09	x 6.69	O/Looks Frontyard	South View Picture Window

Client Remks: Two homes for the price of one in Prime Riverdale! This incredibly versatile property offers approximately 1624 sq ft of fabulous above-grade living space across two seamlessly connected units. Perfect for first time buyers, multi-generational living, co-ownership, income potential, or easily converts into a spacious single-family home. Step into the beautifully renovated main floor featuring a stylish open-concept layout, a sleek new kitchen, with new flooring. The charming front sunroom doubles as a work-from-home haven and extra storage, while the basement offers even more storage plus laundry. The basement also provides new flooring, 2 lovely bedrooms, with a master bath nearby. Families and gardeners alike will love the very private backyard, surrounded by a lush patchwork of neighbouring yards. A quiet oasis right downtown! Upstairs, the second unit boasts a bright, airy living room overlooking a 4-seasons porch, ideal as a work or reading space. A large primary bedroom, recently updated kitchen, and refreshed 4-pc bath complete the 2nd floor. Prefer a single-family 3 bedroom home? Smart pre-designing makes it easy to convert - simply remove a single wall between the two levels. The 2nd floor kitchen can become an art room with laundry facilities, or bedroom. Being located in the heart of coveted Prime Riverdale lands you in the much sought-after Withrow Ave. Public School catchment, with other excellent schools close by. TTC gets you quickly to many campuses. This choice address puts you steps from boutique shopping, fitness centres, top-rated restaurants, cafes, live music, nearby parks with outdoor pools and the best tobogganing in the city. Short walk to the subway. Three street car lines are a minute away. For commuters there's quick highway access. Enjoy weekend strolls to Withrow Park and Riverdale Park, where bike paths connect you to the entire GTA. This is a rare opportunity to get into this desired area in a fully detached home.

Inclusions: 2 fridges, 2 stoves, dishwasher, washer & dryer. All ELFs. Furnace.

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



465 Pape Ave Toronto Ontario M4K 3P6 Toronto E01 Blake-Jones Toronto Taxes: \$6,356.95/2025 Sold Date: 07/25/2025 SPIS: N Last Status: SLD DOM: 25			Sold: \$1,360,000 List: \$1,399,000 For: Sale % Dif: 97
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 17.91 x 110 Feet Irreg:	Rms: 9 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x3x2nd, 1x4x3rd, 1x3xBsmt	Dir/Cross St: Pape and Danforth Directions: Pape and Danforth

MLS#: E12253940 **PIN#:** 210490759
Legal: PT LT 4 PL 54E TORONTO AS IN CA787421; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Interior Feat: None	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.61	x 15.42	Hardwood Floor	Combined W/Dining	Fireplace
2	Dining	Main	11.25	x 12.83	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	11.52	x 15.42	Hardwood Floor	Centre Island	W/O To Deck
4	2nd Br	2nd	9.28	x 11.45	Hardwood Floor	Window	Closet
5	3rd Br	2nd	9.28	x 11.32	Hardwood Floor	Window	Closet
6	Family	2nd	10.17	x 15.42	Hardwood Floor	Window	O/Looks Frontyard
7	Prim Bdrm	3rd	9.68	x 19.23	Hardwood Floor	Large Window	Skylight
8	Bathroom	3rd	4.76	x 7.87	Heated Floor	Window	4 Pc Bath
9	Sitting	3rd	15.42	x 13.22	Hardwood Floor	Window	Closet
10	Rec	Bsmt	15.42	x 18.93	Vinyl Floor	Window	3 Pc Bath

Client Remks: Nestled in the heart of one of Torontos most sought-after neighbourhoods, this stunning 3-storey semi-detached home on a quiet, residential stretch of Pape Avenue is a rare blend of character, convenience, and community. Step inside to discover four beautifully finished levels offering exceptional space, light, and versatility. The open-concept main floor features warm hardwood flooring, a charming fireplace, and elegant living and dining areas perfect for hosting or cozy evenings at home. The chef-inspired kitchen is a showstopper, complete with high-end appliances and oversized custom sliding glass doors that open seamlessly to a spacious, low-maintenance back deck an entertainers dream or a serene private escape. Upstairs, the second floor features two generous bedrooms, a modern 3-piece bath, and a large, light-filled family room anchored by a bay window that brings in abundant natural light ideal for movie nights, play space, or quiet lounging. A skylight above floods both the second floor and the third-floor primary suite with beautiful natural light, creating a bright and airy atmosphere throughout the home. The top-floor primary retreat is a true sanctuary, offering city views, ample walk-in his and hers closet space, and a luxurious spa-like 4-piece ensuite with heated floors. Wake up each day bathed in natural light and serenity. The fully finished basement adds even more flexibility, perfect as a recreation room, home office, or nanny suite, complete with its own 3-piece bathroom. Outside, enjoy the rare convenience of 2-car laneway parking, a large storage shed, and a beautifully landscaped front garden blooming with mature perennials. With Withrow Park just steps away, offering playgrounds, sports courts, and a community hub, plus the upcoming Ontario Line bringing expanded transit access, this home effortlessly balances peace and connectivity. Surrounded by top-rated schools, vibrant shops, cafes, and a tight-knit community atmosphere!

Inclusions: S/S Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Mirrors, Sonos Sound System and All ELF's
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



557 Logan Ave Toronto Ontario M4K 3B6 Toronto E01 North Riverdale Toronto Taxes: \$5,822/2024 Sold Date: 07/09/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,535,000 List: \$1,399,000 For: Sale % Dif: 110
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 14 x 110 Feet Irreg: Lane Driveway--1 Carpk on Driveway	Rms: 8 + 3 Bedrooms: 3 Washrooms: 4 2x3x2nd, 1x3xBsmt, 1x2xMain	
Dir/Cross St: E. Broadview Ave/W.Carlaw Ave Directions: Gerrard St E/Logan Ave			

MLS#: E12223290 **PIN#:** 210600079
Legal: PT LT 5 E/S LOGAN AV PL568A TORONTO AS IN CA106828 EXCEPT THE EASEMENT THEREIN (SECONDLY DESCRIBED); CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Walk-Up / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Gar/Gar Spcs: None / 1 Park/Drive: Drive: Lane, Available Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Other, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Deck, Patio Interior Feat: Carpet Free, Other	Zoning: Residential Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby, Multiple Entrances HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Y Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.19	x 12.8	Hardwood Floor	Bay Window	Pot Lights
2	Dining	Main	11.58	x 9.97	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	14.96	x 12.73	Centre Island	W/O To Sundeck	Updated
4	Powder Rm	Main	0	0	Porcelain Floor	Updated	
5	Prim Bdrm	2nd	15.09	x 12.93	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	12.8	x 10.17	3 Pc Ensuite	Hardwood Floor	Window
7	Br	2nd	10.17	x 7.87	Hardwood Floor	Window	Closet
8	Bathroom	2nd	0	0	3 Pc Bath	Updated	
9	Rec	Bsmt	17.72	x 11.25	Laminate	Pot Lights	Combined W/Laundry
10	Den	Bsmt	12.24	x 11.68	Laminate	Pot Lights	Walk-Up
11	Bathroom	Bsmt	0	0	Porcelain Floor	Updated	
12	Laundry	Bsmt	0	0	Combined W/Rec	Laminate	

Client Remks: **Welcome to 557 Logan Avenue, a "STUNNING" family home in the heart of the highly desirable Riverdale neighbourhood, the home provides the ideal setting for families for the perfect blend of character, comfort/modern and convenience. This completely-freshly reno'd residence(2025, Spent \$\$\$\$) features professionally re-done interior finishing from top to bottom(2025, Spent \$\$\$\$), 3bedrooms, 4washrooms and a laneway for a car parking on the backyard. The main floor offers a soaring ceiling,10.6" heights draw your eye upward(foyer, living and dining rooms) and large, bay window, open concept floor plan makes airy feelings and elegance, charm. The brand-new kitchen boasts a modern cabinet, brand-new appliance and centre island with breakfast bar and the outdoor deck extends your living spaces to outdoors, perfect for relaxing or entertaining. A brand-new power room is conveniently located on the main floor. The 2nd floor offers a spacious primary bedroom, additional 2bedrooms, offering brand new of 2 full, 3pcs washrooms. The east-facing bedroom enjoys its own private ensuite and beautiful city-garden view. The lower level offers abundant storage and a versatile space for your needs. Step outside to enjoy the privacy and tranquility of your daily life. This home is just a short walk to two subway stations and the vibrant shops and restaurants of Danforth Avenue. With easy access to the DVP and downtown, its the perfect location for convenient city living. Easy to park your car on driveway at the backyard thru a Laneway****Don't miss the opportunity to make 557 Logan Ave your forever home---In active-vibrant neighborhood to lifestyle thrive***

