



**2179 Dundas St W**  
**Toronto Ontario M6R 1X5**

Toronto W01 Roncesvalles Toronto

**Taxes:** \$6,130.02/2024

**Sold Date:** 03/11/2025

**SPIS:** N

**Last Status:** SLD

**For:** Sale

**Sold: \$1,000,000**

**List: \$1,099,000**

**% Dif:** 91

**DOM:** 22

Detached

**Fronting On:** W

**Rms:** 9

**Link:** N

**Acreage:**

**Bedrooms:** 5 + 3

2-Storey

23.96 x 111.19 Feet

**Washrooms:** 3

**Irreg:**

1x3xMain, 1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Dundas & Roncesvalles **Directions:** West

**MLS#:** W11975423

**PIN#:** 213320253

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Alum Siding  
**Drive:** None  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Library, Place Of Worship, Public Transit

**Zoning:** Res/Comm  
**Cable TV:**  
**Gas:** **Hydro:**  
**Water:** **Phone:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Unknown  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	12.83	x 9.32	Window
2	2nd Br	Main	12.76	x 9.32	Window
3	Kitchen	Main	15.42	x 11.15	Tile Floor
4	3rd Br	2nd	10.17	x 9.68	Large Window
5	4th Br	2nd	9.51	x 16.01	Large Window
6	5th Br	2nd	11.25	x 6.56	Large Window
7	Br	Bsmt	33.46	x 30.84	Closet
8	2nd Br	Bsmt	26.9	x 38.06	Closet
9	3rd Br	Bsmt	26.9	x 25.59	Closet

**Client Remks:** Prime Locate in Roncesvalles Village, 5+3 Move-in-Or-Lease-Ready Property situated in a mixed commercial-residential zone with endless possibilities. Potential Residential, Retail Or Office Use. An Exceptional Chance For Either Investment Purposes Or Personal Use .Featuring A 9-Foot Ceiling On The Main Floor, This Property Boasts Five Spacious Bedrooms Upstairs And Three In The Basement, Along With Three Bathrooms And Kitchens. The Finished Basement Comes With A Separate Entrance For Added Convenience. Recent Updates Include New Roof (2021), Insulation (2020). Enjoy Direct Access To Transit And A Short Stroll To Nearby Amenities Such As Loblaws, LCBO, Restaurants, Cafes, Shops. 5 Mins walk to Subway, 10 Mins Walk to High Park..

**Extras:**

**Listing Contracted With:** RE/MAX REALTRON WENDY ZHENG REALTY416-222-8600



**99a Wright Ave**  
**Toronto Ontario M6R 1L1**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$6,523.43/2025  
**Sold Date:** 04/28/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 11

**Sold: \$1,100,000**  
**List: \$1,375,000**

**For:** Sale **% Dif:** 80

Detached **Fronting On:** S **Rms:** 7  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 15 x 125.83 Feet **Washrooms:** 3  
**Irreg:** 1x1xBsmt, 1x2xMain, 1x3xUpper  
**Dir/Cross St:** Roncesvalles Ave / Wright Ave **Directions:** Roncesvalles Ave / Wright Ave

**MLS#:** W12090101

**PIN#:** 213370205

<b>Kitchens:</b> 1	<b>Exterior:</b> Stone / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b> N	<b>Drive:</b> Lane	<b>Cable TV:</b>	<b>A Hydro:</b> Y
<b>Basement:</b> Full / Sep Entrance	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Gas:</b> Y	<b>Phone:</b> A
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 0	<b>Water:</b> Municipal	
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 1	<b>Water Supply:</b>	
<b>A/C:</b> None	<b>UFFI:</b>	<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>	
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b>	
<b>Apx Sqft:</b> 1100-1500		<b>Farm/Agr:</b>	
<b>Assessment:</b> POTL:		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> None	
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.65	x 12.5	Eat-In Kitchen	Window	2 Pc Bath
2	Living	Main	13.16	x 8.23	Hardwood Floor	Large Window	
3	Dining	Main	12.5	x 11.91	Hardwood Floor	Large Window	
4	Prim Bdrm	2nd	15.52	x 12.5	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	12.5	x 10.07	Hardwood Floor	Large Window	Closet
6	Solarium	2nd	9.58	x 6.69	Hardwood Floor	Bar Sink	Large Window
7	3rd Br	2nd	9.61	x 9.51	Hardwood Floor	Large Window	Closet
8	Rec	Bsmt	44.75	x 12.5	Unfinished		

**Client Remks:** Welcome To 99A Wright Ave, A Unique Opportunity In The Highly Sought-After Roncesvalles/Highpark Neighborhood. This Detached Home, Owned By The Same Family For 51 Years, Offers Endless Possibilities For Those Looking To Create Their Dream Space. Featuring 3 Bedrooms Plus Solarium With Hardwood Floors & 3 Washrooms. The Home Provides Ample Room For Comfortable Living. The Main Floor Includes A Spacious Living And Dining Room With Hardwood Floors, Ideal For Entertaining, While The Kitchen And An Upstairs Sunroom Offer Flexibility For Multi-Generational Living Or Potential Rental Income. The Property Includes A Detached Garage With Laneway Access, Providing Convenient Parking And Extra Storage Space. Situated Just Steps Away From Shops, Restaurants, And Small Businesses, You'll Have Easy Access To All The Amenities This Vibrant Area Has To Offer. This Home Is Perfect For Anyone Looking To Put Their Vision Into Place Whether You're Ready To Make Updates Or A Contractor Seeking A Project, 99A Wright Ave Offers Incredible Potential. This Is A Rare Opportunity To Transform This Property Into A Personalized Gem In One Of Toronto's Most Desirable Locations. Sold As-Is, Where-Is With No Warranties.

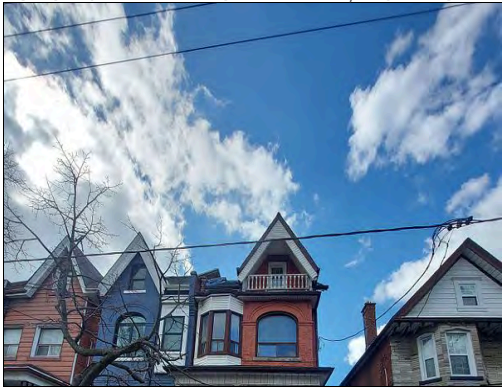
**Extras:**

**Listing Contracted With:** RE/MAX REALTY SPECIALISTS INC. 905-272-3434



24A Callender St		Sold: \$1,265,000	
Toronto Ontario M6R 2H3		List: \$999,000	
Toronto W01 Roncesvalles Toronto			
Taxes: \$7,675.05/2024		For: Sale	% Dif: 127
Sold Date: 02/11/2025			
SPIS: N	Last Status: SLD	DOM: 8	
Detached	Fronting On: W	Rms: 11 + 5	
Link: N	Acreage:	Bedrooms: 8 + 3	
2-Storey	28 x 90 Feet	Washrooms: 5	
	Irreg:	1x4xGround, 1x4x2nd, 1x4x2nd, 1x4xLower, 1x3xLower	
Dir/Cross St: Queen St W & Roncesvalles			

<b>MLS#:</b> W11953270			<b>PIN#:</b> 213880235		
<b>Kitchens:</b> 3 + 2		<b>Exterior:</b> Brick		<b>Zoning:</b>	
<b>Fam Rm:</b> N		<b>Drive:</b> Mutual		<b>Cable TV:</b>	
<b>Basement:</b> Sep Entrance		<b>Gar/Gar Spcs:</b> None / 0		<b>Gas:</b>	
<b>Fireplace/Stv:</b> N		<b>Drive Park Spcs:</b> 0		<b>Water:</b>	
<b>Heat:</b> Radiant / Gas		<b>Tot Prk Spcs:</b> 3		<b>Water Supply:</b>	
<b>A/C:</b> None		<b>UFFI:</b>		<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Waterfront:</b>	
<b>Apx Age:</b> 100+		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b> POTL:				<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b> Unknown	
<b>Laundry lev:</b>					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Endless Potential at 24 Callender St! Unlock the possibilities with this sizable Detached Century home, sitting on a 28 Ft x 90 Ft lot in the highly desirable Roncesvalles Village neighborhood. This property offers a rare opportunity to renovate or redevelop to suit your vision. Previously a multi-unit home, it is in need of a complete renovation, making it the perfect blank canvas for investors, developers, or those looking to create a customized living space. With multiple entrances and exits, the layout offers exceptional flexibility and potential for a variety of uses. Enjoy the convenience of multiple vehicle parking via a mutual drive, and take advantage of the vibrant neighborhood with its proximity to Roncesvalles and Parkdale. Just steps away from top-rated restaurants, cafes, bakeries, and more, as well as highly regarded schools and easy access to TTC and major highways. Don't miss this incredible opportunity to bring your dream home or bring your investment project to life!					
<b>Extras:</b>					
<b>Listing Contracted With:</b> ROYAL LEPAGE CONNECT REALTY416-588-8248					



<b>70 Lansdowne Ave</b>		<b>Sold: \$1,445,000</b>
<b>Toronto Ontario M6K 2V9</b>		<b>List: \$1,490,000</b>
Toronto W01 Roncesvalles Toronto		
<b>Taxes:</b> \$7,331.72/2024	<b>For:</b> Sale	<b>% Dif:</b> 97
<b>Sold Date:</b> 01/24/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 15
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 9 + 3
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 8 + 3
2 1/2 Storey	19.62 x 137.26 Feet	<b>Washrooms:</b> 7
	<b>Irreg:</b> irr	1x3xFlat, 3x3x2nd, 1x2x3rd, 2x3xBsmt
<b>Dir/Cross St:</b> Lansdowne Ave/Queen Street W.		

MLS#: W11915754		PIN#: 213360450			
Assignment: N		Fractional Ownership: N			
Kitchens:	1 + 1	Exterior:	Brick / Shingle	Zoning:	
Fam Rm:	Y	Drive:	Mutual	Cable TV:	
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Phone:
Heat:	Baseboard / Electric	Tot Prk Spcs:	5	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Detached 2 1/2 Story Home. Detached Garage and Private Parking Places. Convenient Location, Near Shopping, Dining, Shcool and Community Center. Public Transit Right at The Front Door. Separate Entrance Basement Apartment.					
Extras:					
Listing Contracted With: BAY STREET GROUP INC.905-909-0101					





58 Westminster Ave			Sold: \$1,480,000		
Toronto Ontario M6R 1N4			List: \$1,249,000		
Toronto W01 Roncesvalles Toronto					
Taxes: \$7,721.82/2024			For: Sale		% Dif: 118
Sold Date: 06/10/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Detached		Fronting On: N		Rms: 6 + 1	
Link: N		Acreage:		Bedrooms: 2 + 1	
2-Storey		20 x 127 Feet		Washrooms: 2	
		Irreg:		1x3, 1x4	
Dir/Cross St: Dundas St W/Sorauren Ave Directions: Dundas St W/Sorauren Ave					

<b>MLS#:</b> W12192342	<b>PIN#:</b> 213340237
------------------------	------------------------

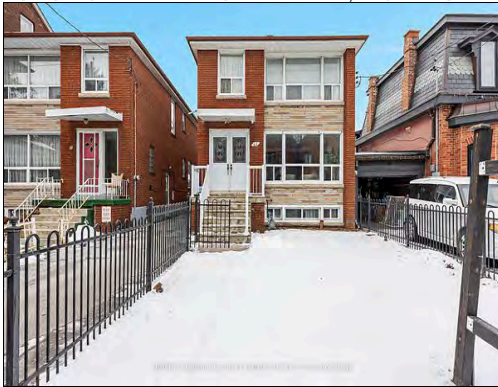
<b>Kitchens:</b> 1		<b>Exterior:</b> Stucco/Plaster		<b>Zoning:</b>	
<b>Fam Rm:</b> N		<b>Drive:</b> Lane		<b>Cable TV:</b>	
<b>Basement:</b> Finished / Sep Entrance		<b>Gar/Gar Spcs:</b> Detached / 2		<b>Gas:</b>	
<b>Fireplace/Stv:</b> N		<b>Drive Park Spcs:</b> 2		<b>Water:</b>	
<b>Heat:</b> Forced Air / Gas		<b>Tot Prk Spcs:</b> 2		<b>Water Supply:</b>	
<b>A/C:</b> Central Air		<b>UFFI:</b>		<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b> 1100-1500				<b>Farm/Agr:</b>	
<b>Assessment:</b> POTL:				<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b> None	
<b>Laundry lev:</b>				<b>Spec Desig:</b> Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.8	x 11.48	
2	Dining	Main	10.83	x 12.8	
3	Kitchen	Main	12.8	x 9.51	
4	Prim Bdrm	2nd	12.8	x 9.51	
5	Bathroom	2nd	6.89	x 10.17	
6	2nd Br	2nd	9.51	x 13.12	
7	Family	Bsmt	9.51	x 11.81	
8	Laundry	Bsmt	6.23	x 9.84	
9	Office	Bsmt	11.48	x 11.81	
10	Bathroom	Bsmt	7.55	x 3.28	

