



| | | | |
|--|-------------------------------------|--------------------|---|
| 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 % Dif: 130 |
| Semi-Detached | Fronting On: S | Rms: 6 | |
| Link: 2 1/2 Storey | Acreage: 17.67 x 119 Feet | Bedrooms: 4 | Washrooms: 1 |
| Dir/Cross St: BROADVIEW AVE & GERRARD STREET Directions: BROADVIEW AVE & GERRARD STREET | | | Irreg: 1x3x2nd |

MLS#: E12304461

PIN#: 210690190

Legal: PT LT 23 PL 505 MIDWAY AS IN CA10486, S/T & T/W CA10486; CITY OF TORONTO

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

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

Sold: \$1,085,000
List: \$899,000

Taxes: \$7,005.47/2025

For: Sale

% Dif: 121

Sold Date: 09/16/2025

SPIS: N

Last Status: SLD

DOM: 7

Att/Row/Twnhouse

Fronting On: S

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 4

2 1/2 Storey

15 x 130 Feet

Washrooms: 1

Irreg:

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: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|--------------------|---------------|----------------|
| 1 | Living | Main | 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 an 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

For: Sale

Sold: \$1,060,000
List: \$949,000

% Dif: 112

Att/Row/Twnhouse **Fronting On:** N
Link: **Acreage:**
 2-Storey 16.42 x 107 Feet
Irreg:
Dir/Cross St: Danforth and Pape **Directions:** Direct

MLS#: E12390522

PIN#: 210490527

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 Hydro:

Y

Gas:

Y Phone:

A

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

| # | 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 |
| 4 | Prim Bdrm | 2nd | 11.19 | x 11.55 | O/Looks Frontyard Large Closet |
| 5 | 2nd Br | 2nd | 11.68 | x 11.38 | O/Looks Backyard |
| 6 | Family | Bsmt | 14.7 | x 14.63 | Above Grade Window |
| 7 | Utility | Bsmt | 14.7 | x 11.38 | Combined W/Laundry Laundry Sink |

Stainless Steel Appl

Bay Window

Client Remarks: 106 Frizzell Ave is a beautiful, well-cared-for home that's 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 Toronto's 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
Toronto Ontario M4J 1E2
 Toronto E01 Blake-Jones Toronto
Taxes: \$4,743.21/2025
Sold Date: 07/31/2025
SPIS: N **Last Status:** SLD **DOM:** 7

Semi-Detached **Fronting On:** S
Link: **Acreage:**
 2-Storey 12 x 96 Feet
Irreg:
Dir/Cross St: Pape Ave and Frizzell Ave **Directions:** Pape Ave and Frizzell Ave

Rms: 6 + 1 **Bedrooms:** 2 + 1
Washrooms: 3
 1x2xMain, 1x4x2nd, 1x4xBsmt

MLS#: E12304495

PIN#: 210490614

Legal: PT LT 51 PL 352E TORONTO AS IN CA805485; CITY OF TORONTO

| | | |
|-------------------------------|---|---------------------------------------|
| Kitchens: 1 | Exterior: Brick / Metal/Side | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 1 | Cable TV: |
| Basement: Finished | Park/Drive: Private | Hydro: |
| Fireplace/Stv: N | Drive: Lane, Private | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: 100+ | Pool: None | Sewer: Sewers |
| Year Built: 1911 | Prop Feat: Family Room | Waterfront: |
| Yr Built Source: MPAC | Exterior Feat: Awnings | Retirement: |
| Apx Sqft: 700-1100 | Interior Feat: On Demand Water Heater, Storage | HST Applicable to: Included In |
| Lot Size Source: MPAC | | Sale Price: |
| Roof: Asphalt Shingle | | Farm/Agr: |
| Foundation: Brick | | Oth Struct: |
| Assessment: 2024 POTL: | | Survey Type: Unknown |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: Lower | | |

| # | 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 | 2 Pc Bath |
| 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 | W/I Closet |
| 6 | Rec | Lower | 8.99 | x 14.8 | Finished | 4 Pc Bath |
| 7 | Br | Lower | 7.12 | x 8.69 | | |

Client Remarks: 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 |
| | Semi-Detached Link: 2-Storey | Fronting On: N Acreage: 14.83 x 115 Feet Irreg: Dir/Cross St: WITHROW AND LOGAN Directions: WITHROW AND LOGAN | Rms: 6 Bedrooms: 3 Washrooms: 1 1x4 | % Dif: 120 |

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 |
|--|---|--|

| # | 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 boasts 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