Inclusions: *Brand New Kitchen(2025),Brand-New Appliance(2025)--New Fridge(2025),New Gas Stove with Griddle(2025),New B/I Dishwasher(2025),New S/S Hoodfan(2025),New Front-Load Washer/Dryer(2025),New Kitchen Cabinet(2025),New Centre Island(2025),New Electric Vapour Fireplace(2025),New Hardwood Floor(2025),New Pot Lighting(2025),New Washrooms(2025),New Laminate Floor(Basement-2025),New Deck(2025),New Interlocking Patio(Backyard-2025),New Steps(Front--2025),New Main Dr/Back Dr(2025),New Furance(2025),New Cac(2025)***Laneway---Parking On the backyard

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 12/01/2025 7:55:55 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-929-4343



133 Langley Ave Toronto Ontario M4K 1B6 Toronto E01 North Riverdale Toronto Taxes: \$7,616.28/2025 Sold Date: 11/20/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,713,300 List: \$1,399,000 For: Sale % Dif: 122
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 17.5 x 103 Feet Irreg:	Rms: 7 + 2 Bedrooms: 2 + 1 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x3xLower	Dir/Cross St: Broadview and Gerrard Directions: West of Logan

MLS#: E12539174 **PIN#:** 210690221
Legal: PT LT 10 PL 650 CITY EAST AS IN CT684413; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Window Unit Central Vac: N Apx Age: Year Built: 1898 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.74	x 18.57	Stained Glass	Fireplace	Hardwood Floor
2	Dining	Main	9.74	x 16.57	Window	Double Doors	Vinyl Floor
3	Kitchen	Main	12.4	x 14.99	Eat-In Kitchen	W/O To Yard	Hardwood Floor
4	Prim Bdrm	2nd	12.76	x 15.49	Double Closet	4 Pc Ensuite	Broadloom
5	Living	2nd	14.76	x 8.99	Open Concept	Large Window	Hardwood Floor
6	Dining	2nd	9.32	x 11.52	Combined W/Living	Hardwood Floor	
7	Kitchen	2nd	9.32	x 9.15	Breakfast Bar	Updated	Ceramic Floor
8	Prim Bdrm	3rd	14.5	x 17.91	4 Pc Ensuite	W/O To Deck	Double Closet
9	Br	Lower	12.01	x 9.25	3 Pc Ensuite	Double Closet	Broadloom
10	Utility	Lower	14.34	x 34.09			

Client Remks: Prime Riverdale Victorian - Fully Renovated, Sun-Filled, and Exceptionally Versatile Welcome to 133 Langley Ave, a beautifully renovated 2.5-storey Victorian that blends timeless architectural charm with thoughtful, top-to-bottom renovations. Set on a south-facing, sundrenched lot and framed by a charming front garden, this home sits proudly on one of Riverdale's most coveted, tree-lined streets. Every space has been designed for comfort, functionality, and flexibility, making it an ideal choice for end-users, investors, and families seeking intergenerational living. Inside, classic Victorian details-high ceilings, mouldings, woodwork, stained glass and character-filled proportions-are paired with a modern, functional layout and quality finishes throughout. The home features two incredible self-contained units, each offering generous living spaces, renovated kitchens and baths, and thoughtful flow. Live in one suite and rent the other to significantly offset your mortgage, create a private space for extended family, or enjoy both units as an exceptional long-term investment .A finished lower level adds even more usable space, while rare garage parking provides invaluable convenience in this urban setting. Located within the Withrow School district, the home offers unparalleled access to some of the east end's most sought-after amenities. With an impressive 93 Walk Score, you are steps from Withrow Park and a short walk to the vibrant shops, cafes, and restaurants along both the Danforth and Gerrard Street East. Transit, beloved local businesses, and the neighbourhood's warm, community-oriented atmosphere are all part of everyday life here. A rare opportunity to secure a fully renovated Victorian in one of Toronto's most cherished neighbourhoods-where historic charm, modern living, and unbeatable location come together seamlessly.

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Washers, 2 Dryers, Hot water tank owned. All electric light fixtures.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



121 Withrow Ave		Sold: \$1,700,000	
Toronto Ontario M4K 1C8		List: \$1,449,000	
Toronto E01 North Riverdale Toronto			
Taxes: \$8,347.74/2025		For: Sale	% Dif: 117
Sold Date: 07/26/2025			
SPIS: N	Last Status: SLD	DOM: 5	
Semi-Detached	Fronting On: S	Rms: 7 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	18.58 x 137.08 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Withrow and Broadview		Directions: One way East off Broadview Ave	

MLS#: E12296826

PIN#: 210670057

Legal: Plan M261 Lot 5 Lot D

Kitchens: 1		Exterior:	Zoning:
Fam Rm: Y		Brick Front / Vinyl Siding	Cable TV:
Basement: Finished with Walk-Out / Full		Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N		Park/Drive:	Hydro:
Heat: Forced Air / Gas		Drive:	Phone:
A/C: Central Air		Drive Park Spcs: 0	Water: None
Central Vac: N		Tot Prk Spcs: 0	Water Supply Type:
Apx Age: 100+		UFFI:	Sewer: Sewers
Year Built: 1907		Pool: None	Waterfront:
Yr Built Source: MPAC		Prop Feat: Family Room	Retirement: N
Apx Sqft: 1500-2000		Interior Feat: Water Heater Owned, Sump Pump	HST Applicable to: Included In
Lot Size Source: MPAC			Sale Price:
Roof: Membrane			Farm/Agr:
Foundation: Brick			Oth Struct:
Assessment: 2025 POTL:			Survey Type: Available
POTL Mo Fee:			Spec Desig: Unknown
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.42	x 12.11	Combined W/Dining	Hardwood Floor	Pot Lights
2	Dining	Ground	14.9	x 12.27	Combined W/Living	Hardwood Floor	Pot Lights
3	Kitchen	Ground	15.12	x 11.02	Centre Island	Pot Lights	Stainless Steel Appl
4	Family	Ground	10.37	x 9.45	O/Looks Backyard	Walk-Out	Large Window
5	Prim Bdrm	2nd	15.65	x 11.38	Large Window	Large Closet	Hardwood Floor
6	2nd Br	2nd	12.6	x 9.68	Large Window	Large Closet	Hardwood Floor
7	3rd Br	2nd	15.42	x 10.66	Picture Window	Large Closet	Hardwood Floor
8	Rec	Bsmt	35.14	x 14.67	Pot Lights	Above Grade Window	3 Pc Bath
9	Laundry	Bsmt	7.09	x 6.36	Tile Floor	Pot Lights	Above Grade Window
10	Mudroom	Bsmt	6.99	x 5.94	Separate Rm	Tile Floor	Walk-Out

Client Remks: A modern take on a Riverdale classic! Beautifully renovated 3 bedroom, 2 bathroom semi in the heart of Riverdale, featuring a light-filled main floor family room and a finished basement with its own separate entrance, perfect for guests, a home office, or future rental income. Modern kitchen with an impressive 9-foot Carrara marble island, designer fixtures and stainless steel appliances, including a Wolf range. Steel and glass railings bring a clean, contemporary feel throughout. Upstairs, enjoy a sun-drenched second floor with three skylights and generously sized bedrooms all with closet space, rarely found in semis of this size. Set on a deep 137 foot lot, this south-facing, professionally landscaped backyard is thoughtfully designed with zones for lounging, dining and play, ideal for entertaining or everyday family living. The home is perfectly located just steps to Withrow Public School, both Withrow and Riverdale Parks and neighbourhood favourite the Riverdale Perk.