**Client Remks:** Tucked into the heart of Roncesvalles, this bright, open, and airy home blends timeless character with thoughtful updates. Stained glass accents add colour and warmth to the main floor, where the large and open space with a refreshed kitchen make daily living feel easy and elevated. Upstairs, the spacious bedrooms impress especially the primary suite with a walk-through closet, five-piece ensuite, and private deck for morning coffee or quiet evening reads. Downstairs offers flexible space with a separate bedroom or office, plus a cozy second family room ideal for kids or movie nights. The front yard features a rare, oversized deck thats perfect for people-watching with a coffee in hand, while the backyard offers a peaceful garden escape leading to a coveted two-car laneway garage. With its private, quaint vibe, this home sits in one of Roncesvalles most walkable pockets just steps to Sorauren Park, High Park, shops, cafes, and top-tier schools. A rare gem in a truly special neighbourhood.

**Extras:**

**Listing Contracted With:** REVEL REALTY INC. 855-738-3547



**48 Macdonell Ave**  
**Toronto Ontario M6R 2A2**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$7,427/2024  
**Sold Date:** 03/28/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 65

**Sold: \$1,656,688**  
**List: \$1,749,000**

**For:** Sale

**% Dif:** 95

Detached

**Fronting On:** W

**Rms:** 8 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 4 + 1

2-Storey

25 x 137 Feet

**Washrooms:** 3

**Irreg:**

1x3x2nd, 1x3xBsmt, 1x3xMain

**Dir/Cross St:** Roncesvalles / Queen

**MLS#:** W11935917

**PIN#:** 213390308

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Mutual  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 4  
**UFFI:**  
**Pool:** None  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.6	x 11.55	Hardwood Floor
2	Dining	Main	14.99	x 9.58	Hardwood Floor
3	Kitchen	Main	13.48	x 8.2	Tile Floor
4	Prim Bdrm	2nd	18.37	x 11.48	Hardwood Floor
5	2nd Br	2nd	8.53	x 7.55	Hardwood Floor
6	3rd Br	2nd	13.25	x 9.58	Hardwood Floor
7	4th Br	2nd	13.65	x 8.53	Hardwood Floor
8	Kitchen	Bsmt	15.49	x 7.61	Laminate
9	Br	Bsmt	17.59	x 10.86	Laminate

**Client Remks:** Impeccably Maintained Detached 4-Bedroom Home in the Desirable Roncesvalles & Parkdale Neighborhoods! Thoughtfully Renovated Property Features Reclaimed Hardwood Floors, Updated Kitchen, a Spacious Living Room, Formal Dining Room, Abundant Natural Light, Pot Lights, and a Basement Apartment with Separate Entrance and Rental Potential. Just Steps from TTC, Lake Ontario Trails, and High Park.

**Extras:**

**Listing Contracted With:** RE/MAX HALLMARK FIRST GROUP REALTY LTD.905-831-3300



**161 Pearson Ave**  
**Toronto Ontario M6R 1G4**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$6,873.93/2024  
**Sold Date:** 04/29/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold: \$1,710,000**  
**List: \$1,249,000**

**For:** Sale **% Dif:** 137

Detached **Fronting On:** S **Rms:** 7 + 6  
**Link:** N **Acreage:** 20 x 118.25 Feet **Bedrooms:** 3 + 1  
 2-Storey **Irreg:** 1x4x2nd, 1x3xBsmt  
**Washrooms:** 2  
**Dir/Cross St:** Roncesvalles & Queen St W  
**Directions:** From Roncesvalles, turn east onto Pearson

**MLS#:** W12095107

**PIN#:** 213380326

**Assignment:** N

**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Fin W/O  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:** 100+  
**Year Built:** 1900  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 1.5  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1.5  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Central Vacuum, Family Room,  
 Fireplace/Stove, Hospital, Library, Park,  
 Place Of Worship, Public Transit, School

**Zoning:** R(d0.6\*296)  
**Cable TV:** A **Hydro:** Y  
**Gas:** Y **Phone:** A  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:** N  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Available  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.47	x 17.42	Gas Fireplace	O/Looks Frontyard	North View
2	Dining	Main	10.89	x 10.66	Bay Window	Hardwood Floor	Combined W/Living
3	Kitchen	Main	14.34	x 10.6	Walk-Out	Granite Counter	South View
4	Br	2nd	14.86	x 12.7	Fireplace	Cathedral Ceiling	Bay Window
5	3rd Br	2nd	8.96	x 8.14	Hardwood Floor	East View	
6	Bathroom	2nd	8.04	x 5.22	Wood Floor	Glass Doors	East View
7	2nd Br	2nd	14.3	x 8.63	South View	Enamel Sink	Broadloom
8	Cold/Cant	Bsmt	5.77	x 4.53	Concrete Floor		
9	Workshop	Bsmt	8.3	x 5.77	Concrete Floor	North View	
10	4th Br	Bsmt	12.96	x 10.53	Broadloom	East View	
11	Laundry	Bsmt	11.32	x 7.02	Concrete Floor		
12	Bathroom	Bsmt	7.09	x 4.49	3 Pc Bath	Vinyl Floor	
13	Rec	Bsmt	11.78	x 12.7	Walk-Out	Broadloom	

**Client Remks:** Roncesvalles Village has a well-deserved reputation as a real Jane Jacobs kind of 'hood, with pretty much everything you could need within walking distance. Great schools, shops, restaurants, coffee shops, churches, glorious High Park and Sorauren Park, with its sports leagues, farmer's market and will soon(?) have a community recreation centre, with 2 pools. Visible at the south end of Roncesvalles are the glittering waters of Lake Ontario, keeping the neighbourhood warmer in winter and cooler in summer. Imagine dining outside, on your large south-facing deck, in a garden that gets sun all day long. When a car trip is called for, it's through the garden to the garage and out through the back lane, where kids play safely and neighbours meet. Inside, the main floor is open and inviting with an exposed brick fireplace, reflected on polished hardwood floors, from front to back. The updated kitchen sparkles with black granite counters and gives out onto a sunny, elevated wooden deck. The basement is well kept and might be retrofitted for use as a nanny or elderly parent suite. The second floor is a skylit retreat, with beautifully updated and sunny bathroom, 2nd and 3rd BR or office. Best of all, the main bedroom has a bay window and a gas fireplace against an exposed brick chimney. The cathedral ceiling is wood-clad, lit with QH light fixtures, and equipped with a ceiling fan - WOW! The home has been meticulously cared for since 1995 and is in move-in condition, yet ready to personalize to suit your family. Welcome!

**Extras:**

**Listing Contracted With:** EXP REALTY866-530-7737


**391 Parkside Dr**  
**Toronto Ontario M6R 2Z7**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$7,353.17/2024**For:** Sale**% Dif:** 96**Sold Date:** 03/27/2025**SPIS:** N**Last Status:** SLD**DOM:** 56

Detached

**Fronting On:** E**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

33 x 155 Feet

**Washrooms:** 3**Irreg:** Irregular

1x2xMain, 1x5x2nd, 1x4xBsmt

**Dir/Cross St:** South of Bloor St. / Parkside Drive/ Howard Park Av.**MLS#:** W11947523**PIN#:** 213490214

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Other	<b>Cable TV:</b>	
<b>Basement:</b>	Apartment / Sep Entrance	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Wall Unit	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.69	x 11.81	Broadloom	Large Window	Gas Fireplace
2	Dining	Main	15.09	x 10.5	Hardwood Floor		
3	Kitchen	Main	11.48	x 9.84	Hardwood Floor	Ceramic Back Splash	B/I Microwave
4	Prim Bdrm	2nd	12.47	x 12.3	Broadloom	Window	Closet
5	2nd Br	2nd	10.83	x 10.5	Broadloom	Window	Closet
6	3rd Br	2nd	18.04	x 9.84	Broadloom	Window	Closet
7	4th Br	2nd	12.96	x 10.79	Hardwood Floor	Window	Closet
8	Kitchen	Bsmt	9.78	x 8.3			
9	Living	Bsmt	16.4	x 9.78	Window	Broadloom	
10	Br	Bsmt	13.48	x 8.99	Window	Closet	

**Client Remks:** This must see High Park Home has much to offer. It's a spacious Legal Duplex w/ 4+1 bedrooms, 3 washrooms, 2 kitchens, 2 laundries, 1 car Detached Garage that exits directly onto Howard Park Ave. at St. Car Stop (506 to College St. U of T & University Ave Hospitals). Spacious, 19 plus Ft Living Rm w/ Window overlooking High Park, a recently built (2024) Gas Fireplace Insert & grass cloth textured wallpaper , Dining Rm w/ Hardwood Floor, Oak Beamed Ceiling, stippled walls & access to Powder Rm & Laundry, Spacious eat-in Kitchen w/ a Pella glass-enclosed venetian blind window overlooking garden, a 2022, hardly used Gas Stove, Hardwood floor, access to Sunroom w/ sliding door to backyard partially covered Wooden Deck & fabulous private garden. Upper floor washroom renovated to a 5 Pc bathroom. Improvements: Replaced knob and tube wiring & upgraded main service to 200 Amps, Basement foundation Walls (North and partial West) Waterproofed, Main Sewer Drain replaced w/ PVC, 2023 rebuilt Chimney , finished 1 bedroom basement Apartment w/ separate entrance. Short Walk to Keele Subway. High Park Gardens Montessori steps away. Potential for laneway house/ extending the main house. Only two owners in the past 70 years. 393 Parkside Dr. has Right of Way over East End of 391 Parkside Dr., which grants them access to Howard Park Drive.