|  | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--------------|--|---|---------------------------|--|---|-------------|--------------|--------------------|-------------------|--------------------|--|---|--------|--------|-------|---------|----------------|----------------|---|--------|--------|-------|---------|----------------|--------------|---|---------|--------|-------|---------|---------------|----------------------|---|-----------|-----|-------|---------|----------------|-----------------|---|--------|-----|-------|---------|----------------|--------|---|-----|------|-------|---------|--|------------------|---|----|------|-------|---------|--|--|
| | Att/Row/Twnhouse | | Fronting On: S | | Rms: 5 + 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Link: | | Acreage: | | Bedrooms: 2 + 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2-Storey | | 16.17 x 96 Feet | | Washrooms: 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Irrig: | | 1x3x2nd, 1x4xBsmt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Dir/Cross St: Pape & Danforth | | | Directions: One way east of Pape | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MLS#: E12403385 | | | PIN#: 210490605 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Assignment: N | | | Fractional Ownership: N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Legal: Plan 362E Lot 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Kitchens: 1 | | Exterior: Brick | | Zoning: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fam Rm: N | | | Gar/Gar Spcs: None / 0 | | Cable TV: | Hydro: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Basement: Finished | | | Park/Drive: | | Gas: | Phone: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fireplace/Stv: N | | | 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: | N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Apx Sqft: 700-1100 | | | Prop Feat: Cul De Sac, Fenced Yard, Library, Park, Public Transit, School | | HST Applicable to | Included In | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof: Asphalt Shingle | | | Interior Feat: None | | Sale Price: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: Other | | | | | Farm/Agr: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment: | POTL: | N | | | Oth Struct: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| POTL Mo Fee: | | | | | Survey Type: | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Laundry lev: | Lower | | | | Spec Desig: | Unknown | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th><th></th></tr> </thead> <tbody> <tr> <td>1</td><td>Living</td><td>Ground</td><td>15.58</td><td>x 10.37</td><td>Hardwood Floor</td><td>Picture Window</td></tr> <tr> <td>2</td><td>Dining</td><td>Ground</td><td>15.42</td><td>x 15.03</td><td>Hardwood Floor</td><td>Open Concept</td></tr> <tr> <td>3</td><td>Kitchen</td><td>Ground</td><td>18.37</td><td>x 11.61</td><td>Centre Island</td><td>Stainless Steel Appl</td></tr> <tr> <td>4</td><td>Prim Bdrm</td><td>2nd</td><td>15.58</td><td>x 11.32</td><td>Hardwood Floor</td><td>Vaulted Ceiling</td></tr> <tr> <td>5</td><td>2nd Br</td><td>2nd</td><td>12.37</td><td>x 11.61</td><td>Hardwood Floor</td><td>Closet</td></tr> <tr> <td>6</td><td>Rec</td><td>Bsmt</td><td>15.72</td><td>x 15.39</td><td></td><td>O/Looks Backyard</td></tr> <tr> <td>7</td><td>Br</td><td>Bsmt</td><td>15.72</td><td>x 10.37</td><td></td><td></td></tr> </tbody> </table> | | | | | | | # | Room | Level | Length (ft) | Width (ft) | Description | | 1 | Living | Ground | 15.58 | x 10.37 | Hardwood Floor | Picture Window | 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 | 4 | Prim Bdrm | 2nd | 15.58 | x 11.32 | Hardwood Floor | Vaulted Ceiling | 5 | 2nd Br | 2nd | 12.37 | x 11.61 | Hardwood Floor | Closet | 6 | Rec | Bsmt | 15.72 | x 15.39 | | O/Looks Backyard | 7 | Br | Bsmt | 15.72 | x 10.37 | | |
| # | Room | Level | Length (ft) | Width (ft) | Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Living | Ground | 15.58 | x 10.37 | Hardwood Floor | Picture Window | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Prim Bdrm | 2nd | 15.58 | x 11.32 | Hardwood Floor | Vaulted Ceiling | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 2nd Br | 2nd | 12.37 | x 11.61 | Hardwood Floor | Closet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Rec | Bsmt | 15.72 | x 15.39 | | O/Looks Backyard | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Br | Bsmt | 15.72 | x 10.37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Client Remarks: 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 |
| Semi-Detached | Fronting On: N | Rms: 6 + 1 | |
| Link: 2-Storey | Acreage: 15.25 x 110 Feet | Bedrooms: 3 | Washrooms: 2 |
| | Irreg: | 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 | Exterior: Brick / Metal/Side | 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: 0 | Water Supply Type: |
| A/C: None | Tot Prk Spcs: 1 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Year Built: 1912 | Prop Feat: Fireplace/Stove | HST Applicable to: Included In |
| Yr Built Source: MPAC | Interior Feat: None | Sale Price: |
| Apx Sqft: 1100-1500 | | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: Asphalt Shingle | | Survey Type: Available |
| Foundation: Block, Brick | | Spec Desig: Unknown |
| Assessment: 2025 POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: | | |

| # | 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 ELFs

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016



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

MLS#: E12507120

Assignment: N

Legal: Plan M73 Pt Lot 37 Pt Lot 38

PIN#: 210490084

Fractional Ownership: N

Vacant Land Condo: N

| | | |
|-------------------------------------|---|--|
| Kitchens: 2 | Exterior: | Zoning: |
| Fam Rm: N | Alum Siding / Brick Front | Cable TV: |
| Basement: Partially Finished | Gar/Gar Spcs: None / 0 | Gas: |
| Fireplace/Stv: N | Park/Drive: | Water: |
| Heat: Forced Air / Gas | Drive: Lane | Municipal |
| A/C: Window Unit | Drive Park Spcs: 1 | Water Supply Type: |
| Central Vac: N | Tot Prk Spcs: 1 | Sewer: Sewers |
| Apx Age: | UFFI: | Waterfront: |
| Year Built: 1912 | Pool: None | Retirement: |
| Apx Sqft: 700-1100 | Prop Feat: Cul De Sac, Fenced Yard, Park, Public Transit | HST Applicable to: Not Subject to HST |
| Lot Size Source: MPAC | Interior Feat: Carpet Free | Sale Price: |
| Roof: Asphalt Shingle | | Farm/Agr: |
| Foundation: Poured Concrete | | Oth Struct: |
| Assessment: POTL: N | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |

| # | 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 Remarks: 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 | | | Sold: \$1,265,000 |
| Toronto E01 Blake-Jones Toronto | | | List: \$1,128,000 |
| Taxes: \$6,522.85/2025 | For: Sale | % Dif: 112 | |
| Sold Date: 10/08/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 7 | |
| Semi-Detached | Fronting On: E | Rms: 7 + 2 | |
| Link: 2 1/2 Storey | Acreage: 16.19 x 107 Feet | Bedrooms: 4 + 1 | |
| | Irreg: | 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

PIN#: 210490315

Legal: PLAN 371E PT LOTS 6 & 7

| | | |
|---|--|--|
| Kitchens: 1 | Exterior: Alum Siding / Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: Hydro |
| Basement: Finished with Walk-Out / Separate Entrance | Park/Drive: None | Gas: Phone |
| Fireplace/Stv: N | Drive: None | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 0 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: N |
| Apx Sqft: 1100-1500 | Prop Feat: Hospital, Park, Public Transit, School | HST Applicable to: Not Subject to HST |
| Roof: Asphalt Shingle | Interior Feat: Sump Pump, Water Heater Owned | Sale Price: |
| Foundation: Brick, Concrete Block | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Fence - Full, Garden Shed, Playground |
| Laundry lev: | | 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 Remarks: 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 **For:** Sale **% Dif:** 120