Inclusions: SS Wolf Range, SS Kitchen Aid Refrigerator, Range Hood and Microwave, Bosch Dishwasher, Whirlpool Washer and Dryer, all ELFs and Window Coverings

Listing Contracted With: UNION REALTY BROKERAGE INC. 416-694-2499



112 Withrow Ave			Sold: \$1,700,000
Toronto Ontario M4K 1C9			List: \$1,449,000
Toronto E01 North Riverdale Toronto			
Taxes: \$6,832/2025		For: Sale	% Dif: 117
Sold Date: 11/13/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: N	Rms: 7 + 2	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	17.75 x 105 Feet	Washrooms: 4	
	Irreg:	1x3xMain, 1x5x2nd, 1x2x2nd, 1x4xBsmt	
Dir/Cross St: Withrow Ave and Logan Ave			
Directions: Withrow Ave is a one way street running West from Logan Ave.			

MLS#: E12520698 **PIN#:** 210670023
Legal: PLAN M258 LOT 4 LOT C PLAN M327 PT LOT 17

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance / Full / Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Membrane, Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Porch Enclosed Interior Feat: Accessory Apartment, In-Law Capability	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	5.81	x 14.63	Picture Window	Ceramic Floor	
2	Living	Main	14.27	x 14.9	Hardwood Floor	Pot Lights	Open Concept
3	Dining	Main	12.4	x 11.55	Hardwood Floor	Pot Lights	Open Concept
4	Kitchen	Main	17.55	x 11.68	Renovated	Hardwood Floor	Open Concept
5	Prim Bdrm	2nd	11.78	x 13.06	2 Pc Ensuite	Double Closet	Vaulted Ceiling
6	2nd Br	2nd	11.81	x 9.65	Hardwood Floor	Pot Lights	B/I Closet
7	3rd Br	2nd	9.48	x 11.55	Hardwood Floor	Pot Lights	B/I Closet
8	4th Br	Bsmt	10.04	x 14.3	Ceramic Floor	B/I Closet	Above Grade Window
9	Rec	Bsmt	16.6	x 10.86	Ceramic Floor	Pot Lights	Walk-Out

Client Remks: This beautifully renovated home sits on one of Riverdale's most desirable streets - the perfect blend of modern comfort and family-friendly charm. The bright, open concept main floor is designed for easy family living. An enclosed mudroom keeps things organized, leading into a spacious living and dining area with newer hardwood floors and pot lights throughout. The updated kitchen is modern and functional, offering ample storage, sleek finishes, and plenty of natural light. A main-floor laundry and stylish 3-piece bathroom add convenience - perfect for busy families, or even as a pet wash station. Walk out from the kitchen to a large deck and private backyard - an ideal space for kids, pets, and weekend BBQs. Upstairs, you'll find three comfortably sized bedrooms and a renovated 5-piece bathroom with double sinks, with space for the whole family. The primary bedroom features double closets, vaulted ceilings, a cozy fireplace insert, and a newly updated 2-piece ensuite. The finished basement extends your living space with high ceilings, a separate bedroom, a large rec room, updated 4-piece bath, kitchenette, and walk-out to the backyard - perfect for guests, in-laws, or a teen retreat. Located in top school catchments - Withrow Jr. PS (just a few doors away), Earl Grey Sr. PS, and Riverdale Cl. Enjoy nearby parks, playgrounds, and Riverdale Park East's skyline views just at the end of the street, and a short walk to Danforth Ave and Queen St E for some of the city's best cafes, restaurants and shops. Quick commute downtown by car, TTC, or bike. This move-in ready home is a great opportunity for long term value in one of Toronto's most loved neighbourhoods.

Inclusions: Fridge x 2, Stove, Range Hood, Wine Fridge, Dishwasher, Washer, Dryer, Electric Fireplace Insert x 2, GB&E, CAC, All Electric Light Fixtures, Blinds, Curtain Rods Where Installed

Listing Contracted With: UNION REALTY BROKERAGE INC.416-694-2499



92 Dearbourne Ave Toronto Ontario M4K 1M7 Toronto E01 North Riverdale Toronto Taxes: \$6,834.38/2024 Sold Date: 08/04/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,450,000 List: \$1,489,000 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19 x 115 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x2x2nd, 1x5x2nd	Dir/Cross St: Broadview and Danforth Directions: S of Danforth E of Broadview

MLS#: E12314664 **PIN#:** 210640297
Legal: PT LT U PL 795 CITY EAST AS IN CT929697; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: Y Heat: Heat Pump / Gas A/C: Central Air Central Vac: N Apex Age: Year Built: 1909 Yr Built Source: MPAC Apex Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Brick 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: 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	Living	Ground	12.47	x 14.27	Fireplace	Hardwood Floor	
2	Dining	Ground	12.96	x 14.76	Bay Window	Hardwood Floor	O/Looks Living
3	Kitchen	Ground	13.45	x 10.83	Centre Island	Hardwood Floor	O/Looks Family
4	Family	Ground	11.15	x 10.83	2 Pc Ensuite	Hardwood Floor	W/O To Garden
5	Prim Bdrm	2nd	14.76	x 10.83	2 Pc Ensuite	Hardwood Floor	O/Looks Garden
6	2nd Br	2nd	12.47	x 9.02	Skylight	Hardwood Floor	B/I Desk
7	3rd Br	2nd	12.96	x 14.11	Bay Window	Hardwood Floor	W/W Closet
8	Utility	Bsmt	24.28	x 14.44			
9	Workshop	Bsmt	14.11	x 10.01			

Client Remks: Spectacular three bedroom home with lane parking in prime Riverdale. One block to vibrant Danforth on a much sought after tree lined street in the highly rated Frankland School district. Tastefully renovated. Ground floor family room with sliding doors that walk out to the back patio and lush landscaped garden. Lane parking. Relax on the peaceful and private front veranda with original design spindles. Hardwood floors throughout. Fireplace in living room. Triangle bay window in dining room and garden view. Recently renovated kitchen with centre island and family room. Second level skylights flood the home with light. Primary bedroom features two piece ensuite and garden views. Second bedroom presently used as office/guest bedroom and includes cathedral ceilings and skylights. Third bedroom features stunning bay window, wall-to-wall closets and hardwood floors. Basement includes a creative workshop area and laundry room with ample storage. This space could easily become a family room/office. Short walk to Withrow and Riverdale Parks and Broadview Subway

Inclusions: Fridge, stove, dishwasher. Washer and dryer. Two Heat pumps/air conditioning units. Air purifier. Cedar closet in basement. Four skylights.

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

	104 Dearbourne Ave Toronto Ontario M4K 1M7 Toronto E01 North Riverdale Toronto		Sold: \$1,438,000 List: \$1,529,000				
	Taxes: \$7,533.33/2025 Sold Date: 10/17/2025		For: Sale % Dif: 94				
	SPIS: N Last Status: SLD DOM: 15						
	Semi-Detached Link: 2-Storey		Fronting On: N Acreage: 17.92 x 108.33 Feet Irreg:				
	Dir/Cross St: Danforth Ave and Broadview Ave Directions: From Danforth, South on Bowden first right on Dearbourne Ave		Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt				
MLS#: E12439633 Legal: PT LT T PL 795 CITY EAST AS IN CA266079; CITY OF TORONTO							
PIN#: 210640291							
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas 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	14.96	x 13.68	Combined W/Dining	Hardwood Floor	Gas Fireplace
2	Dining	Main	12.07	x 13.29	Combined W/Living	Hardwood Floor	Stained Glass
3	Kitchen	Main	11.88	x 14.47	Stainless Steel Appl	Double Sink	Eat-In Kitchen
4	Family	Main	10.53	x 9.38	Window Flr to Ceil	Sliding Doors	W/O To Garden
5	Prim Bdrm	2nd	14.99	x 12.7	Closet	Bay Window	Hardwood Floor
6	2nd Br	2nd	9.06	x 13.55	Closet	Hardwood Floor	
7	3rd Br	2nd	10.93	x 9.19	Hardwood Floor		
8	Rec	Bsmt	14.37	x 28.25	Open Concept	Vinyl Floor	
9	Office	Bsmt	10.43	x 13.16	Combined W/Laundry	Vinyl Floor	
Client Remks: Stunning Home - Move-In Ready! Welcome to this beautifully maintained, freshly painted 3-bedroom, 2-bathroom solid brick home nestled in the heart of family-friendly North Riverdale. Perfectly combining classic character with modern comfort, this spacious residence offers three generous bedrooms, ideal for growing families or those in need of a home office or guest space. Finished Basement with brand new vinyl flooring. Step outside to your enclosed backyard, featuring detached 2-car garage, a rare find in the area, providing ample parking and storage. Enjoy the convenience of being just steps from excellent transit options. Steps to 505 and 504 Streetcars to Downtown and Broadview Subway. Minutes to Withrow and Riverdale parks as well as top-rated schools (Frankland Community School, Holy Name Catholic School, Earl Grey Senior Public School, and Riverdale Collegiate!), and a wide variety of shops, restaurants, and cafes on The Danforth that make this neighbourhood one of Torontos most sought-after communities.							
Inclusions: All existing appliances - Stainless Steel Fridge, Stove (2025), Dishwasher (2023), and Microwave. Washing Machine (2023) and Dryer (2020). High Efficiency Furnace (2024) and Air Conditioner (2024). All electronic light fixtures and window coverings. Nest Thermostat.							
Listing Contracted With: SOUTHVALE REALTY INC.416-696-5266							