**Extras:****Listing Contracted With:** FORTES REALTY INC.416-201-8114





**35 Macdonell Ave**  
**Toronto Ontario M6R 2A3**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$8,047/2025  
**Sold Date:** 04/14/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 5

**Sold: \$1,835,000**  
**List: \$1,849,500**

**For:** Sale **% Dif:** 99

Detached **Fronting On:** E **Rms:** 8 + 2  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 22 x 136.15 Feet **Washrooms:** 2  
**Irreg:** 1x4xGround, 1x4x2nd  
**Dir/Cross St:** Queen West/Macdonell **Directions:** North of Queen

**MLS#:** W12071161

**PIN#:** 213390001

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Sep Entrance / Unfinished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1880  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1500-2000  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Fenced Yard, Grnbelt/Conserv, Park,  
 Public Transit, Rec Centre, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	42.42	x 14.86	French Doors	Ceramic Floor	Crown Moulding
2	Living	Main	17.16	x 11.42	Bay Window	Stained Glass	Fireplace
3	Dining	Main	13.32	x 10.66	Hardwood Floor	Crown Moulding	Large Window
4	Kitchen	Main	17.19	x 13.45	Renovated	Quartz Counter	Stainless Steel Appl
5	Pantry	Main	10.01	x 3.61	Hardwood Floor	B/I Shelves	
6	Prim Bdrm	2nd	17.22	x 10.99	Double Closet	Hardwood Floor	O/Looks Backyard
7	2nd Br	2nd	16.47	x 10.99	Hardwood Floor	O/Looks Frontyard	Closed Fireplace
8	3rd Br	2nd	12.3	x 7.74	Hardwood Floor	Closet	
9	Workshop	Lower	16.01	x 13.32	Unfinished	Walk-Up	W/O To Yard
10	Utility	Lower	37.73	x 16.01	Unfinished	Glass Block Window	

**Client Remks:** Step back in time and embrace the charm of this thoughtfully upgraded and well maintained Victorian-era home, nestled in Toronto's vibrant Roncesvalles neighbourhood. This iconic property (circa 1880) boasts classic features, including 11' soaring ceilings, a beautiful bay window at the front of the home with stained glass feature, crown moulding, and offers a unique blend of historical elegance and modern comfort. This home is a true gem, perfect for those seeking a unique and timeless residence. The welcoming light-filled Foyer opens to a grand and spacious Living Room which features an original fireplace, bay window, stain glass, crown moulding and hardwood floors. The recently renovated, generous eat-in kitchen has update stainless steel appliances (a gas stove), ample quartz countertops, a walk-in pantry, and a walk-out to a generous covered veranda/deck overlooking landscaped yard (has gas hook-up, ideal for outdoor entertaining). The Dining Room is perfectly situated and allows for a more formal dining experience with large windows. Upstairs, you'll find three bedrooms, each with their own charm. The spacious Primary Bedroom offers large double closets and plenty of room for more storage if needed. The Ensuite Laundry, located on the 2nd Floor is a time saver for all your laundry needs. The expansive Spa-like Bathroom includes a large walk-in steam shower, a comfy whirlpool tub and plenty of storage. The Lower Level/Basement has a separate entrance, is unfinished and plumbed for a 3-piece Washroom and has a sump pump. The quaint fenced (wrought iron) Front Yard is welcoming and the Backyard us roomy and low maintenance with 2-car laneway parking. Potential for a laneway home, a rarity in the city, adding good value and convenience. Steps away from schools, boutique shops, restaurants, cafes, inviting parks, and transit making this an ideal location for both families and professionals. Embrace the opportunity to own a piece of Toronto's heritage.

**Extras:**

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


**25 Boustead Ave**  
**Toronto Ontario M6R 1Y7**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$8,008.61/2023**For:** Sale**Sold:** \$1,880,000**List:** \$1,999,000**Sold Date:** 01/23/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 25

Detached

**Fronting On:** S**Rms:** 9 + 1**Link:** N**Acreage:****Bedrooms:** 5

2-Storey

30 x 163.5 Feet

**Washrooms:** 3**Irreg:**

1x3xBsmt, 1x3xMain, 1x3x2nd

**Dir/Cross St:** Roncesvalles Ave / Dundas St**MLS#:** W11902426**PIN#:** 213480031

<b>Kitchens:</b>	2 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Electric	<b>Tot Prk Spcs:</b>	4	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	None	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.66	x 12.83	
2	Dining	Main	8.99	x 12.66	
3	Living	Main	12.01	x 12.66	
4	Br	Main	12.01	x 11.58	
5	Br	2nd	10.43	x 11.91	
6	Dining	2nd	13.12	x 11.91	Combined W/Kitchen
7	Br	2nd	12.99	x 12.76	
8	Br	2nd	15.42	x 9.58	
9	Br	2nd	11.58	x 7.51	
10	Rec	Bsmt	17.49	x 12.5	
11	Kitchen	2nd	8.43	x 10.66	

**Client Remks:** Welcome to exceptional family living. This extraordinary home blends modern sophistication w/ classic charm, boasting a Fully Renovated Main Floor With Brand New Gourmet Kitchen And Stainless Steel Appliances. Finished Basement Apartment With Separate Entrance, Potential For nanny or In law suite. Home Awaits In The Heart Of Prestigious High Park, On A 163.50 ft Deep Lot On A Quiet One Way, Treed Street Among Many Multi-Million Dollars Mansions Nearby. This 5 Bedroom, 3 Washroom Home Features Potential For 3 Separate Apartments With Separate Entrances. Filled with light & positive energy, this versatile home offers endless possibilities. With charming character details, incl. elegant entry stairs, fireplace & hardwood floors, every corner exudes style & warmth. Just Steps To Subway, Buses, Street Cars, The High Park, Friendly Roncesvalles And Bloor West Shops, Restaurants. Lake Ontario Waterfront Trail, Boulevard Club, Cafes, Libraries. Don't Miss This One!

**Extras:** Private Driveway With Separate oversized 2 Car Garage With High Attic, Potential To Be Converted Into Garden Suite .

**Listing Contracted With:** KELLER WILLIAMS REAL ESTATE ASSOCIATES 905-812-8123


**119 Macdonell Ave**  
**Toronto Ontario M6R 2A4**

Toronto W01 Roncesvalles Toronto

**Taxes:** \$9,018.88/2025**For:** Sale**% Dif:** 100**Sold Date:** 06/03/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

**Fronting On:** E**Rms:** 10**Link:** N**Acreage:****Bedrooms:** 3 + 1

3-Storey

20 x 129.5 Feet

**Washrooms:** 3**Irreg:**

1x4x2nd, 1x2x2nd, 1x3xBsmt

**Dir/Cross St:** Queen St West & Lansdowne Ave**Directions:** North of Queen, West of Lansdowne**MLS#:** W12174818**PIN#:** 213360415

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Lane	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Part Fin / W/O	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	2000-2500		Hospital, Library, Park, Public Transit, Rec	<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>		Centre, School	<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	None
<b>Laundry lev:</b>	Upper			<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.2	x 14.27	Large Window	B/I Shelves	Hardwood Floor
2	Dining	Main	16.73	x 11.32	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	12.07	x 15.19	Stainless Steel Appl	Centre Island	W/O To Yard
4	Prim Bdrm	2nd	16.63	x 15.62	Bay Window	His/Hers Closets	W/O To Deck
5	Br	2nd	9.78	x 12.3	Sliding Doors	Double Closet	Window
6	Bathroom	2nd	8.37	x 12.53	4 Pc Bath	Double Sink	Combined W/Laundry
7	Bathroom	2nd	4.46	x 8.73	2 Pc Bath	Window	Hardwood Floor
8	Br	3rd	14.99	x 14.14	Large Window	Closet	Hardwood Floor
9	Office	3rd	16.08	x 16.4	Skylight	W/O To Deck	Hardwood Floor
10	Rec	Bsmt	11.25	x 19.39	Window	Hardwood Floor	
11	Bathroom	Bsmt	6.99	x 6.99	3 Pc Bath	Tile Floor	

**Client Remks:** Your forever home awaits! Magnificent 3+1 bedroom, 3 bathroom detached home available for sale in enviable, ultra-convenient Roncesvalles neighbourhood. This character-filled century home has been renovated, freshly-painted and is move-in ready. Hardwood flooring and exquisite tasteful finishes abound throughout. Bright, beautiful living and dining area with built-in shelving and decorative fireplace. Designer kitchen with huge windows, new stainless-steel appliances, a custom centre island, and a walk-out to the yard. Parking pad at rear with laneway access and potential for garage or laneway suite. Ultra efficient HVAC system with radiant heat and modern high velocity AC service the entire house through all seasons. Second floor boasts a powder room and two gorgeous bedrooms, including a stunning primary bedroom with a large bay window, decorative fireplace, a private walk-out to deck, and two double closets. Fantastic four piece bathroom with wonderful extras: large window, double sink, claw-foot tub, and an upgraded Toto bidet toilet. Top floor shines with another bright, spacious bedroom and a sun-filled den/home-office space, with potential to create a 4th bedroom. The 3rd floor features a huge walk-out to deck with city views and overlooks the tree-top canopy. Basement recently finished: rec room with new flooring, exposed brick, and newly-built 3 piece bathroom. Extras include 1 large lane-way parking space, a stately front-porch, and plenty of storage throughout the home. Charming, tree-lined, family friendly street perfectly located steps from TTC routes, and close to the countless shops, services and eateries of trendy West Queen West, Dundas West, and Roncesvalles. Easy access to the Gardiner, and a pleasant stroll to High Park where you can enjoy year-round natural beauty and tranquility. The very best of the city will be right at your doorstep!

**Extras:****Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY416-465-4545





**37 Garden Ave**  
**Toronto Ontario M6R 1H5**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$9,663.56/2024  
**Sold Date:** 02/07/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 3

**Sold: \$2,001,000**  
**List: \$1,975,000**

**For:** Sale      **% Dif:** 101

**Detached**      **Fronting On:** S  
**Link:** N      **Acreage:**  
 2 1/2 Storey      25 x 125 Feet  
**Irreg:**

**Rms:** 18  
**Bedrooms:** 4 + 2  
**Washrooms:** 4  
 1x4x3rd, 1x4x2nd, 1x4xMain,  
 1x4xLower

**Dir/Cross St:** Garden & Sorauren

**MLS#:** W11955639

**PIN#:** 213360280

**Kitchens:** 2 + 1  
**Fam Rm:** N  
**Basement:** Apartment  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 3  
**Tot Prk Spcs:** 3  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Fenced Yard, Hospital, Library, Park,  
 Public Transit, School

**Zoning:** R(d0.6\*296)  
**Cable TV:** **Hydro:**  
**Gas:** **Phone:**  
**Water:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.52	x 14.76	
2	Kitchen	Main	14.99	x 12.4	Combined W/Dining
3	Br	Main	11.25	x 8.76	
4	Br	Main	11.58	x 8.23	
5	Living	2nd	12.4	x 12.5	
6	Dining	2nd	11.58	x 12.5	
7	Kitchen	2nd	12.6	x 8.66	
8	Br	2nd	11.15	x 11.15	
9	Br	3rd	16.99	x 10.99	
10	Kitchen	Bsmt	14.99	x 12.5	Combined W/Dining
11	Br	Bsmt	14.5	x 14.01	
12	Br	Bsmt	11.52	x 10.6	

**Client Remks:** Calling all investors and end-users! This turn-key, detached, W-I-D-E & exceptional south-facing Victorian (c.1885) 2.5 storey home is located in the heart of Roncesvalles Village and boasts a sprawling floorplan with over 3,200 sq.ft. of finished living space spread over four levels. Substantially renovated since 2016, this home presently offers three large, practical, all two-bedroom units (each with rare designated laneway parking) ranging in size from a 1,200 sq.ft. 2nd/3rd floor showstopper to a 960 sq.ft. high, dry & underpinned (8'+) lower-level unit with heated floors, with a third 980 sq.ft. main-floor two-bedroom unit that is vacant and ready for your move-in, new tenants at today's rent or renovation project to create your dream space while collecting rent from the lower-level and upper units. Possibilities abound; Enjoy the property as-is, build a possible 1,600 sq.ft.+ laneway suite (report attached) or build into a huge single-family home in one of the best neighbourhoods in the city, close to excellent schools, transit, restaurants and entertainment. All the heavy lifting has been done here; Hundreds of thousands of dollars in updates since 2016 include deep underpinning, electrical (200 amp), hardwired smoke/CO detectors, plumbing, flooring (basement heated), three complete sets of new appliances, removable partition walls, exterior paint, etc. In brief: wide, detached & renovated Victorian in prime Roncesvalles with 4+2 bedrooms, four washrooms, two stairwells (front & rear), three parking and \$100K+ possible (but very achievable) gross income when fully leased. **\*\*EXTRAS\*\*** Sky-high ceilings and loads of original charm are paired with laneway house, further multi-unit or single family (5+ bed) possibilities.