Sold Date: 07/14/2025

SPIS: N **Last Status:** SLD **DOM:** 5

Semi-Detached **Fronting On:** N **Rms:** 7 + 3

Link: **Acreage:** **Bedrooms:** 3 + 1

2-Storey **19 x 130 Feet** **Washrooms:** 2

Irrig: **1x4x2nd, 1x3xLower**

Dir/Cross St: Broadview/Danforth **Directions:** East of Broadview Ave

MLS#: E12272610

PIN#: 210670265

Legal: Pt Lot 18, Pl 578

| | | |
|--|--|---------------------------|
| Kitchens: 2 | Exterior: Brick / Vinyl Siding | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Apartment / Separate Entrance | Park/Drive: None | Gas: |
| Fireplace/Stv: N | Drive: None | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 0 | Sewer: |
| Central Vac: N | UFFI: No | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: |
| Apx Sqft: 700-1100 | Prop Feat: Terraced, Wooded/Treed | HST Applicable to |
| Roof: Shingles | Interior Feat: None | Sale Price: |
| Foundation: Concrete | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: |
| Laundry lev: Main | | Spec Desig: |

| # | 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 Remarks: Welcome to 80 Withrow Ave, a truly special home nestled on one of Toronto's 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, you'll 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, you'll have tennis courts, playgrounds, and year-round activities right at your doorstep. The home is also mere minutes to the Danforth's shops, cafes, and restaurants, with excellent transit options making downtown commutes a breeze. 80 Withrow Ave is more than just a house; it's a lifestyle opportunity in one of Toronto's most sought-after communities. Don't 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 % Dif: 123 |
| Att/Row/Twnhouse | Fronting On: N | Rms: 7 + 2 | |
| Link: 2 1/2 Storey | Acreage: 16 x 88 Feet | Bedrooms: 4 + 1 | Washrooms: 2 |
| Irreg: | | | 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 | Exterior: Brick / Metal/Side | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished with Walk-Out | Park/Drive: Private | Gas: |
| Fireplace/Stv: N | Drive: Private, Lane | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Year Built: 1911 | Prop Feat: | HST Applicable to: Included In |
| Yr Built Source: MPAC | Interior Feat: Water Heater Owned | Sale Price: |
| Apx Sqft: 1100-1500 | | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: Asphalt Shingle | | Survey Type: None |
| Foundation: Unknown | | Spec Desig: Unknown |
| Assessment: 2024 POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: | | |

| # | 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 Remarks: 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 Toronto Ontario M4K 1A8 | | | Sold: \$1,215,000 |
| Toronto E01 North Riverdale Toronto | | | List: \$1,200,000 |
| 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: 3-Storey | Acreage: 16.58 x 110.83 Feet | Bedrooms: 4 + 1 | |
| | Irreg: | Washrooms: 2 | |
| | | 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 | Hydro: |
| Basement: Finished | Park/Drive: | Phone: |
| Fireplace/Stv: Y | Drive: Right Of Way | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air, Wall Unit | Tot Prk Spcs: 2 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: |
| Year Built: 1892 | Prop Feat: Fireplace/Stove, Hospital, Library, Place Of Worship, Public Transit, School | HST Applicable to Included In |
| Apx Sqft: 1500-2000 | Exterior Feat: Deck | Sale Price: |
| Lot Size Source: MPAC | Interior Feat: None | Farm/Agr: |
| Roof: Asphalt Shingle | | Oth Struct: |
| Foundation: Unknown | | Survey Type: None |
| Assessment: POTL: N | | Spec Desig: Unknown |
| POTL Mo Fee: | | |
| 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 Remarks: 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 | | | Sold: \$1,460,000 List: \$1,250,000 |
| Taxes: \$7,073.34/2025 | For: Sale | % Dif: 117 | |
| Sold Date: 10/03/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 10 | |
| Att/Row/Twnhouse | Fronting On: N | Rms: 7 | |
| Link: 2-Storey | Acreage: 20.44 x 130.79 Feet | Bedrooms: 2 + 1 | Washrooms: 2 |
| | Irrig: | 1x4x2nd, 1x3xBsmt | |
| | Dir/Cross St: Broadview Ave & Riverdale Ave | Directions: Broadview Ave & Riverdale Ave | |

MLS#: E12420771

PIN#: 210670038

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

| | | |
|---|---|--------------------------------------|
| Kitchens: 1 | Exterior: Brick / Other | Zoning: R(d0.6*736) |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: Hydro: |
| Basement: Finished with Walk-Out | Park/Drive: | Gas: Phone: |
| Fireplace/Stv: Y | Drive: | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: |
| Year Built: 1906 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School | HST Applicable to Included In |
| Yr Built Source: MPAC | Exterior Feat: Deck, Landscaped | Sale Price: |
| Apx Sqft: 1100-1500 | Interior Feat: Sump Pump, Carpet Free, On Demand Water Heater, Water Heater Owned | Farm/Agr: |
| Lot Size Source: GeoWarehouse | | Oth Struct: Shed |
| Roof: Asphalt Shingle | | Survey Type: Unknown |
| Foundation: Unknown | | Spec Desig: Unknown |
| Assessment: 2024 POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: | | |

| # | 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 |
| 3 | Kitchen | Main | 10.96 | x 13.42 | Combined W/Office |
| 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 Riverdale's 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 it's 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 | | | Sold: \$1,485,000 List: \$1,250,000 |
| Att/Row/Twnhouse | Fronting On: N | For: Sale | % Dif: 119 |
| Link: 2-Storey | Acreage: 16.1 x 130.75 Feet | Rms: 5 + 2 | Bedrooms: 2 + 1 |
| | Irrig: | 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 | Exterior: Alum Siding / Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished with Walk-Out | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Front Yard Parking | Water: Municipal |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1100-1500 | Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School | HST Applicable to Sale Price: Included In |
| Lot Size Source: MPAC | Exterior Feat: Deck, Landscaped | Farm/Agr: |
| Roof: Asphalt Shingle, Membrane, Other | Interior Feat: Storage, Guest Accommodations | Oth Struct: Shed |
| Foundation: Brick | | Survey Type: Available |
| Assessment: POTL: | | Spec Desig: Unknown |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | 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 Remarks: 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: BOSLEYREALESTATELTD.COM 416-322-8000