31 Tennis Cres Toronto Ontario M4K 1J4 Toronto E01 North Riverdale Toronto Taxes: \$7,398.60/2025 Sold Date: 11/05/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,800,317 List: \$1,549,000 For: Sale % Dif: 116
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 16 x 88 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Broadview and Danforth Directions: East of Broadview

MLS#: E12485207 **PIN#:** 210650219
Legal: PT LT 20 PL 471E TORONTO AS IN CA592633; S/T & T/W CA592633; CITY OF TORONTO 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: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 15.09	B/I Bookcase	Fireplace	Hardwood Floor
2	Dining	Main	10.93	x 15.68	Window	Open Concept	Hardwood Floor
3	Kitchen	Main	11.52	x 10.6	Breakfast Bar	Renovated	W/O To Balcony
4	Prim Bdrm	2nd	10.4	x 14.93	Double Closet	Fireplace	Hardwood Floor
5	Br	2nd	8.07	x 10.4	Window	Hardwood Floor	
6	Br	2nd	9.25	x 10.66	Double Closet	Window	Hardwood Floor
7	Br	3rd	14.34	x 14.99	Double Closet	W/O To Balcony	Hardwood Floor
8	Rec	Lower	12.4	x 24.08	3 Pc Bath	B/I Bookcase	W/O To Yard
9	Laundry	Lower	8.23	x 5.68	Laundry Sink	Window	B/I Shelves
10	Utility	Lower	6.59	x 10.76			

Client Remks: Welcome to 31 Tennis Crescent - a beautifully renovated, move-in-ready home perfectly situated in the heart of Riverdale and set within the coveted Withrow Jr Public School district. Positioned on a sun-drenched, south-facing lot, this home is filled with natural light and offers four spacious bedrooms, two bathrooms, and parking for two vehicles - a seamless blend of style, comfort, and functionality. Step inside to an inviting open-concept main floor, where natural light floods the living space anchored by a cozy fireplace. The beautifully renovated kitchen with breakfast bar serves as the heart of the home - ideal for both everyday living and effortless entertaining. Upstairs, you'll find four well-proportioned bedrooms. The third-floor primary retreat is bright and tranquil, featuring a walk-out to a large private deck with sweeping city skyline views. The fully finished lower level adds versatility with high ceilings, a recreation area, laundry, and a convenient walk-out to the rear patio - offering excellent income potential or a comfortable guest suite option. Outside, enjoy beautifully landscaped gardens, a sun-soaked backyard, and two-car laneway parking. Ideally located just steps to Riverdale Park, which offers tennis courts, a swimming pool, and expansive green space, and only a short walk to Withrow Park. You're also moments from the shops, cafes, and restaurants along The Danforth, with Broadview Station only a 10-minute walk away. With an impressive Walk Score of 89, 31 Tennis Crescent offers the best of urban living in one of Toronto's most vibrant and connected neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures. All window coverings, Bathroom mirrors, Hot water tank owned, Gas fireplace in living room in "as is" condition.

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



50 Dingwall Ave Toronto Ontario M4J 1C3 Toronto E01 Blake-Jones Toronto Taxes: \$6,538/2025 Sold Date: 09/21/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,588,000 List: \$1,595,000 For: Sale % Dif: 100
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 20 x 96 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x2x3rd, 1x3xLower	
Dir/Cross St: Pape and Bloor Directions: East of Pape			

MLS#: E12393785 **PIN#:** 210490575
Legal: PT LT 10-11 PL 380E TORONTO AS IN CT774010, T/W & S/T CT774010; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished / Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch, Landscaped Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.66	x 4.33	Hardwood Floor	Glass Doors	2 Pc Bath
2	Living	Main	15.42	x 15.32	Fireplace	Hardwood Floor	Recessed Lights
3	Dining	Main	12.76	x 10.66	Open Concept	Hardwood Floor	Recessed Lights
4	Kitchen	Main	11.25	x 11.15	Stainless Steel Appl	W/O To Deck	Breakfast Area
5	2nd Br	2nd	15.32	x 13.16	W/O To Balcony	Double Closet	Bay Window
6	3rd Br	2nd	12.34	x 9.68	Double Doors	Window	Hardwood Floor
7	Bathroom	2nd	0	0	4 Pc Bath	Soaker	Separate Shower
8	Laundry	2nd	7.91	x 5.35	Tile Floor	Window	
9	Prim Bdrm	3rd	21	x 12.66	W/I Closet	Hardwood Floor	2 Pc Ensuite
10	Other	3rd	14.76	x 10.66	Balcony		
11	Rec	Lower	14.76	x 14.01	Open Concept	Laminate	Recessed Lights
12	Kitchen	Lower	15.68	x 6.99	Vinyl Floor	Recessed Lights	Window
13	4th Br	Lower	11.32	x 10.99	Double Closet	Laminate	Recessed Lights
14	Bathroom	Lower	0	0	3 Pc Ensuite	Pedestal Sink	Separate Shower

Client Remks: Experience unparalleled artistry in this meticulously updated and preserved semi-detached home, where high-end renovations have been respectful to the period. Elevated from the street, the newly relandscaped front yard showcases superb stonework, and the expansive porch provides a peaceful retreat for cool autumn evenings. Its the perfect place to connect with neighbours and unwind. This 3+1 bedroom residence, set on a tranquil, tree-lined cul-de-sac, merges classic appeal with essential upgrades. It includes one-car parking with a custom-built shed (or parking for 2 cars) and a separate lower-level apartment with its own entrance, ideal for an in-law suite or extended family. Inside, the open-concept living and dining room is grounded by rich, dark-stained hardwood floors, crown moulding, and a decorative fireplace, creating an inviting and comfortable atmosphere. The kitchen, fit for a culinary enthusiast and designed with inspiration. Its been completely modernized with Carrera marble countertops, Fisher & Paykel stainless steel appliances, a skylight, and glass doors that lead to a peaceful private back deck and parking. Upstairs, the sun-drenched primary bedroom features a private rooftop terrace, with an updated spa-inspired bathroom and clever storage solutions add to the homes functionality and comfort. The residence is situated within a vibrant, close-knit community of wonderful neighbours. It offers a perfect balance of calm and accessibility. Just steps away is Withrow, one of the city's premier green spaces and a 20 minute walk or 5 blocks away from Riverdale Park. The home is also conveniently located just four blocks south of the Danforth, where you'll find an array of restaurants, cafes, shops, markets, and bakeries and walking distance to the highly prized Montcrest private school. This is a property where every detail has been carefully considered to provide an extraordinary living experience.