**Extras:**

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





**48 Parkway Ave**  
**Toronto Ontario M6R 1T5**  
Toronto W01 Roncesvalles Toronto  
**Taxes:** \$8,868.06/2025      **For:** Sale      **% Dif:** 122  
**Sold Date:** 06/11/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 8  
**Detached**      **Fronting On:** W      **Rms:** 10  
**Link:** N      **Acreage:**      **Bedrooms:** 5  
3-Storey      25 x 169.5 Feet      **Washrooms:** 3  
                         **Irreg:**      1x4xGround, 1x4x2nd, 1x4xBsmt  
**Dir/Cross St:** Dundas St. W/Sorauren Ave. **Directions:** South of Dundas, west of Sorauren

**MLS#:** W12191781      **PIN#:** 213330183

<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Part Fin / W/O <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2500 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Hospital, Library, Park, Public Transit, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Hydro:</b> <b>Water:</b> <b>Phone:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.19	x 12.2	
2	Dining	Main	10.5	x 17.06	
3	Kitchen	Main	10.1	x 6.3	
4	Br	2nd	10.24	x 9.51	
5	Br	2nd	10.96	x 14.27	
6	Living	2nd	16.96	x 10.24	
7	Prim Bdrm	3rd	10.63	x 20.83	
8	Br	3rd	7.48	x 13.25	
9	Br	3rd	9.65	x 10.96	

**Client Remks:** Attention Builders, Renovators and Contractors! This large 3 storey home with ample space and tons of potential could be your next big project. Located in the highly coveted Roncesvalles neighbourhood on a quiet, tree-lined street, with High Park, boutique shops and cafes, breweries, and the new arts district on Sterling Ave. within minutes' walk. Extra deep lot with the potential to build a laneway home of nearly maximum allowable size. TTC options abound, with Dundas/College and Roncesvalles streetcars, Dundas West TTC station, and UP Express all nearby. Two kitchens and five bedrooms(!) allow for multiple different configurations, while quiet backyard features large deck and garden. Separate side entrance to basement.

**Extras:**  
**Listing Contracted With:** REAL ESTATE HOMEWARD416-698-2090



**148 Indian Rd**  
**Toronto Ontario M6R 2V8**  
Toronto W01 High Park-Swansea Toronto  
**Taxes:** \$9,878/2024  
**Sold Date:** 03/03/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 6

**Sold: \$2,050,000**  
**List: \$1,995,000**  
**For:** Sale  
**% Dif:** 103

Detached  
**Link:** N  
2 1/2 Storey

**Fronting On:** W  
**Acreage:**  
40.81 x 92.93 Feet  
**Irreg:**  
E-40.81', S-75.33', W-  
35.33', N- 92.93'

**Rms:** 12 + 2  
**Bedrooms:** 5  
**Washrooms:** 3  
1x2xGround, 1x4x2nd, 1x2x3rd

**Dir/Cross St:** just south of High Park Blvd  
**Directions:** Prime Roncesvalles Village/High Park

**MLS#:** W11986805

**PIN#:** 213460176

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Part Fin / Sep Entrance <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick / Metal/Side <b>Drive:</b> Private <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> Municipal
---	---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.55	x 12.5	Hardwood Floor	Fireplace	Bay Window
2	Dining	Ground	15.22	x 13.58	Hardwood Floor	Beamed	Pocket Doors
3	Office	Ground	9.84	x 6.76	Double Doors	W/O To Deck	
4	Kitchen	Ground	12.73	x 9.91	Stainless Steel Appl	Renovated	Breakfast Bar
5	Breakfast	Ground	9.42	x 6.43	Ceramic Floor	O/Looks Backyard	Walk-Out
6	Office	Ground	14.04	x 8.4	Hardwood Floor	O/Looks Frontyard	
7	2nd Br	2nd	15.09	x 12.76	Hardwood Floor	Closet	East View
8	3rd Br	2nd	13.32	x 12.4	Hardwood Floor	Closet	East View
9	4th Br	2nd	12.01	x 11.09	Hardwood Floor	Closet	O/Looks Backyard
10	Sunroom	2nd	10.33	x 6.82	Tile Floor	O/Looks Backyard	
11	5th Br	2nd	11.09	x 10.43	Hardwood Floor	Closet	O/Looks Backyard
12	Prim Bdrm	3rd	18.77	x 18.67	Broadloom	W/I Closet	2 Pc Ensuite
13	Rec	Bsmt	23.59	x 15.75	Slate Flooring	Above Grade Window	Above Grade Window
14	Laundry	Bsmt	24.28	x 10.83	Concrete Floor	Above Grade Window	W/O To Garden

**Client Remks:** Welcome to 148 Indian Rd. This Roncesvalles/High Park home has been an oasis for its owners who have raised their family here and are now ready for a life with fewer stairs. The main floor features an oversized living room with gas fireplace and pocket French doors to a formal (beamed ceiling) dining room, an expansive renovated kitchen with breakfast room and walk in pantry plus two separate offices, powder room and multiple access points to the back yard, it is an ideal space for a growing family or the professional members of that family needing quality at home work space without sacrificing bedrooms or being forced below grade. There are four bedrooms plus sun room and bathroom on the 2nd floor while the primary bedroom suite on the third floor has a 2 pc bath, rough in for shower and walk in closet. The basement at approx seven feet high is split between a most excellent rec room and large laundry/storage/workshop space with sep entrance to the back yard. One full sized car can park on the private driveway, while smaller vehicles (thinking smart car), bikes etc have easy access to the double car garage at the back of the house. For those wanting the most in indoor/outdoor living 148 Indian provides a best in class experience with direct access from kitchen to west facing deck with nat gas bbq outlet, large pergola covered ground level deck and loads of privacy. A Few minute walk to High Park, Roncesvalles Ave with its shops, restaurants, amenities and transit, St Joseph Hospital and Lake Ontario waterfront and recreational trails. Public Open Houses Sat/Sun March 1/2 2-4 both days

**Extras:**

**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



**137 Galley Ave**  
**Toronto Ontario M6R 1H2**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$8,333.12/2024  
**Sold Date:** 05/26/2025  
**SPIS:** N

**Sold: \$2,200,000**  
**List: \$2,199,900**

**For:** Sale

**% Dif:** 100

**Last Status:** SLD **DOM:** 6

Detached  
**Link:** N  
 2 1/2 Storey

**Fronting On:** S  
**Acreage:**  
 21.62 x 128.24 Feet  
**Irreg:**  
 Slightly shorter at rear

**Rms:** 9 + 3  
**Bedrooms:** 3 + 1  
**Washrooms:** 3  
 1x4x2nd, 1x2xMain, 1x3xBsmt

**Dir/Cross St:** Roncesvalles and Queen **Directions:** Located at Roncesvalles and Galley Ave

**MLS#:** W12159837

**PIN#:** 213380194

**Assignment:** N

**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1908  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1500-2000  
**Assessment:** 2024 **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 1.5  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 1.5  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove, Hospital,  
 Library, Park, Place Of Worship, Public  
 Transit, School

**Zoning:**  
**Cable TV:** A **Hydro:** Y  
**Gas:** Y **Phone:** Municipal  
**Water:**  
**Water Supply:** Sewers  
**Sewer:**  
**Waterfront:**  
**Retirement:** N  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Unknown  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.83	x 13.48	Gas Fireplace	Hardwood Floor	Combined W/Dining
2	Dining	Main	12.83	x 10.99	Hardwood Floor	Combined W/Living	Crown Moulding
3	Kitchen	Main	10.43	x 13.85	B/I Range	Marble Counter	W/O To Yard
4	Pantry	Main	8.66	x 3.9	Ceramic Floor	B/I Shelves	
5	Br	2nd	15.75	x 14.24	Double Closet	Bay Window	Hardwood Floor
6	2nd Br	2nd	10.14	x 9.32	Window	Hardwood Floor	
7	3rd Br	3rd	13.68	x 25	W/O To Terrace	Open Concept	
8	Family	Bsmt	12.17	x 14.17	Heated Floor	Concrete Floor	Built-In Speakers
9	Office	Bsmt	8.66	x 13.68	Heated Floor	Concrete Floor	Window

**Client Remks:** 137 Galley Ave is the kind of home that makes city living easy and exciting for young families who want it all. With 3+1 bedrooms, 3 bathrooms, underpinned fully finished basement, landscaped backyard and 1.5 car garage, theres room to grow and space to breathe. The main floor features an open concept living room with crown molding and wainscoting, herringbone wood floors, gas fireplace, dining room, additional pantry, powder room, with a sleek modern kitchen equipped with Wolf gas range, Miele dishwasher, and marble countertops. On the second floor, the spa-like bathroom feels straight out of a magazine, complete with a stunning clawfoot tub - ideal for unwinding with your favourite book. Samsung washer/dryer on this floor for your convenience. Ample closet space in the primary bedroom, and an additional bedroom for your little one. Third floor loft is big, bright and versatile, featuring a beautiful deck and brand new heat pump with built in AC to keep the space cool in the summer and warm in the winter. Heated floors in the basement add a touch of everyday luxury. No expense was spared in its thoughtful design. Included surround sound system for family room hang outs, space for a home office or guest suite, marble-clad bathroom, plus additional storage space. The backyard features included Napoleon BBQ, space to dine and lounge surrounded by landscaped gardens. Steps to High Park, top-rated schools, and the best of Roncesvalles, you're in a walkable pocket where strollers, coffee runs, and date nights all happen close to home.

**Extras:**

**Listing Contracted With:** RE/MAX PROFESSIONALS INC.416-236-1241



**151 Grenadier Rd**  
**Toronto Ontario M6R 1R5**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$7,403/2024  
**Sold Date:** 04/29/2025  
**SPIS:** N

**Sold: \$2,203,343**  
**List: \$1,999,000**

**For:** Sale

**% Dif:** 110

**Last Status:** SLD **DOM:** 7

Detached

**Fronting On:** S

**Rms:** 11 + 3

**Link:** N

**Acreage:**

**Bedrooms:** 4 + 1

2-Storey

25.17 x 116 Feet

**Washrooms:** 3

**Irreg:**

1x4x2nd, 1x2xMain, 1x4xBsmt

**Dir/Cross St:** Roncesvalles and Grenadier Rd

**Directions:** West of Roncesvalles, between Sunnyside and Roncesvalles Ave.

**MLS#:** W12094750

**PIN#:** 213470296

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Apartment / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:** 100+  
**Year Built:** 1910  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1500-2000  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.02	x 15.94	Hardwood Floor	Bay Window	Electric Fireplace
2	Dining	Main	10.6	x 17.91	Hardwood Floor	Coffered Ceiling	W/O To Sunroom
3	Kitchen	Main	10.14	x 14.14	Laminate	Stainless Steel Appl	Pot Lights
4	Mudroom	Main	10.5	x 7.09	Laminate	W/O To Yard	
5	Bathroom	Main	3.05	x 3.05	2 Pc Bath		
6	Prim Bdrm	2nd	10.93	x 16.54	Hardwood Floor	Bay Window	Closet
7	2nd Br	2nd	9.78	x 13.85	Hardwood Floor	Leaded Glass	Closet
8	3rd Br	2nd	10.47	x 14.5	Hardwood Floor	W/O To Sunroom	Closet
9	4th Br	2nd	10.37	x 9.91	Hardwood Floor	Combined W/Laundry	Double Closet
10	Office	2nd	10.24	x 7.22	Hardwood Floor	Large Window	
11	Bathroom	2nd	7.02	x 6.23	4 Pc Bath	Tile Floor	
12	Living	Bsmt	19.32	x 11.55	Hardwood Floor	Pot Lights	4 Pc Ensuite
13	Kitchen	Bsmt	12.7	x 7.15	Tile Floor	Pot Lights	Combined W/Living
14	Bathroom	Bsmt	6.2	x 6.89	4 Pc Ensuite	Tile Floor	

**Client Remks:** High Park Living, Grenadier Style! Tucked in the Heart of Roncesvalles Village, this Charming 4-Bedroom, 3-Bath Detached Home Blends Character, Comfort, and Versatility. With Two Full Kitchens, a 2-Car Garage, and Many Classic Details, it's Perfect for Multigenerational Living or Simply Spreading out in Style. From the Inviting Enclosed Front Porch to the Private Backyard Retreat Complete with a Hot Tub for Ultimate Relaxation, there's Space to Unwind, Entertain, and Make Lasting Memories. Inside, the Main Floor Flows Beautifully, Offering Warm, Welcoming Living Areas, and Practical Features like a Mudroom to Catch all the Gear. Located on a Tree-Lined Street in Roncesvalles Village, You're Just Steps from Vibrant Shops, Cozy Cafes, Transit, and Top-Rated Schools. Whether You're Upsizing, Downsizing, or Settling in for the Long Haul, 151 Grenadier Road is the Kind of Place that Feels Like Home from the Moment You Walk In. Don't Miss Your Chance to Live the Rony Dream. This One Wont Last!