559 Logan Ave
Toronto Ontario M4K 3B6
 Toronto E01 North Riverdale Toronto

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
Irrig: 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: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Sale Price: Included In
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

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

MLS#: E12382815

PIN#: 210640315

Assignment: N

Fractional Ownership: N

Legal: Plan 62E PT LOT 6

| | | |
|-----------------------------------|---|--|
| Kitchens: 2 | Exterior: Brick / Other | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Lane | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: N |
| Year Built: 1913 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit | HST Applicable to: Not Subject to HST |
| Yr Built Source: MPAC | Exterior Feat: Deck, Patio, Porch, Privacy, Landscaped | Sale Price: |
| Apx Sqft: 1500-2000 | Interior Feat: Water Heater | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: Asphalt Shingle | | Survey Year: 1985 |
| Foundation: Brick | | Survey Type: Available |
| Assessment: POTL: N | | Spec Desig: Unknown |
| POTL Mo Fee: | | |
| Laundry lev: Upper | | |

| # | 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 Remarks: 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 REALTY416-900-6566



| | | | |
|---|--|------------------------|--|
| 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 |
| Semi-Detached | Fronting On: E | Rms: 7 + 3 | |
| Link: 2-Storey | Acreage: 17.33 x 103.25 Feet | Bedrooms: 3 + 1 | Washrooms: 2 |
| Dir/Cross St: E.Of Broadview/N. Of Gerrard Directions: E.Of Broadview/N. Of Gerrard | | | 1x4x2nd, 1x3xBsmt |

MLS#: E12454500

PIN#: 210690493

Legal: Plan 481 Pt Lot 18 Plan 591 Pt Lot D

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

| # | 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 |
| Semi-Detached | Fronting On: S | Rms: 8 + 2 | |
| Link: 3-Storey | Acreage: 24.37 x 110.15 Feet | Bedrooms: 3 + 1 | Washrooms: 3 |
| Irreg: Dir/Cross St: Pape and Danforth Directions: South of Pape and Danforth | | | 1x2xMain, 1x4x3rd, 1x4xBsmt |

MLS#: E12408641

PIN#: 210480286

Legal: PT LT 15-16 BLK C PL 826 CITY EAST AS IN CT915882; CITY OF TORONTO

| | | |
|---------------------------------------|---|---------------------------------------|
| Kitchens: 2 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: Hydro: |
| Basement: Apartment / Finished | Park/Drive: Private | Gas: Phone: |
| Fireplace/Stv: Y | Drive: Private, Lane | Water: Municipal |
| Heat: Baseboard / Electric | Drive Park Spcs: 5 | Water Supply Type: |
| A/C: Wall Unit | Tot Prk Spcs: 5 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Fireplace/Stove | HST Applicable to: Included In |
| Roof: Asphalt Shingle, Flat | Interior Feat: In-Law Suite, Primary | Sale Price: |
| Foundation: Brick | Bedroom - Main Floor, Separate Hydro | Farm/Agr: |
| Assessment: POTL: | Meter | Oth Struct: |
| POTL Mo Fee: | | Survey Type: |
| Laundry lev: | | Spec Desig: Available |
| | | Unknown |