Inclusions: See Schedule B
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



19 Garnock Ave
Toronto Ontario M4K 1M1
 Toronto E01 North Riverdale Toronto
Taxes: \$8,376/2024 **For:** Sale **% Dif:** 127
Sold Date: 07/19/2025
SPIS: N **Last Status:** SLD **DOM:** 4
Sold: \$2,025,000
List: \$1,599,000
Semi-Detached **Fronting On:** S **Rms:** 9 + 1
Link: **Acreage:** **Bedrooms:** 4
 2-Storey 24.75 x 113 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
Dir/Cross St: Danforth and Logan **Directions:** Between Logan and Hampton

MLS#: E12284878 **PIN#:** 210630249
Assignment: N **Fractional Ownership:** N
Legal: PT LT 62 PL 81E TORONTO AS IN CT50680; S/T & T/W CT50680; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Patio Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.98	x 12.3	Hardwood Floor	French Doors	Closed Fireplace
2	Dining	Main	16.01	x 10.63	Hardwood Floor	Pocket Doors	O/Looks Backyard
3	Kitchen	Main	16.08	x 10.4	Eat-In Kitchen	Quartz Counter	Stainless Steel Appl
4	Sunroom	Main	8.69	x 7.09	W/O To Yard	South View	
5	Prim Bdrm	2nd	17.29	x 10.5	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	10.17	x 8.66	Hardwood Floor	Closet	Window
7	Tandem	2nd	8.1	x 6.33	Hardwood Floor	O/Looks Backyard	Window
8	3rd Br	2nd	14.11	x 10.96	Hardwood Floor	Closet	Window
9	4th Br	2nd	11.91	x 10.4	Hardwood Floor	Closet	Window
10	Rec	Bsmt	17.13	x 15.45	Broadloom	Window	4 Pc Bath
11	Utility	Bsmt	20.51	x 15.72	Laundry Sink	Window	

Client Remks: A Rare Offering - Welcome to a home where time has stood still in the best possible way. Tucked into one of Riverdale's most coveted tree-lined streets, just steps from Withrow Park and in the heart of the Frankland School district, this wide, solid brick two-storey has been cherished by the same family for over 60 years and it shows. This is a home full of history, warmth, and care. It sits proudly on a south-facing 25 x 113 ft lot and immediately captivates with its incredible curb appeal a classic facade that hints at the character within. Step through the original front door and you're greeted by an inviting foyer that leads into a gracious formal living room, complete with a fireplace, French doors, and beautifully refinished red oak hardwood floors. The dining room is rich with detail - beamed ceilings, red oak hardwood and the original pocket doors. The eat-in kitchen has been tastefully updated with quartz countertops, a new backsplash, and stainless steel appliances, and flows into a bright sunroom with a walkout to the private backyard. Outside, you'll find a detached double garage, ideal for covered parking and offering exciting laneway house potential, a rare and valuable asset in the city. Upstairs features four generous bedrooms, all with high ceilings and refinished hardwood floors. Every corner of this home reflects original charm and craftsmanship, preserved with pride and care. A finished basement with a separate side entrance adds functional living space and flexibility. The list of mechanical upgrades includes a newer furnace and A/C, backwater valve, and upgraded 3/4" water line. A place where generations have gathered, and where new stories are waiting to be written. Homes like this rarely come to market. With an unbeatable location, deep character, and future potential, this is your chance to create something truly special. Come see what 60 years of love and care looks like and imagine what it could mean for your next chapter.

Inclusions: S/S fridge, stove, built-in dishwasher, range hood, washer and dryer, electric light fixtures, GB&E, CAC
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-462-1888



13 Howland Rd Toronto Ontario M4K 2Z4 Toronto E01 North Riverdale Toronto Taxes: \$7,337.26/2025 Sold Date: 11/07/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$1,540,000 List: \$1,599,000 For: Sale % Dif: 96
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 16 x 103 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3x3rd	Dir/Cross St: Gerrard St E. and Logan Directions: Gerrard St E. and Logan

MLS#: E12480268 **PIN#:** 210690495
Legal: PT LT 18 PL 481 TORONTO; PT LT D PL 591 CITY EAST AS IN CA413680; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	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, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Awnings, Patio, Porch, Privacy Interior Feat: Other	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	52.17	x 39.7	Hardwood Floor	O/Looks Dining
2	Dining	Main	42.65	x 39.7	Hardwood Floor	O/Looks Living
3	Kitchen	Main	73.16	x 37.4	Hardwood Floor	O/Looks Frontyard Centre Island
4	2nd Br	2nd	36.45	x 46.29	Hardwood Floor	Large Closet Pot Lights
5	3rd Br	2nd	44.62	x 36.75	Hardwood Floor	Large Window Pot Lights
6	Family	2nd	43.64	x 40.03	Hardwood Floor	Open Concept Pot Lights
7	Prim Bdrm	3rd	75.13	x 50.2	Hardwood Floor	W/O To Terrace 3 Pc Ensuite

Client Remks: 13 Howland Road - North Riverdale's Hidden Gem. Tucked away on one of the most picturesque, tree-lined streets in North Riverdale, 13 Howland Road is the definition of charm and character. This semi-detached treasure offers the perfect balance between urban convenience and a serene, neighbourhood feel. Just steps from vibrant shops, acclaimed restaurants, lush parks, and only a 15-minute drive to downtown Toronto, the location speaks for itself. With a Walk Score of 88, a Transit Score of 94, and a Bike Score of 88, this home sits in what's truly considered a walkers paradise. Whether you're strolling for morning coffee, biking through nearby trails, or hopping on transit, every thing is effortlessly within reach. The home itself is brimming with personality. Original stained glass windows capture the homes timeless character, while the carefully cultivated front garden and private backyard oasis create spaces that are as inviting as they are relaxing. The crown jewel lies on the third floor, where the primary suite transforms into a true retreat. With a spacious design that feels more like a boutique hotel than a city home, it features a walk-out rooftop terrace the perfect perch for morning coffee, evening sunsets, or starlit gatherings. Whether you love to host family and friends or simply unwind in a sanctuary of your own, 13 Howland Road was made for both. This is more than a home-its a lifestyle you'll never want to leave.

Inclusions: Primary bedroom - wardrobe, Front bedroom - desk, TV Room - shelf behind couch. Back bedroom - wardrobe, Dining room - pendant light, Kitchen - island lights, cabinet below TV, Basement - all shelving, freezer and small fridge.

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY416-637-8000



180 Withrow Ave			Sold: \$1,550,000		
Toronto Ontario M4K 1E1			List: \$1,649,900		
Toronto E01 North Riverdale Toronto					
Taxes: \$6,394.66/2025		For: Sale	% Dif: 94		
Sold Date: 11/23/2025					
SPIS: N	Last Status: SLD	DOM: 5			
Semi-Detached	Fronting On: N	Rms: 6 + 1			
Link:	Acreage:	Bedrooms: 3			
2-Storey	15.42 x 100 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x3xBsmt			
Dir/Cross St: Danforth And Logan			Directions: Gerrard and Logan		

MLS#: E12555484 **PIN#:** 210610054

Legal: Part Lot 4-6 Blk F Plan 688

Kitchens: 1	Exterior: Board/Batten / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Fireplace/Stove, Park, Public Transit, School	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: On Demand Water Heater	Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.6	x 10.1	Open Concept	Pot Lights	Hardwood Floor
2	Kitchen	Main	15.45	x 9.68	W/O To Yard	Renovated	Pot Lights
3	Prim Bdrm	2nd	13.88	x 12.7	W/W Closet	Large Window	Hardwood Floor
4	Br	2nd	9.55	x 8.5	Window	Hardwood Floor	
5	Br	2nd	13.71	x 9.78	Double Closet	Window	Hardwood Floor
6	Rec	Bsmt	25.95	x 12.24	Above Grade Window	3 Pc Bath	B/I Bookcase
7	Laundry	Bsmt	14.34	x 8.5	Pot Lights	Ceramic Floor	

Client Remks: Wonderful and thoughtfully curated classic three-bedroom Riverdale home with parking. Fully renovated from top to bottom with meticulous attention to design detail. Nicely situated from the street, with an established perennial garden, an inviting front porch and charming curb appeal. The main floor boasts an open-concept design with easy flow and natural light, complemented by high ceilings, hardwood floors, a fireplace and crown molding. The chef's kitchen features stainless steel appliances, quartz countertops, custom cabinetry, and ample pantry storage. walk-out to a backyard patio featuring raised flower beds, generous dining and lounge area with additional fenced storage and easy access to lane parking. The second floor includes a magnificent master retreat with cathedral ceilings and custom built-ins. The finished lower level offers high ceilings, custom built-in shelving, an exquisite bathroom and an oversized laundry and storage room. This home is beautifully finished and has been lovingly cared for throughout. Conveniently located just steps from the park, this property is within the coveted Withrow School District and an easy walk to the subway, allowing residents to enjoy all the shops and restaurants of the Danforth.