**Extras:**

**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888




**345 Sunnyside Ave**  
**Toronto Ontario M6R 2R7**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$8,569/2024**For:** Sale**Sold:** \$2,267,000**List:** \$1,999,000**Sold Date:** 05/09/2025**% Dif:** 113**SPIS:** N**Last Status:** SLD**DOM:** 3

Detached

**Fronting On:** E**Rms:** 11**Link:** N**Acreage:****Bedrooms:** 5

2 1/2 Storey

24.83 x 120 Feet

**Washrooms:** 2**Irreg:**

1x4x2nd, 1x2xLower

**Dir/Cross St:** Roncesvalles & Grenadier**Directions:**

Roncesvalles south to Constance, west on Constance to Sunnyside, south on Sunnyside to #345

**MLS#:** W12129303**PIN#:** 213470218

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Brick / Metal/Side	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Lane	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Unfinished	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	
<b>A/C:</b>	None	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>	2000-2500			<b>Farm/Agr:</b>	
<b>Assessment:</b>	2024 POTL:			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	None
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.01	x 12.01	Bay Window	Imitation Fireplace
2	Dining	Main	12.99	x 10.99	Formal Rm	Leaded Glass
3	Breakfast	Main	8.17	x 7.25	Combined W/Kitchen	Combined W/Dining W/O To Yard
4	Kitchen	Main	11.42	x 8.99	Stainless Steel Appl	
5	Foyer	Main	18.01	x 8.01	Imitation Fireplace	Leaded Glass
6	Mudroom	Main	6.99	x 4.17	W/O To Yard	
7	Prim Bdrm	2nd	15.85	x 9.74	Bay Window	W/I Closet
8	2nd Br	2nd	13.68	x 10.24	Bay Window	W/I Closet
9	3rd Br	2nd	12.83	x 10.99	W/I Closet	Combined W/Kitchen
10	Kitchen	2nd	9.58	x 7.51		
11	4th Br	3rd	16.57	x 11.75	Bay Window	W/I Closet
12	5th Br	3rd	12.01	x 11.75	W/I Closet	
13	Furnace	Lower	19.32	x 13.48	Unfinished	
14	Other	Lower	19.32	x 19	2 Pc Bath	Unfinished

**Client Remks:** Welcome to 345 Sunnyside Avenue, a stately 5 bedroom Edwardian home in the heart of the thriving Roncesvalles Village neighbourhood. It's less than 10 minutes walk to High Park and just a block away from the shops, cafes and restaurants on the Roncy strip. Its also in the catchment for top rated Howard Junior Public school and close to lakefront parkland, the subway, GO and UP stations, and the Roncesvalles Avenue streetcar. This spacious 3 storey detached home has more than 2200 square feet of above ground living space. It has convenient laneway parking with a double garage and 3 parking spots. Also, this property qualifies for a laneway suite of up to 1640 sq ft. The welcoming covered veranda invites you into a grand entry foyer with leaded glass windows and a decorative fireplace. From the foyer you enter a spacious living room with a bay window and a handsome decorative fireplace. The kitchen has an cozy adjoining breakfast room, which leads to a fully fenced back yard. The separate formal dining room is right beside the kitchen, and these 2 rooms could easily be combined to create a large open kitchen and dining area. On the 2nd floor there are 3 very generous bedrooms, 2 bay windows, a 4 piece bathroom, and a kitchenette which could potentially become an ensuite bathroom. The 3rd floor has 2 more very large bedrooms, each with walk-in closets, and another bay window. What an amazing opportunity to live in the heart of one of west Torontos most popular neighbourhoods, and to make this wonderful home your own! OPEN HOUSES CANCELLED, PROPERTY SOLD

**Extras:****Listing Contracted With:** RE/MAX WEST REALTY INC.416-769-1616


**59 Indian Grve**  
**Toronto Ontario M6R 2Y1**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$11,302/2024**For:** Sale**Sold:** \$2,275,000**List:** \$2,350,000**Sold Date:** 02/10/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 66

Detached

**Fronting On:** E**Rms:** 16 + 3**Link:** N**Acreage:****Bedrooms:** 7

2 1/2 Storey

27 x 120 Feet

**Washrooms:** 4**Irreg:**1x4xMain, 1x4x3rd, 1x4x2nd,  
1x2xBsmt**Dir/Cross St:** Bloor/Indian Grove**MLS#:** W11883772**PIN#:** 213490030

**Kitchens:** 3  
**Fam Rm:** Y  
**Basement:** Part Fin / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Water / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Private  
**Gar/Gar Spcs:** Built-In / 1  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:**  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:**

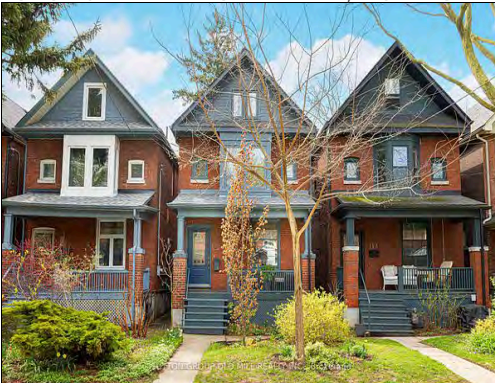
**Hydro:**  
**Phone:**  
 Municipal  
 Sewers  
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.44	x 13.45	
2	Dining	Main	14.44	x 14.76	
3	Kitchen	Main	10.83	x 7.87	
4	Br	Main	14.44	x 14.11	
5	Br	Main	16.73	x 7.87	
6	Living	2nd	14.44	x 13.78	
7	Kitchen	2nd	10.83	x 13.78	
8	Br	2nd	14.44	x 14.76	
9	Br	2nd	10.83	x 14.76	
10	Br	3rd	10.5	x 10.5	
11	Br	3rd	10.83	x 13.45	
12	Living	3rd	16.4	x 14.76	

**Client Remks:** Welcome To 59 Indian Grove; A Landmark Residence On A Tree Lined Treat In A Prestigious High Park Enclave Surrounded By Stately Mansions. Grand Centre Hall With Over 4400 Sqft Of Living Space On 4Levels, Private Drive With Built-In Garage, Walkout From Sunroom To Deck, Patio And Large Yard. Currently Being Used As 3 Units; Ideal For Live-In And Generating Extra Income. This Exceptionally Bright And Solid Built Home Is Ready For Your Magic Touch! Walk To The Subway, High Park And 3Streetcar Lines. 20 Minutes To Downtown Toronto, Close To Sunnyside Beach And Waterfront Trail. Top-Rated Public School With French Immersion. Close To Roncesvalles, Bloor West Village And Junction Shopping Areas. **\*\*EXTRAS\*\*** All Electrical Light Fixtures, All Window Coverings, All Appliances, All Wall Unit Air Conditioners And Boiler. NO OIL TANK ON THE PROPERTY, Certificate available upon an accepted offer.

**Extras:****Listing Contracted With:** Royal LePage Security Real Estate416-654-1010



	<b>11 Galley Ave</b>			<b>Sold: \$2,300,000</b>	
	<b>Toronto Ontario M6R 1G9</b>			<b>List: \$1,999,000</b>	
	Toronto W01 Roncesvalles Toronto				
	<b>Taxes:</b> \$8,147.14/2024		<b>For:</b> Sale		<b>% Dif:</b> 115
	<b>Sold Date:</b> 05/09/2025				
	<b>SPIS:</b> N		<b>Last Status:</b> SLD		<b>DOM:</b> 2
	Detached		<b>Fronting On:</b> S		<b>Rms:</b> 7
	<b>Link:</b> N		<b>Acreage:</b>		<b>Bedrooms:</b> 3
2 1/2 Storey		21 x 122.33 Feet		<b>Washrooms:</b> 3	
		<b>Irreg:</b>		1x5x2nd, 1x3x3rd, 1x2xMain	
<b>Dir/Cross St:</b> Sorauren/Galley <b>Directions:</b> Roncesvalles Village					

MLS#: W12129935

PIN#: 213360347

<b>Kitchens:</b> 1		<b>Exterior:</b>		<b>Zoning:</b>	
<b>Fam Rm:</b> N		<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b> Sep Entrance / Unfinished		<b>Gar/Gar Spcs:</b> Detached / 2		<b>Gas:</b>	
<b>Fireplace/Stv:</b> Y		<b>Drive Park Spcs:</b> 0		<b>Water:</b>	
<b>Heat:</b> Forced Air / Gas		<b>Tot Prk Spcs:</b> 2		<b>Water Supply:</b>	
<b>A/C:</b> Wall Unit		<b>UFFI:</b>		<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b> 1908		Fireplace/Stove, Hospital, Park, Place Of		<b>Farm/Agr:</b>	
<b>Yr Built Source:</b> MPAC		Worship, Public Transit, School		<b>Oth Struct:</b>	
<b>Apx Sqft:</b> 1500-2000				<b>Survey Type:</b> None	
<b>Assessment:</b> 2024 <b>POTL:</b>				<b>Spec Desig:</b> Unknown	
<b>POTL Mo Fee:</b>					
<b>Laundry lev:</b> Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 12.2	Stained Glass	Fireplace	Hardwood Floor
2	Dining	Main	14.01	x 10.56	Pocket Doors	Hardwood Floor	
3	Kitchen	Main	13.16	x 16.77	W/O To Garden	Skylight	Eat-In Kitchen
4	Prim Bdrm	2nd	13.55	x 17.13	Bay Window	Closet	Hardwood Floor
5	2nd Br	2nd	11.71	x 11.15			
6	Other	2nd	10.86	x 10.7			
7	3rd Br	3rd	17.88	x 11.02	W/O To Balcony		
8	Office	3rd	9.58	x 10.89			
9	Workshop	Flat	26	x 18.01	Fireplace	Casement Windows	Skylight

**Client Remks:** Welcome to 11 Galley Avenue, a beautifully updated, welcoming home on one of Roncesvalles' quietest, tree-lined streets. This 3-bedroom, 3-bathroom gem offers a flexible layout with potential for a fourth bedroom, making it ideal for growing families, remote professionals, or anyone needing adaptable space. Inside, you'll find the perfect blend of character and thoughtful modern upgrades. The well-insulated third floor includes a full bathroom and heated tiles, a great touch for colder mornings. Step out onto the private upper deck, and you'll be surrounded by the tree canopy, which will create a peaceful, almost treehouse-like retreat. The backyard is a standout feature: lush, tranquil, and beautifully landscaped with mature trees, flowering shrubs, and the soothing sounds of birds. It feels like a country escape in the city, a true haven for creatives and anyone who appreciates quiet green space. At the rear of the property, a detached studio/garage adds incredible versatility and value. Fully insulated and equipped with heating, air conditioning, and hot and cold running water, it's ideal for a home office, gym, creative studio, or future laneway suite. A city report confirms that 11 Galley qualifies under Toronto's laneway housing guidelines. Street parking is usually easy to find, and you're just steps from Roncesvalles' vibrant shops, great schools, transit, and local parks. Whether you're raising a family, working from home, or just looking for a serene space in a dynamic neighbourhood, 11 Galley Avenue is ready to welcome you home.