| # | 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 Remarks: 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 | | | Sold: \$1,250,000 List: \$1,299,999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--|--|--------------------|--------------------|----------------|-------------|--|--|---|---------|------|-----|---------|-----------------|--------------|------------|---|----|------|-------|---------|---------------|--------------|----------------|---|---------|------|-------|---------|---------------|--------------|--|---|----|------|-------|---------|--------------------|----------|--|---|---------|-----|-------|---------|-----------------|------------------|------------|---|--------|-----|-------|---------|-------------------|----------------|--|---|--------|-----|-------|---------|-------------------|----------|--|---|-----------|-----|------|--------|----------|--------|--------------|---|----|-----|-------|---------|------------------|----------|--------------|----|------|-----|-------|--------|--------------|-----------|--|----|---------|------|-------|---------|------------------|---------------|--|----|----|------|-------|---------|------------------|--------------------|--|--|--|
| | For: Sale Last Status: SLD DOM: 50 | 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 | % Dif: 96 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Dir/Cross St: Danforth and Jones | Directions: Danforth and Jones | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MLS#: E12411899 Legal: PT LT 31-33 PL 514 TORONTO AS IN CA598593, S/T INTEREST IN CA598593; CITY OF TORONTO | PIN#: 210490419 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | A Hydro: Y Y Phone: A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Topography: Sloping Waterfront: None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr><td>1</td><td>Kitchen</td><td>Main</td><td>6.3</td><td>x 11.29</td><td>Granite Counter</td><td>Open Concept</td><td>Tile Floor</td></tr> <tr><td>2</td><td>Br</td><td>Main</td><td>11.88</td><td>x 11.29</td><td>Combined W/Br</td><td>Open Concept</td><td>Hardwood Floor</td></tr> <tr><td>3</td><td>Kitchen</td><td>Main</td><td>13.88</td><td>x 15.03</td><td>Combined W/Br</td><td>Open Concept</td><td></td></tr> <tr><td>4</td><td>Br</td><td>Main</td><td>13.88</td><td>x 15.03</td><td>Combined W/Kitchen</td><td>Laminate</td><td></td></tr> <tr><td>5</td><td>Kitchen</td><td>2nd</td><td>12.99</td><td>x 14.37</td><td>Granite Counter</td><td>O/Looks Backyard</td><td>Tile Floor</td></tr> <tr><td>6</td><td>Living</td><td>2nd</td><td>12.17</td><td>x 23.39</td><td>Combined W/Dining</td><td>W/O To Balcony</td><td></td></tr> <tr><td>7</td><td>Dining</td><td>2nd</td><td>12.17</td><td>x 23.39</td><td>Combined W/Living</td><td>Laminate</td><td></td></tr> <tr><td>8</td><td>Prim Bdrm</td><td>2nd</td><td>12.5</td><td>x 8.79</td><td>Laminate</td><td>Closet</td><td>Large Window</td></tr> <tr><td>9</td><td>Br</td><td>2nd</td><td>10.17</td><td>x 14.34</td><td>O/Looks Backyard</td><td>Laminate</td><td>Large Window</td></tr> <tr><td>10</td><td>Loft</td><td>3rd</td><td>23.69</td><td>x 14.4</td><td>W/O To Patio</td><td>Broadloom</td><td></td></tr> <tr><td>11</td><td>Kitchen</td><td>Bsmt</td><td>12.63</td><td>x 15.65</td><td>O/Looks Backyard</td><td>Combined W/Br</td><td></td></tr> <tr><td>12</td><td>Br</td><td>Bsmt</td><td>12.63</td><td>x 15.65</td><td>O/Looks Backyard</td><td>Combined W/Kitchen</td><td></td></tr> </tbody> </table> | # | 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 | | | |
| # | 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, it's 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 | | | | | Sold: \$1,358,000 List: \$1,389,000 |
| | For: Sale | | | | | % Dif: 98 |
| | Last Status: SLD | DOM: 5 | | | | |
| | Duplex | Fronting On: N | | | | Rms: 8 + 2 |
| | Link: | Acreage: | | | | Bedrooms: 3 |
| | 2-Storey | 20 x 90 Feet | | | | Washrooms: 3 |
| | | Irreg: | | | | 1x2xMain, 1x4x2nd, 1x4xBsmt |
| | | With ROW (see attachment) | | | | |
| | 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 | Hydro: Phone: Municipal Sewers | | | |
| # 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 | | | Sold: \$1,360,000 List: \$1,399,000 |
| Semi-Detached | Fronting On: W | For: Sale | % Dif: 97 |
| Link: 3-Storey | Acreage: 17.91 x 110 Feet | Rms: 9 + 2 | Bedrooms: 3 + 1 |
| | Irrig: | 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 | Exterior: Alum Siding / Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Full / Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Lane | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Family Room, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School | HST Applicable to: Not Subject to HST |
| Roof: Other | Interior Feat: None | Sale Price: |
| Foundation: Other | | Farm/Agr: |
| Assessment: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: |
| Laundry lev: Main | | Spec Desig: |

| # | 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 Remarks: Nestled in the heart of one of Toronto's 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 | | | Sold: \$1,535,000 List: \$1,399,000 |
| Semi-Detached | Fronting On: E | For: Sale | % Dif: 110 |
| Link: 2-Storey | Acreage: 14 x 110 Feet | Rms: 8 + 3 | Bedrooms: 3 |
| Irreg: Lane Driveway--1 Carpk on Driveway | | | Washrooms: 4 2x3x2nd, 1x3xBsmt, 1x2xMain |
| Dir/Cross St: E. Broadview Ave/W.Carlaw Ave Directions: Gerrard St E/Logan Ave | | | |

MLS#: E12223290

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

| | | |
|-------------------------------------|--|--|
| Kitchens: 1 | Exterior: Brick / Wood | Zoning: Residential |
| Fam Rm: N | Gar/Gar Spcs: None / 1 | Cable TV: A |
| Basement: Walk-Up / Finished | Park/Drive: | Hydro: Y |
| Fireplace/Stv: Y | Drive: Lane, Available | Gas: Y |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Phone: A |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 1100-1500 | Prop Feat: Fireplace/Stove, Other, Park, Place Of Worship, Public Transit, Rec Centre, School | Waterfront: |
| Lot Shape: Rectangular | Exterior Feat: Deck, Patio | Retirement: |
| Lot Size Source: MPAC | Interior Feat: Carpet Free, Other | Accessibility: |
| Roof: Asphalt Shingle | | Feat: |
| Foundation: Other | | Accessible Public Transit Nearby, Multiple Entrances |
| Assessment: POTL: | | HST Applicable to: Included In |
| POTL Mo Fee: | | Sale Price: |
| Laundry lev: Lower | | Farm/Agr: |
| | | Oth Struct: |
| | | Survey Type: None |
| | | Spec Desig: Unknown |

| # | 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 Remarks: **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 |
| | Semi-Detached | Fronting On: S | Rms: 7 + 2 | |
| | Link: 2 1/2 Storey | Acreage: 17.5 x 103 Feet | Bedrooms: 2 + 1 | |
| | | Irreg: | 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 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Detached / 1 | Cable TV: |
| Basement: Partially Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Lane | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air, Window Unit | Tot Prk Spcs: 1 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Year Built: 1898 | Prop Feat: Fireplace/Stove, Park, Public | HST Applicable to |
| Yr Built Source: MPAC | Transit, School | Sale Price: |
| Apx Sqft: 2000-2500 | Interior Feat: Water Heater Owned | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: Asphalt Shingle | | Survey Type: |
| Foundation: Unknown | | Spec Desig: |
| Assessment: 2025 POTL: | | Available |
| POTL Mo Fee: | | Unknown |
| Laundry lev: | | |