Inclusions: Fridge, Gas Stove, Dishwasher, Exhaust Fan, Microwave, Washer, Dryer, All Window Coverings and Light Fixtures

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-2181



145 Langley Ave Toronto Ontario M4K 1B6 Toronto E01 North Riverdale Toronto Taxes: \$5,804.10/2025 Sold Date: 11/05/2025 SPIS: N Last Status: SLD DOM: 81			Sold: \$1,625,000 List: \$1,738,000 For: Sale % Dif: 93
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 17.49 x 103 Feet Irreg:	Rms: 5 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Logan Ave, & Gerrard St E. Directions: s

MLS#: E12348345 **PIN#:** 210690227
Legal: Pt Lt 7 Pl 650 City East As In Er140319; City Of T

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: None Drive: None Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.11	x 10.01	
2	Living	Main	14.11	x 28.87	
3	Prim Bdrm	2nd	14.11	x 12.01	
4	2nd Br	2nd	7.97	x 12.01	
5	3rd Br	2nd	7.97	x 10.01	

Client Remks: Welcome to 145 Langley Ave, Stunning Home located in Prime Riverdale neighbourhood, masterfully renovated gem, This exceptional two-storey residence, offering spacious above-grade living space, seamlessly combines historic charm with modern luxury. every detail reflects superior craftsmanship and style. Situated on a family-friendly, tree-lined st & in the coveted Withrow School District, this home offers an ideal setting for family life. Step onto the inviting, covered front porcha perfect spot to enjoy your morning coffee or unwind after a long day. the bright & spacious open-concept main flr features elegant hardwood flrs, expansive principal rms, & a generous family rm with windows overlooking the garden, creating a wonderful space for both relaxation and entertaining. The chefs kitchen is a standout, boasting quartz countertops, custom cabinetry, & stainless-steel appliances. With four well-appointed bedrooms, this home provides ample space for a growing family or guests. The fully finished basement adds further versatility, featuring a family rm, a guest bedrm with an ensuite, & a convenient walk-out perfect for an in-law suite, home office, or rental potential. The professionally landscaped backyard is both beautiful and low-maintenance, offering a private oasis for relaxation & outdoor entertaining. Located just steps from the TTC & Riverdale Park, this home offers the best of urban convenience & a vibrant community atmosphere, with easy access to local shops, cafes, & green spaces.

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, All Elfs
Listing Contracted With: EXP REALTY866-530-7737



25 Howland Rd Toronto Ontario M4K 2Z4 Toronto E01 North Riverdale Toronto Taxes: \$5,589.42/2025 Sold Date: 10/31/2025 SPIS: N Last Status: SLD DOM: 16			Sold: \$1,715,000 List: \$1,749,000 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.46 x 110 Feet Irreg:	Rms: 5 Bedrooms: 3 Washrooms: 4 1x2xGround, 1x3xBsmt, 1x3x2nd, 1x4x2nd	Dir/Cross St: Broadview and Gerrard Directions: Direct

MLS#: E12462074	PIN#: 210690443
Assignment: N	Fractional Ownership: N
Legal: PT LT 16 PL 591 CITY EAST AS IN CT246451; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Lane, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Landscaped, Porch, Privacy Interior Feat: Carpet Free, Floor Drain, In-Law Capability, Sump Pump, Upgraded Insulation, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: R(d0.6*736) Cable TV: N Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Heater HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.35	x 13.39	O/Looks Frontyard	Pot Lights	Combined W/Dining
2	Dining	Ground	9.28	x 10.01	Combined W/Living	Hardwood Floor	
3	Powder Rm	Ground	6.36	x 3.05	2 Pc Bath	Tile Floor	
4	Kitchen	Ground	17.59	x 9.42	O/Looks Backyard	Quartz Counter	Stainless Steel Appl
5	Laundry	Bsmt	7.15	x 9.35	Open Concept	Quartz Counter	Laundry Sink
6	Rec	Bsmt	24.64	x 13.39	Walk-Out	Vinyl Floor	Pot Lights
7	Bathroom	Bsmt	7.15	x 5.05	3 Pc Bath	Glass Doors	Tile Floor
8	3rd Br	2nd	8.53	x 9.42	O/Looks Backyard	B/I Closet	Hardwood Floor
9	2nd Br	2nd	9.28	x 7.68	Large Window	B/I Closet	
10	Prim Bdrm	2nd	13.12	x 13.39	O/Looks Frontyard	B/I Closet	Ensuite Bath
11	Bathroom	2nd	3.77	x 7.35	3 Pc Ensuite	Custom Counter	Pot Lights
12	Bathroom	2nd	6.96	x 6.5	4 Pc Bath	Casement Windows	Tile Floor

Client Remks: Welcome to 25 Howland Road, a newly renovated home that's truly in a class of its own. Every corner has been thoughtfully designed with custom finishes, offering the perfect balance of style, comfort, and function. Set in the heart of Riverdale, one of Toronto's most sought-after neighbourhoods, this home sits in the highly coveted Withrow School District, with TTC, shops, and restaurants just steps away. Withrow and Riverdale Parks are practically at your doorstep, making this location second to none. Inside, you'll find 3 light-filled bedrooms and 3.5 stunning bathrooms, including a luxurious primary ensuite and a convenient, main floor powder room. The chef-inspired kitchen is the star of the home, with an impressive centre island, sleek quartz counters, and flawless custom cabinetry. The finished basement, complete with a separate entrance, offers a wonderful family rec room, mud room, office nook and laundry, but also flexibility for a potential rental suite or private guest space. Outside, enjoy a newly landscaped back yard with fully enclosed fencing, oversized deck and laneway parking. This home is move-in ready and built for modern living in one of the city's best communities.

Inclusions: Gas Range, Dishwasher, B/I Microwave, B/I Hood Fan, Fridge/Freezer, Washer&Dryer, all Bathroom mirrors, screens for windows, All ELFs, Sump, AC and Furnace Equipment.

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



33 Tennis Cres			Sold: \$1,878,033
Toronto Ontario M4K 1J4			List: \$1,749,000
Toronto E01 North Riverdale Toronto			
Taxes: \$7,352.35/2025		For: Sale	% Dif: 107
Sold Date: 09/17/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: S	Rms: 8 + 1	
Link:	Acreage:	Bedrooms: 4	
2 1/2 Storey	15.96 x 87.29 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x5x2nd, 1x3xLower	
Dir/Cross St: Danforth Avenue / Broadview Avenue			
Directions: East on Tennis Crescent from Broadview Ave			

MLS#: E12397096	PIN#: 210650218
Legal: Plan 471E Pt Lot 20 Parts 3 4 66R21184	

Kitchens: 1 Fam Rm: Y Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School 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: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.43	x 3.41	Tile Floor	Pot Lights	Window
2	Living	Main	12.76	x 10.99	Hardwood Floor	Pot Lights	Open Concept
3	Dining	Main	16.08	x 10.99	Hardwood Floor	Pot Lights	Open Concept
4	Kitchen	Main	11.84	x 10.99	Renovated	Hardwood Floor	Breakfast Bar
5	Family	Main	7.35	x 6.07	Skylight	Pot Lights	Heated Floor
6	Prim Bdrm	2nd	11.25	x 11.15	Hardwood Floor	Double Closet	Window
7	2nd Br	2nd	9.84	x 9.32	Hardwood Floor	Window	Closet
8	3rd Br	2nd	8.92	x 8.01	Hardwood Floor	Window	
9	4th Br	3rd	16.08	x 10.66	W/O To Deck	Hardwood Floor	Closet
10	Rec	Lower	20.41	x 12.4	Laminate	W/O To Yard	3 Pc Bath
11	Laundry	Lower	16.01	x 6	Tile Floor	B/I Shelves	