**Extras:**

**Listing Contracted With:** SUTTON GROUP OLD MILL REALTY INC.416-234-2424


**296 Wright Ave**  
**Toronto Ontario M6R 1L9**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$9,757/2024**For:** Sale**Sold:** \$2,300,000**List:** \$1,999,000**% Dif:** 115**Sold Date:** 06/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

**Fronting On:** N**Rms:** 13 + 3**Link:** N**Acreage:****Bedrooms:** 5

2 1/2 Storey

30 x 130 Feet

**Washrooms:** 3**Irreg:**

1x4x2nd, 1x3x3rd, 1x2xBsmt

**Dir/Cross St:** Wright Ave and Parkside Dr.**Directions:** East on Wright Ave from Parkside Dr.**MLS#:** W12177553**PIN#:** 213460184

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Mutual	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b>	1915	Family Room, Fenced Yard,		<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>	2000-2500	Fireplace/Stove, Hospital, Library, Park,		<b>Oth Struct:</b>	Shed
<b>Assessment:</b>	<b>POTL:</b>	Public Transit, School		<b>Survey Type:</b>	Unknown
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.47	x 13.39	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	12.07	x 14.99	Hardwood Floor	Pocket Doors	Leaded Glass
3	Kitchen	Main	9.51	x 13.94	W/O To Yard	Pot Lights	Large Window
4	Foyer	Main	7.22	x 6.79	Hardwood Floor	Pocket Doors	Wainscoting
5	Solarium	Main	16.83	x 9.71	Hardwood Floor	Large Window	W/O To Deck
6	Prim Bdrm	2nd	10.5	x 14.99	Broadloom	Bay Window	Double Closet
7	2nd Br	2nd	10.3	x 14.76	Hardwood Floor	Double Closet	Large Window
8	3rd Br	2nd	10.96	x 13.45	Broadloom	Gas Fireplace	Large Window
9	Bathroom	2nd	7.19	x 13.88	Marble Floor	Pot Lights	4 Pc Bath
10	Office	2nd	14.53	x 7.71	Broadloom	Large Window	Double Closet
11	4th Br	3rd	13.52	x 14.14	Hardwood Floor	3 Pc Ensuite	Large Window
12	5th Br	3rd	12.47	x 14.53	Broadloom	Ceiling Fan	Double Closet
13	Bathroom	3rd	5.12	x 10.47	3 Pc Bath	Pot Lights	Marble Floor
14	Rec	Bsmt	9.97	x 27.82	Laminate	Pot Lights	Double Closet
15	Laundry	Bsmt	9.61	x 6.89	Laminate	Pot Lights	2 Pc Bath
16	Bathroom	Bsmt	4.23	x 6.17	Laminate	Pot Lights	2 Pc Bath

**Client Remks:** A Gorgeous Classic on Wright Avenue! This Large 5-Bedroom, 3-Bathroom Home, Located just Steps from High Park is Sure to Delight. Charming Details like Stained Glass, Leaded Glass Windows, and Multiple Chandeliers, Showcase the Home's Timeless Elegance. The Spacious Layout Effortlessly Connects the Grand Foyer, Living Room, Dining Room, Alcove, Sun Room and Kitchen, Creating a Flowing Sense of Space that Continues throughout. Unwind in Your Expansive Private Backyard Perfect for Hosting Family BBQs or Simply Relaxing After a Long Day at Work. The Second Floor Bath is a Sanctuary with a Deep Soaker Tub, Another Perfect Place to Unwind after a Busy Day. Perfectly Situated near High Park, and all the Wonderful Amenities Roncesvalles has to Offer. This Home is Deluxe in Every Way and a Must See!

**Extras:****Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888





**220 Howard Park Ave**  
**Toronto Ontario M6R 1W2**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$9,749/2024

**For:** Sale

**% Dif:** 116

**Sold Date:** 04/09/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 7

Detached

**Fronting On:** N

**Rms:** 12 + 3

**Link:** N

**Acreage:**

**Bedrooms:** 7 + 1

2 1/2 Storey

41.72 x 156.83 Feet

**Washrooms:** 3

**Irreg:**

1x4xMain, 1x4x2nd, 1x3xLower

**Dir/Cross St:** Parkside Dr. and Howard Park Ave.

**Directions:** Near corner of Parkside Dr and Howard Park Ave

**MLS#:** W12055646

**PIN#:** 213490217

<b>Kitchens:</b>	2	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Fin W/O	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Wall Unit	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Year Built:</b>	1918			<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC			<b>Oth Struct:</b>	
<b>Apx Sqft:</b>	2500-3000			<b>Survey Type:</b>	None
<b>Assessment:</b>	2024 <b>POTL:</b>			<b>Spec Desig:</b>	Unknown
<b>POTL Mo Fee:</b>					
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.45	x 16.7	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	9.84	x 14.11	Hardwood Floor	Large Window	
3	Kitchen	Main	10.83	x 13.06	Ceramic Floor	Breakfast Bar	Marble Counter
4	Br	Main	10.4	x 19.39	Hardwood Floor	Closet	
5	Br	Main	10.43	x 15.72	Broadloom	Double Closet	
6	2nd Br	2nd	10.24	x 16.17	Hardwood Floor	Large Window	
7	3rd Br	2nd	10.27	x 15.55	Hardwood Floor	Fireplace	Bay Window
8	4th Br	2nd	8.17	x 9.48	Hardwood Floor	Double Closet	Window
9	Kitchen	2nd	14.17	x 9.28	Laminate	Pot Lights	W/O To Patio
10	Bathroom	2nd	7.12	x 10.01	Tile Floor	4 Pc Bath	Window
11	5th Br	3rd	12.24	x 10.53	Hardwood Floor	Closet	Window
12	Br	3rd	12.34	x 11.45	Hardwood Floor	Closet	Large Window

**Client Remks:** A True Classic on Howard Park! This Expansive 7-Bedroom, 3-Bathroom Home, Located just Steps from High Park, Offers Endless Possibilities. Built in 1911, it still Boasts Much of its Original Charm. The Spacious Layout Effortlessly Connects the Grand Foyer, Living Room, Dining Room, and Kitchen, Creating a Flowing Sense of Space that Continues Throughout. The immaculate Parquet Floors in the Living and Dining Areas, along with the Beautifully Preserved Stained Glass and Leaded Glass Windows, Showcase the Home's Timeless Elegance. With over 3,800 square feet of Total Living Space and Two Kitchens, this Unique Property Presents a Fantastic Opportunity for Supplementary Income or Multigenerational Living. Huge Basement w/ Walk-Out to Landscaped Backyard. Perfectly Situated near High Park, TTC, and all the Wonderful Amenities Roncesvalles has to offer, this Home Provides Countless Opportunities to Create your Dream Space. Dont Miss Out on this Incredible Chance!

**Extras:**

**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY416-864-3888



**20 Fuller Ave**  
**Toronto Ontario M6R 2C3**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$10,128/2024  
**Sold Date:** 03/31/2025  
**SPIS:** N

**Sold: \$2,400,000**  
**List: \$2,349,500**

**For:** Sale **% Dif:** 102

**Last Status:** SLD **DOM:** 7

Detached **Fronting On:** W **Rms:** 11 + 5  
**Link:** N **Acreage:** **Bedrooms:** 5 + 1  
 3-Storey 50 x 124 Feet **Washrooms:** 4  
**Irreg:** 1x4x2nd, 1x2x2nd, 1x3x3rd,  
 PRIVATE DRIVEWAY 1x4xGround  
**Dir/Cross St:** Queen and Roncesvalles **Directions:** Roncesvalles Village

**MLS#:** W12037469

**PIN#:** 213390179

<b>Kitchens:</b> 2	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Part Fin	<b>Gar/Gar Spcs:</b> Detached / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 3	<b>Water:</b>
<b>Heat:</b> Radiant / Gas	<b>Tot Prk Spcs:</b> 3	<b>Water Supply:</b>
<b>A/C:</b> None	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b> 3500-5000	Family Room, Fireplace/Stove, Hospital,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Library, Park, Public Transit, Rec Centre,	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	School	<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	20.37	x 13.68	Hardwood Floor	Fireplace	Bay Window
2	Dining	2nd	9.32	x 7.51	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	2nd	13.25	x 8.99	Hardwood Floor	Renovated	W/O To Deck
4	Br	2nd	13.32	x 10.99	Hardwood Floor	South View	2 Pc Ensuite
5	Office	2nd	14.99	x 9.15	L-Shaped Room	Combined	Se View
						W/Sunroom	
6	Br	2nd	11.91	x 10.99	Hardwood Floor	Closet	South View
7	Prim Bdrm	3rd	27.89	x 12.4	Broadloom	Skylight	3 Pc Ensuite
8	Sitting	3rd	12.76	x 11.48	Broadloom	Combined W/Br	W/W Closet
9	Living	Ground	20.08	x 13.58	Hardwood Floor	Combined W/Dining	Fireplace
10	Kitchen	Ground	13.58	x 10.99	Breakfast Bar	Track Lights	W/O To Deck
11	Br	Ground	15.49	x 13.06	Hardwood Floor	Bay Window	Closet
12	Br	Ground	14.3	x 11.09	Hardwood Floor	W/W Closet	South View
13	Br	Bsmt	16.4	x 9.48	Broadloom	Above Grade Window	
14	Laundry	Bsmt	21.49	x 13.48	Laundry Sink	Concrete Floor	Above Grade Window
15	Furnace	Bsmt	19.23	x 13.48	Concrete Floor	Above Grade Window	

**Client Remks:** Welcome to 20 Fuller Avenue, the Gateway to Roncesvalles. This commanding home of over 4500 sq ft on four floors sits on a premium 50 x 124 foot lot with a most rare private drive and existing coach house. For those dreaming of owning a home with family or friends there could hardly be a better opportunity in all of Toronto to make your dreams come true or more affordable! Imagine sharing a home where both sets of owners occupy a similar square footage and both have exceptional existing out door space with back yard access, Wowwee! Currently the owners occupy the upper suite while they have a month to month tenant on the lower level. Both units feature wood burning fireplaces, loads of character and charm! The upper suite is truly ready for a move in and enjoy experience while the lower suite could use a bit of updating and some more improvements in the 978 sq feet of unfinished space. Steps to Queen West: shops; entertainment and transit. Short walk/bike ride to: Lake Ontario; Sunnyside Beach, swimming pool and the Martin Goodman Trail for easy bike rides to the core or out west. Easy access to the Gardiner Expressway for downtown commutes or out of town drives. Rarely does a home of this stature and quality make it to the market, rarer still is the layout and functionality of the space and the opportunities it affords for those looking to share their home ownership experience. Upper floor deck approx 242 sq ft with stairs to back yard, Lower floor 2 level deck of approx 252 sq ft. Coach house approx 240 sq ft. Owners will be replacing fence on north side of property with similar style fence as found on south side of property.

**Extras:**

**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



**150 Westminster Ave**  
**Toronto Ontario M6R 1N7**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$10,800.87/2024  
**Sold Date:** 04/13/2025  
**SPIS:** N

**Sold: \$2,550,000**  
**List: \$2,600,000**

**For:** Sale **% Dif:** 98

**Last Status:** SLD **DOM:** 20

Detached **Fronting On:** N  
**Link:** N **Acreage:**  
 2 1/2 Storey 28.33 x 125 Feet  
**Irreg:**  
**Dir/Cross St:** Westminster Ave & Indian Rd  
**Directions:** East on Bloor, South on Roncesvalles

**Rms:** 8 + 3  
**Bedrooms:** 5 + 1  
**Washrooms:** 3  
 1x2xMain, 1x5x2nd, 1x3xBsmt

**MLS#:** W12037673

**PIN#:** 213450064

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2500-3000  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick  
**Drive:** None  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.24	x 8.99	Closet	Hardwood Floor	2 Pc Bath
2	Living	Main	14.24	x 11.84	Large Window	Gas Fireplace	Hardwood Floor
3	Kitchen	Main	12.5	x 10.83	Marble Counter	Stainless Steel Appl	Hardwood Floor
4	Dining	Main	11.91	x 10.5	Hardwood Floor	Combined W/Kitchen	Built-In Speakers
5	Prim Bdrm	2nd	14.83	x 11.58	W/O To Deck	Closet	Hardwood Floor
6	2nd Br	2nd	14.5	x 10.17	Large Window	Closet	Hardwood Floor
7	3rd Br	2nd	14.34	x 10.66	Hardwood Floor	Large Window	Fireplace
8	4th Br	3rd	16.17	x 15.58	Hardwood Floor	Large Window	Closet
9	5th Br	3rd	15.42	x 12.99	Closet	Large Window	O/Looks Backyard
10	Bathroom	2nd	10.76	x 7.41	5 Pc Bath	B/I Shelves	Heated Floor
11	Mudroom	Lower	0	0	Heated Floor	Large Window	Concrete Floor
12	Rec	Lower	20.24	x 10.6	Concrete Floor	Heated Floor	3 Pc Bath

**Client Remks:** Discover this exceptional Roncesvalles home, thoughtfully designed to impress. Step into the welcoming foyer and immediately sense the warmth and sophistication that define the space. The main floor features a formal living room with a cozy fireplace and a large window that floods the room with natural light. The chef-inspired kitchen, designed by Plant Architects, boasts luxurious marble countertops, stainless steel appliances, a built-in desk, and abundant storage. Walk out to a beautifully landscaped backyard, also designed by Plant Architects, complete with a custom shed wired with electricity. Upstairs, the second level offers three generously sized bedrooms, a spacious laundry room, and a stunning 6-piece bathroom with serene views of the backyard. The third floor provides two additional large bedrooms, each with oversized windows and excellent closet space. The lower level is equally impressive, featuring radiant in-floor heating, polished concrete floors, a large 4-piece bathroom, a practical mudroom, and a versatile bonus room ideal as a home gym, office, or extra storage. Located just steps from top-rated schools, High Park, and vibrant Roncesvalles Avenue with its shops, restaurants, and cafes. You're also close to the Boulevard Club and convenient transit options. Please refer to the attached Feature Sheet and Garden Suite Report for full details on recent updates. Street permit parking is available with no waiting list.