| # | 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 Remarks: 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, sun-drenched 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 Toronto Ontario M4K 1C8 Toronto E01 North Riverdale Toronto | | | Sold: \$1,700,000 List: \$1,449,000 |
| 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: 2-Storey | Acreage: 18.58 x 137.08 Feet | Bedrooms: 3 | 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: Brick Front / Vinyl Siding | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished with Walk-Out / Full | Park/Drive: | Gas: |
| Fireplace/Stv: N | Drive: | Water: None |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 0 | Sewer: Sewers |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: N |
| Year Built: 1907 | Prop Feat: Family Room | HST Applicable to: Included In |
| Yr Built Source: MPAC | Interior Feat: Water Heater Owned, Sump Pump | Sale Price: |
| Apx Sqft: 1500-2000 | | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: 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 | | |
|----|-----------|--------|-------------|------------|-------------------|--------------------|----------------------|
| 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 Remarks: 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 Toronto Ontario M4K 1C9 Toronto E01 North Riverdale Toronto Taxes: \$6,832/2025 Sold Date: 11/13/2025 SPIS: N | | | Sold: \$1,700,000 List: \$1,449,000 |
| Semi-Detached | Fronting On: N | For: Sale | % Dif: 117 |
| Link: 2-Storey | Acreage: 17.75 x 105 Feet | Rms: 7 + 2 | Bedrooms: 3 + 1 |
| | Irreg: | Washrooms: 4 | 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: Sewers
Waterfront:
Retirement:
HST Applicable to: Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|----------------|--------------------|
| 1 | 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 Pcs 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 Remarks: 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 a 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 CI. 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 **For:** Sale **% Dif:** 97
Sold Date: 08/04/2025 **SPIS:** N **Last Status:** SLD **DOM:** 5
 Semi-Detached **Fronting On:** N **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 19 x 115 Feet **Washrooms:** 2
Irreg: 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 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Unfinished | Park/Drive: | Hydro: |
| Fireplace/Stv: Y | Drive: Lane | Gas: |
| Heat: Heat Pump / Gas | Drive Park Spcs: 1 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 1 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Year Built: 1909 | Prop Feat: Family Room, Fireplace/Stove | Waterfront: |
| Yr Built Source: MPAC | Interior Feat: None | Retirement: |
| Apx Sqft: 1500-2000 | | HST Applicable to: Included In |
| Lot Size Source: MPAC | | Sale Price: |
| Roof: Shingles | | Farm/Agr: |
| Foundation: Brick | | Oth Struct: |
| Assessment: POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: Lower | | |

| # | 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 Remarks: 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

Taxes: \$7,533.33/2025

For: Sale

Sold: \$1,438,000
List: \$1,529,000

Sold Date: 10/17/2025

% Dif: 94

SPIS: N

Last Status: SLD

DOM: 15

Semi-Detached

Fronting On: N

Rms: 7 + 2

Link:

Acreage:

Bedrooms: 3

2-Storey

17.92 x 108.33 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Danforth Ave and Broadview Ave

Directions: From Danforth, South on Bowden first right on Dearbourne Ave

MLS#: E12439633

PIN#: 210640291

Legal: PT LTT PL 795 CITY EAST AS IN CA266079; CITY OF TORONTO

| | | |
|---------------------------------|--|---|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: Detached / 2 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: |
| Year Built: 1910 | Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School | Under Contract: Hot Water Tank-Gas |
| Apx Sqft: 1100-1500 | Interior Feat: Auto Garage Door Remote | HST Applicable to Included In |
| Lot Size Source: MPAC | | Sale Price: |
| Roof: Shingles, Flat | | Farm/Agr: |
| Foundation: Unknown | | Oth Struct: |
| Assessment: POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------------|----------------|----------------|
| 1 | Living | Main | 14.96 | 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 Toronto's 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 |
| | Semi-Detached | Fronting On: S | Rms: 7 + 1 | |
| | Link: 2 1/2 Storey | Acreage: 16 x 88 Feet | Bedrooms: 4 | |
| | | Irrig: | 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 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: | Hydro: |
| Fireplace/Stv: Y | Drive: Lane | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 2 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Year Built: 1910 | Prop Feat: Fireplace/Stove | Waterfront: |
| Yr Built Source: MPAC | Interior Feat: None | Retirement: |
| Apx Sqft: 1100-1500 | | HST Applicable to: Included In |
| Lot Size Source: MPAC | | Sale Price: |
| Roof: Asphalt Shingle | | Farm/Agr: |
| Foundation: Unknown | | Oth Struct: |
| Assessment: 2025 POTL: | | Survey Type: None |
| POTL Mo Fee: | | Spec Desig: Unknown |
| Laundry lev: | | |

| # | 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 Remarks: 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 |
| Semi-Detached | Fronting On: N | Rms: 6 + 2 | |
| Link: 2 1/2 Storey | Acreage: 20 x 96 Feet | Bedrooms: 3 + 1 | Washrooms: 4 |
| Irreg: Dir/Cross St: Pape and Bloor Directions: East of Pape | | | 1x2xMain, 1x4x2nd, 1x2x3rd, 1x3xLower |

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 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished / Apartment | Park/Drive: | Gas: |
| Fireplace/Stv: Y | Drive: Lane | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: |
| Year Built: 1912 | Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School | Under Contract: Hot Water Tank-Gas |
| Yr Built Source: MPAC | Exterior Feat: Porch, Landscaped | HST Applicable to Sale Price: Included In |
| Apx Sqft: 1500-2000 | Interior Feat: In-Law Capability | Farm/Agr: |
| Lot Shape: Rectangular | | Oth Struct: Shed |
| Lot Size Source: MPAC | | Survey Type: None |
| Roof: Asphalt Shingle | | Spec Desig: Unknown |
| Foundation: Unknown | | |
| Assessment: POTL: | | |
| POTL Mo Fee: | | |
| Laundry lev: Upper | | |

| # | 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 Remarks: 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: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



| | | | |
|--|-------------------------------------|--------------------|--|
| 19 Garnock Ave Toronto Ontario M4K 1M1 Toronto E01 North Riverdale Toronto Taxes: \$8,376/2024 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 | For: Sale |
| Link: 2-Storey | Acreage: 24.75 x 113 Feet | Bedrooms: 4 | % Dif: 127 |
| Irreg: Dir/Cross St: Danforth and Logan Directions: Between Logan and Hampton | | | Washrooms: 2 1x4x2nd, 1x4xBsmt |