Client Remks: Turnkey on Tennis Crescent Located in Prime North Riverdale this fully renovated south-facing 4 bedroom, 3 bathroom property with 2 car parking is sure to delight and check all your boxes! Step inside off the well-manicured, front stone patio into an open concept main floor flooded with natural light and featuring white oak floors, a chef-inspired kitchen with breakfast bar, main floor family room and powder room. The luxurious finishes continue upstairs where you'll find four well-proportioned bedrooms including your choice of 2 primary suites plus a family-sized 5-piece bathroom with double vanity plus the third floor (one of your primary bedroom options) which includes a private south-facing rooftop deck with fabulous city views. The fully finished lower-level features generous 82 ceiling height, an at-grade walk-out to the gorgeous backyard, a large recreation room plus an additional 3-piece bathroom and laundry room. Outside, you'll find a sun-soaked rear patio & backyard that offers fantastic indoor/outdoor flow and plenty of space for relaxation plus 2 car parking via laneway. No stone has been left unturned in this fabulously crafted property which is ready for its next chapter. Enjoy everything Riverdale has to offer with easy access to every amenity imaginable including transit, great schools (Withrow Jr Public School) shopping & entertainment plus the fabulous Withrow & Riverdale Parks which offer wonderful green space just steps from your front door.

Inclusions: As Per Schedule B.
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



122 Simpson Ave Toronto Ontario M4K 1A3 Toronto E01 North Riverdale Toronto		Sold: \$2,217,500 List: \$2,089,000
Taxes: \$7,638.90/2025	For: Sale	% Dif: 106
Sold Date: 11/11/2025		
SPIS: N	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: N	Rms: 8
Link:	Acreage:	Bedrooms: 4 + 2
3-Storey	17.08 x 100 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3xBsmt, 1x4x3rd
Dir/Cross St: Howland Ave and Simpson Ave		
Directions: Drive north on Logan and turn west on Simpson		

MLS#: E12509158 **PIN#:** 210690441
Legal: PT LT 45 PL 591 CITY EAST AS IN ER140273, EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air, Heat Pump / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1884	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: None	Sale Price:
Apx Sqft: 2000-2500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle, Membrane		Survey Type: Available
Foundation: Brick		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: This one is special-this one is your forever home. Meticulously reimaged with longevity, craftsmanship, and enduring design in mind, 122 Simpson is a rare North Riverdale offering with over \$700,000 in upgrades. Homes of this calibre seldom come to market. From the moment you arrive, the attention to detail is unmistakable: the beautifully landscaped exterior, preserved Victorian facade, and a custom tiled entryway that pays homage to its heritage. Inside, every space balances modern comfort with timeless appeal. The renovation unfolded in two thoughtful stages: the first transformed the main floor with an open layout and custom kitchen, complemented by a spectacular second-floor bathroom; the second - and piece de resistance - is the full third-storey primary retreat addition, featuring white oak chevron floors, a king-sized suite, bespoke closets, and a spa-inspired ensuite. Beyond the bedroom, a light-filled office with a custom bar and private walkout creates the ideal work-from-home sanctuary. Generous proportions continue throughout: high ceilings, an expansive living and dining area, and four bedrooms plus a dedicated office ensure flexibility without compromise. The lower level impresses with its ceiling height, laundry room, and guest suite with ensuite. Outdoors, a custom composite deck and professionally paved yard extend the living space with zero maintenance, complemented by lane parking and COA approval for a garage. Behind the beauty lies thoughtful engineering for long-term comfort: two HVAC systems separating upper and lower levels, and dual electrical panels-one EV-ready. Located in the coveted Withrow School district, steps to Withrow and Riverdale Parks and minutes from the new Ontario Line, 122 Simpson is where quality and intention converge for the most discerning buyer.					
Inclusions: See Schedule C					
Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090					



700 Logan Ave Toronto Ontario M4K 3C5 Toronto E01 North Riverdale Toronto Taxes: \$7,239.24/2025 Sold Date: 09/23/2025 SPIS: N Last Status: SLD DOM: 15			Sold: \$1,985,000 List: \$2,095,000 For: Sale % Dif: 95
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 19.5 x 90 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3x3rd	Dir/Cross St: Logan Ave. Facing Withrow Park Directions: Logan North of Bain Ave.

MLS#: E12388494 **PIN#:** 210660328
Legal: PT LT 53-54 PL 60E TORONTO AS IN CA289013; S/T & T/W CA289013; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: Plans Apx Sqft: 1500-2000 Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	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: Countertop Range, Sump Pump, Water Purifier	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.43	x 12.01	Hardwood Floor	Electric Fireplace	Picture Window
2	Dining	Main	27.43	x 12.01	Hardwood Floor	Open Concept	B/I Bookcase
3	Kitchen	Main	13.68	x 10.66	Stone Counter	Centre Island	W/O To Garden
4	Prim Bdrm	3rd	14.83	x 12.17	B/I Closet	3 Pc Ensuite	W/O To Terrace
5	2nd Br	2nd	14.93	x 9.32	Semi Ensuite	Bay Window	W/I Closet
6	3rd Br	2nd	12.99	x 10.66	Hardwood Floor	Picture Window	Closet
7	Rec	Lower	14.99	x 13.25	B/I Shelves	Window	Laminate
8	Office	Lower	8.76	x 5.68	Laminate	Closet	Laminate

Client Remks: Renovated, Riverdale and Right on the Park! 700 Logan Avenue is truly a breath of fresh air! This home invites you to experience the park not just as a calming backdrop, but as an extension of your life. Ideally situated in Toronto's coveted East end Riverdale neighbourhood. This thoughtful renovation redefines family living, combining practical function with curated style. You will immediately feel the quality and craftsmanship of the renovation. Restored Toronto charm seamlessly incorporates with modern materials and curated antiques. Intentionally designed to celebrate views of the park and mature neighbourhood gardens. The main floor boasts magazine worthy open concept living spaces. The custom, highly-organized kitchen features a 10.5 foot eat-in island, marble and caesarstone countertops with fully integrated gas cooktop, custom stainless steel hood vent, incredible storage space, and sprawling prep space, truly make this kitchen every chef's dream! Highly coveted powder room and large front hall closet complete the main floor. The second floor is home to two spacious bedrooms with picture windows, organized closet space and a spacious family bathroom. The third floor primary suite, large enough for a king size bed and work area. The primary suite includes built-in closet organizers, a tranquil 3 piece ensuite and walks out to a West facing private rooftop terrace. The dug-down lower level is an extension of the functioning family living space. The spacious rec room is perfect for kids' play & family movie nights, with the ceiling height to also function as a gym. The private lower level office, a flexible space for changing needs is complete with a spacious closet. Enjoy sunrises from the front porch and sunsets from the west facing backyard and rooftop terrace. Arguably the best location in Riverdale, just a short stroll to excellent schools, parks, coffee shops, boutiques and TTC. Come and discover how living on the park will transform your daily life!