**Extras:**

**Listing Contracted With:** KELLER WILLIAMS CO-ELEVATION REALTY 416-236-1392




**145 Westminster Ave**  
**Toronto Ontario M6R 1N8**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$10,407/2024**For:** Sale**Sold:** \$2,620,000**List:** \$2,199,000**Sold Date:** 05/20/2025**% Dif:** 119**SPIS:** N**Last Status:** SLD**DOM:** 14

Detached

**Fronting On:** S**Rms:** 10 + 2**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

34 x 120 Feet

**Washrooms:** 3**Irreg:**

1x3xMain, 1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Sunnyside Ave & Westminster Ave **Directions:** West of Roncesvalles Ave**MLS#:** W12126470**PIN#:** 213450087

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Part Fin	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	4	<b>Water Supply:</b>	
<b>A/C:</b>	Wall Unit	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b>	1910	Central Vacuum, Family Room, Fenced		<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC	Yard, Fireplace/Stove, Hospital, Library,		<b>Oth Struct:</b>	
<b>Apx Sqft:</b>	2000-2500	Park, Place Of Worship, School		<b>Survey Type:</b>	None
<b>Assessment:</b>	2024 <b>POTL:</b>			<b>Spec Desig:</b>	Unknown
<b>POTL Mo Fee:</b>					
<b>Laundry lev:</b>	Upper				


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.4	x 17.03	Hardwood Floor	Leaded Glass	Fireplace
2	Dining	Main	14.8	x 10.93	Hardwood Floor	Large Window	Combined W/Kitchen
3	Family	Main	10.24	x 17.49	Hardwood Floor	Combined W/Dining	Open Concept
4	Kitchen	Main	23.72	x 12.7	Large Window	Pot Lights	W/O To Yard
5	Powder Rm	Main	4.99	x 8.66	3 Pc Bath	Marble Floor	Separate Shower
6	Prim Bdrm	2nd	14.21	x 12.01	Hardwood Floor	Bay Window	Combined W/Den
7	Den	2nd	11.29	x 12.86	Hardwood Floor	Combined W/Br	Fireplace
8	2nd Br	2nd	11.45	x 13.39	Hardwood Floor	Large Window	Closet
9	3rd Br	2nd	11.48	x 13.62	Hardwood Floor	Large Window	Closet
10	Bathroom	2nd	8.89	x 7.02	Marble Floor	Soaker	Pot Lights
11	Rec	Bsmt	10.6	x 14.01	Broadloom	Window	
12	Bathroom	Bsmt	9.97	x 4.27	3 Pc Bath		

**Client Remks:** Welcome to 145 Westminster Ave! A Corner-Lot Charmer in Roncesvalles Village! This detached 3+1 Bed, 3 Bath Gem sits Proudly on a Huge, Sunny Corner Lot in the Heart of Roncy Village. The Renovated Kitchen is a True Stand Out, Featuring High-end Appliances, an Induction Range, and a Walk-out to a Private Deck. Perfect for Everything from Casual Family Meals to Weekend Gatherings. The Main Floor is Spacious, with an Open Layout that Flows Effortlessly from Living to Dining to Kitchen, Complete with Multiple Lounge-Worthy Sitting Areas and a Cozy Wood-Burning Fireplace. Upstairs, the Former 4-Bedroom Layout now Offers a Generous Primary Retreat, Easily Converted Back to 4 Bedrooms if Desired. The Unfinished Basement Features Excellent Ceiling Height and Awaits your Personal Touch. A Rare 2-car Garage with 4-car Total Parking Completes the Package. Steps to Roncys Shops, and Cafes, High Park, Transit, and Top-Rated Schools, this Home is the Full Package - Not to Be Missed!

**Extras:****Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY416-864-3888







<b>42 Lynd Ave</b>			<b>Sold: \$2,625,000</b>		
<b>Toronto Ontario M6R 1T9</b>			<b>List: \$1,999,000</b>		
Toronto W01 Roncesvalles Toronto					
<b>Taxes:</b> \$8,242.17/2025		<b>For:</b> Sale		<b>% Dif:</b> 131	
<b>Sold Date:</b> 06/11/2025					
<b>SPIS:</b> N		<b>Last Status:</b> SLD		<b>DOM:</b> 7	
Detached		<b>Fronting On:</b> W		<b>Rms:</b> 10 + 2	
<b>Link:</b> N		<b>Acreage:</b>		<b>Bedrooms:</b> 5	
2 1/2 Storey		27.5 x 180.75 Feet		<b>Washrooms:</b> 3	
		<b>Irreg:</b> narrows at rear		1x4x2nd, 1x3xBsmt, 1x2xMain	
<b>Dir/Cross St:</b> Howard Park & Dundas					
<b>Directions:</b> Lynd runs one way North from Neepawa/Grenadier, East of Roncesvalles					

<b>MLS#:</b> W12196159			<b>PIN#:</b> 213330086		
<b>Assignment:</b> N			<b>Fractional Ownership:</b> N		
<b>Kitchens:</b> 1		<b>Exterior:</b> Brick		<b>Zoning:</b>	
<b>Fam Rm:</b> N		<b>Drive:</b>		<b>Cable TV:</b> A	
<b>Basement:</b> Fin W/O / Full		<b>Gar/Gar Spcs:</b> Detached / 1		<b>Gas:</b> Y	
<b>Fireplace/Stv:</b> Y		<b>Drive Park Spcs:</b> 1		<b>Water:</b> Municipal	
<b>Heat:</b> Forced Air / Gas		<b>Tot Prk Spcs:</b> 2		<b>Water Supply:</b>	
<b>A/C:</b> Central Air		<b>UFFI:</b>		<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b> N	
<b>Year Built:</b> 1910		Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School		<b>Farm/Agr:</b>	
<b>Yr Built Source:</b> MPAC				<b>Oth Struct:</b>	
<b>Apx Sqft:</b> 2000-2500				<b>Survey Year:</b> 2019	
<b>Assessment:</b> <b>POTL:</b> N				<b>Survey Type:</b> Available	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b> Unknown	
<b>Laundry lev:</b> Lower					

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Nestled on one of Roncesvalles most peaceful and coveted stretches, this incredible - detached, family home sits on Lynd Avenue, renowned for its exceptionally deep lots, spacious backyards, and laneway house eligibility. Its a rare combination of character, flexibility, and future potential in one of Torontos most beloved neighbourhoods. With 5 bedrooms plus a tandem office, this home offers privacy and versatility. Upstairs, bright and generous bedrooms offer comfort and flexibility for kids, guests, or home offices. The third-floor plumbing rough-in provides an opportunity for a future additional bathroom. The heart of the home is its chef-inspired kitchen and dining area, an epicureans delight and a natural gathering place for family and friends. The open concept layout makes a welcoming haven for social cooking whether you are entertaining or supervising homework. Spacious living area features a Windsor Arch gas fireplace. A sunny and practical rear mudroom entry offers a well-designed landing spot for coats, boots, and gear, complete with pantry storage and tucked-away space for the main floor powder room. The fully finished lower level, underpinned and outfitted with polished concrete, heated floors, boasting a spacious recreation area, 3-piece bath, savvy storage, and a separate laundry zone. Out front, the classic verandah is the perfect perch for quiet moments or porch hang-outs. Out back, the deep yard offers endless potential for play, gardening, or extending the homes footprint. Just steps from the vibrant shops and cafes of Roncesvalles, and within easy walking distance to the Bloor subway, UP Express, GO station, High Park, and the lakeshore, this is a location that balances tranquility with city convenience.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD.416-465-7527					



**145 Galley Ave**  
**Toronto Ontario M6R 1H2**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$10,787/2024  
**Sold Date:** 05/01/2025  
**SPIS:** N

**Sold: \$2,750,000**  
**List: \$2,750,000**

**For:** Sale

**% Dif:** 100

**Last Status:** SLD **DOM:** 1

Detached

**Fronting On:** S

**Rms:** 7 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 4

3-Storey

20 x 128 Feet

**Washrooms:** 4

**Irreg:**

1x2xMain, 1x4x2nd, 1x5x3rd,  
1x3xBsmt

**Dir/Cross St:** Queen & Roncesvalles **Directions:** West on Galley from Sorauren

**MLS#:** W12112653

**PIN#:** 213380190

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Wood	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Full	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>	1500-2000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	2024 POTL:			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	None
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.06	x 13.35	Hardwood Floor	Stainless Steel Appl	Breakfast Bar
2	Living	Main	15.09	x 15.72	Hardwood Floor	Open Concept	Electric Fireplace
3	Dining	Main	14.17	x 8.99	Hardwood Floor	Open Concept	
4	2nd Br	2nd	15.09	x 11.12	Hardwood Floor	Closet	O/Looks Frontyard
5	3rd Br	2nd	8.3	x 10.33	Hardwood Floor	Closet	
6	4th Br	2nd	9.55	x 4.79	Hardwood Floor	Closet	South View
7	Prim Bdrm	3rd	16.34	x 15.35	Hardwood Floor	5 Pc Bath	W/I Closet
8	Rec	Bsmt	13.35	x 27.2	Laminate	Finished	3 Pc Bath
9	Laundry	Bsmt	4.72	x 10.6	Tile Floor	Stainless Steel Sink	B/I Shelves

**Client Remks:** Welcome to Galley! Step into this remarkable and fully renovated top to bottom 4 bedroom 4 bathroom family home on the best street and the best location in Roncesvalles. 2,540 sqft of total finished living space (incl. basement), thoughtfully updated, this home has everything. White oak hardwood flooring has been installed on all three levels above ground. The kitchen features custom European cabinets, top of the line stainless steel and integrated appliances, quartz countertops, and an extra large island with breakfast bar. An open concept dining space overlooks all of the fine details of the main floor, with a built in bench that is perfect for entertaining. The living room features custom shelving, with wood panelling, and a built in fireplace. Ample space and closets in all second floor bedrooms with a 4 piece bathroom and designer finishes. Tucked away on the top floor is the primary retreat, complete with double walk-in closets, a 5 piece bathroom with heated floors, and walk out to a private terrace overlooking the serene backyard with sunny South exposures. The basement is equipped with a recreation flex room that is large enough for multi-purpose use and includes a 3 piece bathroom. Separate laundry room with side by side front loading washer and dryer, stainless steel laundry tub and lots of storage add to the functional elements of the home. The backyard includes a deck, gas line for BBQ, landscaped yard, and leads to the 2 car garage. On Galley Avenue, you are only steps away to the neighbourhood's best shops and dining, a stone's throw to High Park and the waterfront trails, excellent schools, easy access to transit, downtown, and major streets. This is truly an exceptional home and completely turnkey.