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 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: Detached / 2 | Cable TV: |
| Basement: Finished | Park/Drive: | Gas: |
| Fireplace/Stv: N | Drive: Lane | Phone: |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water: Municipal |
| A/C: Central Air | Tot Prk Spcs: 2 | Water Supply Type: |
| Central Vac: N | UFFI: | Sewer: Sewers |
| Apx Age: 100+ | Pool: None | Waterfront: |
| Year Built: 1912 | Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School | Retirement: |
| Yr Built Source: MPAC | Exterior Feat: Patio | HST Applicable to Sale Price: Included In |
| Apx Sqft: 1500-2000 | Interior Feat: Storage | Farm/Agr: |
| Lot Size Source: MPAC | | Oth Struct: |
| Roof: Asphalt Shingle | | Survey Type: None |
| Foundation: Unknown | | Spec Desig: Unknown |
| Assessment: 2024 POTL: | N | |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | 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 Bdrrm | 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 Remarks: 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 | | | Sold: \$1,540,000 List: \$1,599,000 |
| Taxes: \$7,337.26/2025 | For: Sale | % Dif: 96 | |
| Sold Date: 11/07/2025 | | | |
| SPIS: N | Last Status: SLD | DOM: 14 | |
| Semi-Detached | Fronting On: W | Rms: 7 | |
| Link: 2 1/2 Storey | Acreage: 16 x 103 Feet | Bedrooms: 3 | Washrooms: 3 |
| | Irrig: | 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 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: A |
| Basement: Unfinished | Park/Drive: None | Hydro: Y |
| Fireplace/Stv: N | Drive: None | Gas: Y |
| Heat: Water / Gas | Drive Park Spcs: 0 | Phone: A |
| A/C: Wall Unit | Tot Prk Spcs: 0 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 1500-2000 | Prop Feat: Family Room, Library, Park, Place Of Worship, Public Transit, Rec Centre, School | Waterfront: |
| Lot Size Source: GeoWarehouse | Exterior Feat: Awnings, Patio, Porch, Privacy | Retirement: |
| Roof: Shingles | Interior Feat: Other | HST Applicable to Sale Price: Included In |
| Foundation: Concrete | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: |
| POTL Mo Fee: | | Survey Type: Unknown |
| Laundry lev: Lower | | Spec Desig: Unknown |

| # | 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 |
| 4 | 2nd Br | 2nd | 36.45 | x 46.29 | Hardwood Floor | Centre Island Large Closet |
| 5 | 3rd Br | 2nd | 44.62 | x 36.75 | Hardwood Floor | Pot Lights Large Window |
| 6 | Family | 2nd | 43.64 | x 40.03 | Hardwood Floor | Pot Lights Open Concept |
| 7 | Prim Bdrm | 3rd | 75.13 | x 50.2 | Hardwood Floor | Pot Lights W/O To Terrace 3 Pc Ensuite |

Client Remarks: 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 REALTY 416-637-8000



| | | | |
|---|---|--------------------------------------|--|
| 180 Withrow Ave Toronto Ontario M4K 1E1 Toronto E01 North Riverdale Toronto | | | Sold: \$1,550,000 List: \$1,649,900 |
| 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: 2-Storey | Acreage: 15.42 x 100 Feet | Bedrooms: 3 | 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: | Hydro: |
| Fireplace/Stv: Y | Drive: Lane | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 2 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 700-1100 | Prop Feat: Fireplace/Stove, Park, Public Transit, School | Waterfront: |
| Roof: Asphalt Shingle | Interior Feat: On Demand Water Heater | Retirement: |
| Foundation: Brick | | HST Applicable to: Included In Sale Price: |
| Assessment: POTL: | | Farm/Agr: |
| POTL Mo Fee: | | Oth Struct: |
| Laundry lev: | | Survey Type: None |
| | | 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 Remarks: 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 **For:** Sale **% Dif:** 93

Sold Date: 11/05/2025

SPIS: N **Last Status:** SLD **DOM:** 81

Att/Row/Twnhouse **Fronting On:** S
Link: **Acreage:**
 2-Storey 17.49 x 103 Feet
Irreg:
Dir/Cross St: Logan Ave, & Gerrard St E. **Directions:** S
Rms: 5
Bedrooms: 3
Washrooms: 2
 1x3x2nd, 1x3xBsmt

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

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|-----------|-------|-------------|------------|-------------|
| 1 | 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 Remarks: 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 porch 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 bdrm 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 | | | Sold: \$1,715,000 List: \$1,749,000 |
| Semi-Detached | Fronting On: E | For: Sale | % Dif: 98 |
| Link: 2-Storey | Acreage: 15.46 x 110 Feet | Rms: 5 | Bedrooms: 3 |
| Irreg: 1x2xGround, 1x3xBsmt, 1x3x2nd, 1x4x2nd | | | Washrooms: 4 |
| 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 | Exterior: Brick / Vinyl Siding | Zoning: R(d0.6*736) | |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: N | Hydro: Y |
| Basement: Finished with Walk-Out / Full | Park/Drive: Private | Gas: Y | Phone: N |
| Fireplace/Stv: N | Drive: Lane, Private | Water: Municipal | |
| Heat: Forced Air / Gas | Drive Park Spcs: 1 | Water Supply Type: | |
| A/C: Central Air | Tot Prk Spcs: 1 | Sewer: Sewers | |
| Central Vac: N | UFFI: No | Waterfront: | |
| Apx Age: 100+ | Pool: None | Retirement: N | |
| Year Built: 1906 | Prop Feat: Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit | Under Contract: Hot Water Heater | |
| Yr Built Source: MPAC | Exterior Feat: Deck, Landscaped, Porch, Privacy | HST Applicable to: Included In | |
| Apx Sqft: 1100-1500 | Interior Feat: Carpet Free, Floor Drain, In-Law Capability, Sump Pump, Upgraded Insulation, Water Heater | Sale Price: | |
| Lot Shape: Rectangular | Security Feat: Carbon Monoxide Detectors, Smoke Detector | Farm/Agr: | |
| Lot Size Source: MPAC | | Oth Struct: Fence - Full | |
| Roof: Asphalt Shingle, Flat | | Survey Type: None | |
| Foundation: Brick | | Spec Desig: Unknown | |
| Assessment: POTL: N | | | |
| POTL Mo Fee: | | | |
| Laundry lev: Lower | | | |