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



28 Garnock Ave Toronto Ontario M4K 1M2 Toronto E01 North Riverdale Toronto		Sold: \$1,825,000 List: \$2,098,000
Taxes: \$7,804.80/2025 Sold Date: 10/29/2025	For: Sale	% Dif: 87
SPIS: N	Last Status: SLD	DOM: 41
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 18.58 x 101 Feet Irreg:	Rms: 10 + 7 Bedrooms: 4 + 1 Washrooms: 3 1x4x3rd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Danforth Ave & Logan Ave Directions: Danforth Ave & Logan Ave		

MLS#: E12412761 **PIN#:** 210630210
Legal: PLAN 81E PT LOTS 37 AND 38

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Available, Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Deck, Lawn Sprinkler System, Porch Interior Feat: On Demand Water Heater, Other, Separate Hydro Meter, Sump Pump, Water Heater Security Feat: Alarm System, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.71	x 15.16	Fireplace	Hardwood Floor	Open Concept
2	Dining	Main	10.6	x 12.53	Open Concept	Hardwood Floor	
3	Kitchen	Main	11.42	x 13.19	Open Concept	Stainless Steel Appl	W/O To Deck
4	Laundry	Main	0	0			
5	2nd Br	2nd	12.63	x 14.93	Hardwood Floor	Bay Window	Closet
6	3rd Br	2nd	10.56	x 9.84	Hardwood Floor	Closet	
7	4th Br	2nd	11.29	x 9.06	Tile Floor	Large Window	Double Closet
8	Bathroom	2nd	7.81	x 5.68	Tile Floor	Window	Double Closet
9	Prim Bdrm	3rd	16.44	x 14.9	Fireplace	Skylight	Double Closet
10	Bathroom	3rd	8.04	x 7.15	4 Pc Ensuite	Separate Shower	Large Window
11	Living	Bsmt	9.97	x 8.96	Heated Floor	Combined W/Dining	Open Concept
12	Dining	Bsmt	9.97	x 8.96	Heated Floor	Combined W/Kitchen	Open Concept
13	Kitchen	Bsmt	15.16	x 7.94	Heated Floor	Galley Kitchen	Open Concept
14	Prim Bdrm	Bsmt	10.01	x 13.62	Heated Floor	W/I Closet	Open Concept
15	Bathroom	Bsmt	8.69	x 5.09	Heated Floor	4 Pc Bath	
16	Utility	Bsmt	10.37	x 4.82			
17	Laundry	Bsmt	0	0			

Client Remks: Welcome home to the heart of Greektown at this 4 bdrm/2 bath prime Riverdale/Danforth gem, just one block south of the vibrant Danforth scene, yet a world away. Enjoy living in this well cared for home on this friendly, tree lined street while earning income from the exceptional brand new LEGAL basement apartment. Easily walk to everything: minutes to Chester station; fabulous dining, cafes and shopping; Withrow & Riverdale Parks; top rated schools. In the coveted Frankland School District, Garnock Ave is one of the best streets in one of Toronto's Best neighbourhoods. Enter this charming home to find an open concept main floor living/dining/kitchen space with great flow from the front porch overlooking gardens and out to the back entertainment deck via huge new sliding glass doors to enjoy the gas fireplace & lounging/dining/BBQ space with 2 car parking beyond, accessed via rear laneway. Gas f/p in living rm, large island, S/S appliances & lighted glass feature cabinet in the functional kitchen. New main floor laundry. Upstairs features 3 well sized bdrms + full bath or convert to bdrms/office/den as needed. Continue up to the 3rd floor primary suite retreat to get away from it all: spacious suite includes gas f/p, skylight, full ensuite bath + walkout to create your dream rooftop deck. All plumbing/electrical was updated in a back to the bricks reno & the home has been constantly well maintained. Gorgeous bonus basement apartment, completed in 2025(\$300K in renos) is ready to produce income or handle overflow as a nanny/in-law suite to suit your needs, showcasing heated floors, sleek modern bath/kitchen, separate laundry and a cozy, modern vibe. Unbeatable location, street, neighbourhood & a walk score of 95, transit score of 100 & bike score of 94. 28 Garnock has been cherished by one family for well over a century. Make it your own and seize the opportunity to savour all this wonderful property offers.

Inclusions: All Electric Light Fixtures. All Window Coverings. KitchenAid Fridge, KitchenAid Gas Range, GE Microwave, Dishwasher, Full Size Washer & Dryer, 2 TVs with wall mounting brackets. Basement apartment: LG fridge, Induction Stove, Fisher & Paykel Dishwasher, Zline Oven/Microwave. Full size LG Washer & Dryer.
Listing Contracted With: <u>ROYAL LEPAGE SIGNATURE REALTY</u> 416-443-0300



11 Victor Ave Toronto Ontario M4K 1A7 Toronto E01 North Riverdale Toronto Taxes: \$7,246/2024 Sold Date: 10/23/2025 SPIS: N Last Status: SLD DOM: 43			Sold: \$2,075,000 List: \$2,199,000 For: Sale % Dif: 94
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 18 x 112 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x7x3rd, 2x4x2nd, 1x4xBsmt	Dir/Cross St: Broadview Ave & Gerrard St E Directions: Broadview Ave & Gerrard St E

MLS#: E12394085 **PIN#:** 210690331
Legal: LT 10 PL 311E TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Landscaped, Privacy, Deck, Porch Interior Feat: Carpet Free, On Demand Water Heater, Central Vacuum	Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers 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	Foyer	Main	10.17	x 4	Porcelain Floor	B/I Closet	Led Lighting
2	Living	Main	14.01	x 10.5	Large Window	Built-In Speakers	Fireplace
3	Dining	Main	11.48	x 8.53	Hardwood Floor	Open Concept	Led Lighting
4	Kitchen	Main	17.06	x 10.07	Quartz Counter	B/I Appliances	W/O To Deck
5	Prim Bdrm	3rd	13.62	x 12.14	W/I Closet	7 Pc Ensuite	W/O To Balcony
6	2nd Br	2nd	12.8	x 11.48	4 Pc Ensuite	B/I Closet	Bay Window
7	3rd Br	2nd	14.01	x 10.17	B/I Closet	Large Window	Hardwood Floor
8	4th Br	2nd	9.65	x 8.14	Large Window	Hardwood Floor	Led Lighting
9	Laundry	2nd	3.28	x 2.66	Porcelain Floor	Stainless Steel Appl	
10	Rec	Bsmt	21.33	x 9.51	Above Grade Window	Wet Bar	Laminate
11	Br	Bsmt	9.51	x 12.14	B/I Closet	Above Grade Window	Laminate

Client Remks: Absolutely Captivating & Thoughtfully Redesigned! Welcome To This Fully Renovated 3-Storey Masterpiece Nestled On A Quiet, Tree-Lined Street in the Highly Coveted Withrow School District! This 4+1 Bedroom Home Effortlessly Combines Modern Sophistication With Exceptional Functionality. Step Into The Enchanting Main Floor Where A Light-Filled Living Room Awaits, Showcasing A Stunning Fireplace Feature Wall Framed By Built-In Shelving And A Large Window That Bathes The Space In Natural Light. The Open Concept Dining Room Offers Seamless Flow For Entertaining. Just Beyond, You'll Find A Warm And Inviting Galley Kitchen Thats As Stylish As It Is Functional Featuring Quartz Counters And Matching Backsplash, Built-In Appliances, Brushed Gold Accents, And A Clever Built-In Seating Nook Perfect For Morning Coffee Or A Home Office Setup. Large Windows Fill The Space With Natural Light, And A Walk-Out To The Deck Makes Outdoor Dining And Gatherings Effortless. The Third Floor Is A Dreamy Primary Retreat You'll Never Want To Leave Featuring A Custom Walk-In Closet With Organizers And Accent Lighting, A Private Balcony For Morning Coffee Or Evening Wine, And A Spa-Inspired 7-Piece Ensuite Complete With A Double Vanity, Freestanding Soaker Tub, And A Fully Tiled, Glass-Enclosed Shower and Free Standing Tub Designed To Indulge Your Senses. 2nd floor includes three Spacious Bedrooms, Including One With A Private 4-Piece Ensuite as well as a convenient laundry room! No Detail Was Overlooked In The Immaculately Finished Basement Offering A Large Rec Room With A Sleek Wet Bar, An Additional Bedroom, And A Stylish 4-Piece Bath Perfect Space For Guests, A Home Gym, Or Movie Nights! Outside, the front features a charming covered front porch while the back impresses with a large deck and the professionally landscaped backyard is a private retreat perfect for families. All Of This In A Location That Truly Has It All A 93 Walk Score, Steps To Streetcar, Riverdale Park & Withrow Park.

Inclusions: B/I Fridge, Gas Cooktop & Hood Food fan, B/I Oven and Microwave, Washer & Dryer, Beverage Fridge, Central Vacuum, Built-in Speakers, Video Doorbell and Surveillance cameras, All Electrical Fixtures.

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