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

MLS#: E12397096

PIN#: 210650218

Legal: Plan 471E Pt Lot 20 Parts 3 4 66R21184

| | | |
|---|--|--------------------------------------|
| Kitchens: 1 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished with Walk-Out | Park/Drive: | Gas: |
| Fireplace/Stv: N | Drive: Lane | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 2 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: | Pool: None | Retirement: |
| Apx Sqft: 1500-2000 | Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School | HST Applicable to Included In |
| Roof: Asphalt Shingle | Interior Feat: Carpet Free | Sale Price: |
| Foundation: Brick | | Farm/Agr: |
| Assessment: POTL: | | Oth Struct: Garden Shed |
| POTL Mo Fee: | | Survey Type: None |
| Laundry lev: | | Spec Desig: Unknown |

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

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 Sale Price: |
| Yr Built Source: MPAC | Interior Feat: None | Farm/Agr: |
| Apx Sqft: 2000-2500 | | Oth Struct: |
| Lot Size Source: MPAC | | Survey Type: Available |
| Roof: Asphalt Shingle, Membrane | | Spec Desig: Unknown |
| Foundation: Brick | | |
| 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 HOMEWARD 416-698-2090



| | | | |
|---|-----------------------------------|------------------------|--|
| 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 |
| Semi-Detached | Fronting On: W | Rms: 6 + 2 | |
| Link: 3-Storey | Acreage: 19.5 x 90 Feet | Bedrooms: 3 + 1 | Washrooms: 3 |
| Dir/Cross St: Logan Ave. Facing Withrow Park Directions: Logan North of Bain Ave. | | | 1x2xMain, 1x4x2nd, 1x3x3rd |

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 | Exterior: Brick | Zoning: |
| Fam Rm: Y | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Finished | Park/Drive: None | Gas: |
| Fireplace/Stv: Y | Drive: None | Water: |
| Heat: Forced Air / Gas | Drive Park Spcs: 0 | Water Supply Type: |
| A/C: Central Air | Tot Prk Spcs: 0 | Sewer: |
| Central Vac: N | UFFI: | Waterfront: |
| Apx Age: 100+ | Pool: None | Retirement: |
| Year Built: 1910 | Prop Feat: Family Room, Fireplace/Stove | Under Contract: Hot Water Tank-Gas |
| Yr Built Source: Plans | Interior Feat: Countertop Range, Sump Pump, Water Purifier | HST Applicable to Sale Price: Included In |
| Apx Sqft: 1500-2000 | | Farm/Agr: |
| Roof: Shingles | | Oth Struct: |
| Foundation: Brick | | Survey Type: Available |
| Assessment: POTL: | | Spec Desig: Unknown |
| POTL Mo Fee: | | |
| Laundry lev: Lower | | |

| # | 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 Remarks: 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 Taxes: \$7,804.80/2025 Sold Date: 10/29/2025 SPIS: N | | | Sold: \$1,825,000 List: \$2,098,000 |
| Semi-Detached | Fronting On: N | For: Sale | % Dif: 87 |
| Link: 3-Storey | Acreage: 18.58 x 101 Feet | Rms: 10 + 7 | Bedrooms: 4 + 1 |
| Dir/Cross St: Danforth Ave & Logan Ave Directions: Danforth Ave & Logan Ave | | | Washrooms: 3 1x4x3rd, 1x3x2nd, 1x3xBsmt |

MLS#: E12412761

PIN#: 210630210

Legal: PLAN 81E PT LOTS 37 AND 38

| | | |
|--|--|--|
| Kitchens: 1 + 1 | Exterior: Brick | Zoning: |
| Fam Rm: N | Gar/Gar Spcs: None / 0 | Cable TV: |
| Basement: Apartment / Separate Entrance | Park/Drive: | Hydro: |
| Fireplace/Stv: Y | Drive: Available, Lane | Gas: |
| Heat: Forced Air / Gas | Drive Park Spcs: 2 | Phone: |
| A/C: Central Air | Tot Prk Spcs: 2 | Water: Municipal |
| Central Vac: N | UFFI: | Water Supply Type: |
| Apx Age: | Pool: None | Sewer: Sewers |
| Apx Sqft: 1500-2000 | Prop Feat: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School | Waterfront: |
| Roof: Unknown | Exterior Feat: Deck, Lawn Sprinkler System, Porch | Retirement: |
| Foundation: Unknown | Interior Feat: On Demand Water Heater, Other, Separate Hydro Meter, Sump Pump, Water Heater | HST Applicable to Sale Price: Included In |
| Assessment: POTL: | Security Feat: Alarm System, Security System, Smoke Detector | Farm/Agr: |
| POTL Mo Fee: | | Oth Struct: |
| Laundry lev: Main | | Survey Type: Available |
| | | Spec Desig: Unknown |

| # | 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 Remarks: 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.

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

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: ROYAL LEPAGE SIGNATURE REALTY 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 | | | Sold: \$2,075,000 List: \$2,199,000 |
| Semi-Detached | Fronting On: S Link: 3-Storey | For: Sale Last Status: SLD DOM: 43 | Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x7x3rd, 2x4x2nd, 1x4xBsm |
| | Acreage: 18 x 112 Feet Irreg: | | 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 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: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig: | Residential Hydro: Phone: Municipal Water: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig: |
|---|---|--|--|

| # | 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 Remarks: 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