**Extras:**

**Listing Contracted With:** REALTY ONE GROUP FLAGSHIP647-715-1111



**21 Alhambra Ave**  
**Toronto Ontario M6R 2S4**  
Toronto W01 High Park-Swansea Toronto  
**Taxes:** \$8,762/2024  
**Sold Date:** 03/26/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold: \$2,750,000**  
**List: \$2,899,900**  
  
**For:** Sale  
**% Dif:** 95  
  
**Fronting On:** E  
**Acreage:** 26.67 x 132.83 Feet  
**Irreg:**  
**Rms:** 10 + 1  
**Bedrooms:** 5 + 1  
**Washrooms:** 4  
1x2xMain, 1x5x2nd, 1x4x3rd,  
1x3xBsmt  
**Dir/Cross St:** Bloor St W / Dundas St W  
**Directions:** Bloor St W / Dundas St W

MLS#: W12028978

PIN#: 213500247

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Sep Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1912 <b>Apx Sqft:</b> 2500-3000 <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Upper	<b>Exterior:</b> Brick <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 3 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b>	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Year:</b> 2022 <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.91	x 11.65	Hardwood Floor
2	Dining	Main	17.75	x 11.35	Hardwood Floor
3	Kitchen	Main	14.73	x 9.94	Hardwood Floor
4	Breakfast	Main	12.6	x 9.42	Hardwood Floor
5	Prim Bdrm	2nd	16.73	x 10.01	Hardwood Floor
6	2nd Br	2nd	12.8	x 10.01	Hardwood Floor
7	3rd Br	2nd	9.94	x 12.14	Hardwood Floor
8	Laundry	2nd	7.19	x 6.53	Ceramic Floor
9	4th Br	3rd	14.99	x 11.91	Large Window
10	5th Br	3rd	13.19	x 11.91	Large Window
11	Living	Lower	19	x 13.48	Open Concept
12	Kitchen	Lower	13.22	x 10.43	Open Concept
13	Br	Lower	9.94	x 9.74	Window
14	Utility	Lower	12.53	x 7.38	

**Client Remks:** All the feels at 21 Alhambra! Step into this fully renovated modern residence embodied in a true Roncesvalles century home, originally built in 1912. This stunning property seamlessly blends historical charm with modern luxury, offering an exceptional turnkey family home. This expansive, sun-soaked, 5+1 bedroom, 4 bathroom house has been meticulously transformed with a decade of investing in high-end designer upgrades, creating an exceptional family home! Thoughtfully designed for family life and entertaining the interior offers herringbone white oak floors, a modern chefs kitchen with Gingers fixtures, European porcelain countertops, a main floor powder room, designer lighting (ELTE and others), Porcelanosa tiles, custom closets, two spa inspired bathrooms and a convenient 2nd floor laundry room. The backyard oasis is ready for cocktail evenings and birthday parties. Perfectly located to enjoy the trendy shops and vibrant Roncy lifestyle, with High Park at your doorstep and the UP Express just a five-minute walk away (eight-minute ride to Union). Calling all box tickers, all architectural drawings and permits are in hand ready to build a 1720 sq ft laneway house with an integrated garage. This presents an uber rare opportunity to add a freestanding property (any combination of garage, living space, or apartment). Currently there is 3 car parking off the laneway (2 car garage and 1 additional parking space). Adding to the income potential, the fully enclosed one-bedroom basement suite is occupied by a AAA tenant. The tenant is happy to stay, offering an excellent source of rental income, or vacant possession can be provided. Major renovations include new aluminum-framed windows (2020), new roof (2022), new AC and furnace (2021), complete exterior siding replacement (2022). Pre-inspected by Michael Fournier. This is more than just a house; its a meticulously crafted home with exceptional add-on and income potential, ready to welcome its next family.

Extras:

Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241





<b>99 Constance St</b>			<b>Sold: \$2,800,000</b>		
<b>Toronto Ontario M6R 1S7</b>			<b>List: \$2,399,000</b>		
Toronto W01 High Park-Swansea Toronto					
<b>Taxes:</b> \$9,298.76/2024		<b>For:</b> Sale	<b>% Dif:</b> 117		
<b>Sold Date:</b> 03/04/2025					
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 8			
Detached	<b>Fronting On:</b> S	<b>Rms:</b> 10 + 3			
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1			
2-Storey	32 x 120 Feet	<b>Washrooms:</b> 3			
	<b>Irreg:</b>	1x2xMain, 1x5x2nd, 1x3xLower			
<b>Dir/Cross St:</b> Parkside & Howard Park			<b>Directions:</b> Indian Rd to Constance St		


<b>MLS#:</b> W11985897			<b>PIN#:</b> 213490303		
<b>Assignment:</b> N			<b>Fractional Ownership:</b> N		
<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	Residential
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Mutual	<b>Cable TV:</b>	A
<b>Basement:</b>	Fin W/O / Full	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	Y
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Phone:</b>	A
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Water Supply:</b>	
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Sewer:</b>	Sewers
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>	Family Room, Fenced Yard,	<b>Waterfront:</b>	None
<b>Year Built:</b>	1914		Fireplace/Stove, Public Transit, School,	<b>Retirement:</b>	N
<b>Yr Built Source:</b>	MPAC		Wooded/Treed	<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>				<b>Oth Struct:</b>	Garden Shed
<b>Assessment:</b>	<b>POTL:</b>	N		<b>Survey Type:</b>	None
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

<b>Topography:</b> Wooded/Treed							
<b>Waterfront:</b> None							
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Foyer	Main	14.67	x 7.02	Hardwood Floor	Wainscoting	2 Pc Bath
2	Living	Main	16.99	x 11.58	Hardwood Floor	Fireplace	Leaded Glass
3	Family	Main	15.03	x 13.02	Hardwood Floor	Stained Glass	Open Concept
4	Kitchen	Main	10.5	x 9.02	Hardwood Floor	Renovated	Open Concept
5	Dining	Main	13.02	x 9.51	Hardwood Floor	O/Looks Backyard	Walk-Out
6	Prim Bdrm	2nd	12.17	x 11.02	Hardwood Floor	Stained Glass	Combined W/Sunroom
7	2nd Br	2nd	14.17	x 10.76	Hardwood Floor	B/I Closet	Leaded Glass
8	3rd Br	2nd	11.42	x 10.76	Hardwood Floor	Closet	North View
9	4th Br	2nd	10.76	x 9.25	Hardwood Floor	O/Looks Backyard	South View
10	Rec	Lower	18.57	x 18.01	Open Concept	Above Grade Window	3 Pc Bath
11	Media/Ent	Lower	11.25	x 6.82	Above Grade Window		
12	Laundry	Lower	10.76	x 8.56	Ceramic Floor	Above Grade Window	
13	Sunroom	2nd	13.58	x 7.02	Hardwood Floor	B/I Shelves	O/Looks Backyard

**Client Remks:** Celebrating Over 110 years of Proud Service, This Stately 2 Storey Century Home in Prime High Park is Sure to Please. Spectacular Curb Appeal, Exceptional Interior & Exterior Mill Work Showcases the Craftsmanship of Times Past, Wonderful Marriage of Pristine Original Character & Modern Convenience. Inviting Regal Foyer with Charming 2pc., Traditional Parlour Offers a Cozy Wood Burning Fireplace & Leaded Glass Windows, Oversize Family Room with Stained Glass & Pocket Doors, Loads of Natural Light, Open Concept 'Cook's' Kitchen with Island, SS Appliances & Walk-out, 4 Bedrooms, 3 Renovated Bathrooms. Sparkling Stained & Leaded Glass, Extensive Wainscoting, Plate Rail & Crown. Appx. 2,800sq.ft Inclusive of Professionally Finished Basement with 8'+ Ceilings & Radiant Heated Floors. Tremendous Rec Room with Built-in Speakers; Primed for Home Theatre. Need Even More Space?...Potential to Develop the Attic Which Offers Great Ceiling Height and a Classic 'Eyebrow' Roof Dormer! Expansive 32' x 120' Landscaped Lot w/Brick Garage & Private Backyard Oasis. Located on a Quiet Mature Tree-Lined Street Only 20 Minutes to Either Pearson Intl. or the Financial District. A Short Stroll to Roncesvalles Shopping & Entertainment. Howard Junior PS Catchment. A Rare Offering Mere Steps to High Park!!!

<b>Extras:</b>
<b>Listing Contracted With:</b> ROYAL LEPAGE CONNECT REALTY416-588-8248





**83 Pearson Ave**  
**Toronto Ontario M6R 1G4**  
Toronto W01 Roncesvalles Toronto  
**Taxes:** \$10,587/2025  
**Sold Date:** 05/13/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 8

**Sold: \$3,023,000**  
**List: \$2,750,000**  
**For:** Sale  
**% Dif:** 110  
**Fronting On:** S  
**Acreage:** 20 x 144 Feet  
**Irreg:**  
**Rms:** 12 + 1  
**Bedrooms:** 4 + 1  
**Washrooms:** 3  
1x3xBsmt, 1x2xGround, 1x5x2nd  
**Dir/Cross St:** Pearson Ave and Sorauren Ave  
**Directions:** Pearson Ave and Sorauren Ave

**MLS#:** W12125689

**PIN#:** 213380358

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Fin W/O  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** Y  
**Apx Age:**  
**Apx Sqft:** 2000-2500  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick / Metal/Side  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.01	x 13.85	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Ground	15.98	x 14.11	Hardwood Floor	Combined W/Living	Fireplace
3	Kitchen	Ground	12.73	x 20.31	Hardwood Floor	Built-In Speakers	Centre Island
4	Sitting	Ground	15.12	x 10.56	Hardwood Floor	W/O To Garden	Window Flr to Ceil
5	Prim Bdrn	2nd	15.09	x 29.43	Hardwood Floor	Large Window	Large Closet
6	2nd Br	2nd	10.33	x 13.52	Hardwood Floor	O/Looks Backyard	Closet
7	3rd Br	2nd	10.37	x 14.11	Hardwood Floor	Bay Window	W/I Closet
8	Bathroom	2nd	8.92	x 15.68	Heated Floor	Semi Ensuite	Double Sink
9	Media/Ent	3rd	15.94	x 16.5	Broadloom	W/O To Balcony	Sliding Doors
10	4th Br	3rd	16.01	x 11.22	Broadloom	O/Looks Frontyard	
11	Family	Bsmt	15.98	x 19.88	Broadloom	Pot Lights	Large Closet
12	Rec	Bsmt	15.12	x 29.95	Hardwood Floor	Combined W/Office	Pot Lights
13	Laundry	Bsmt	7.19	x 8.66	Tile Floor	Sump Pump	Above Grade Window
14	Bathroom	Bsmt	8.5	x 8.66	Heated Floor		
15	Other	3rd	13.35	x 14.11	Tile Floor	French Doors	W/O To Garden

**Client Remks:** Family Home In Coveted Roncesvalles Renovated With Vision & Craftsmanship Welcome To This Thoughtfully Renovated 2 3/4 Storey Detached Home In The Heart Of Roncesvalles, Where Timeless Character Meets Smart, Modern Living. Renovated By A Contractor 4 His Own Family, Every Inch Reflects An Appreciation 4 Craftsmanship, Great Design, & Comfort. The Main Floor Offers Open-Concept Living & Dining W/ Fireplace, Leading 2 A Powder Room And Private Custom Kitchen With Central Island And Bar Area, Including A Casual Dining/Family Room. A Rear Glass Wall & Oversized Double Doors Open 2 A Landscaped, Private Yard Ideal For Indoor-Outdoor Living. The 2nd Floor Includes 3 Bedrooms: A Spacious 15x15 Primary Suite W/ Oversized Windows And A Semi-Ensuite, Dual-Access 5-Piece Bath W/ Heated Floors, Steam Shower, & Toilet & Bidet. The Front Bedroom Features Bay Windows & A Walk-In Closet. A Serene, Garden-Facing 3rd Bedroom Completes This Level. The Top Floor Boasts A Large Sunlit Family Room W/ Walkout 2 A Private Deck, Plus A 4th Bedroom And/Or Office Perfect 4 Guests, Work, Or Growing Families. The Fully Renovated 8ft-High Basement (With Kitchen Rough-In) Offers Large Windows, A Stylish 3-Piece Bath, Laundry Room, & Private Entrance Ideal 4 A Nanny Or In-Law Suite. A Custom 2-Car Garage Is Insulated, Gas-Heated, & EV-Ready With 100-Amp Panel. Dual Remote Overhead Doors (One 17'x11' On The Laneway! & One 8'x7' Glass Door 2 The Yard) + 12-Ft Ceilings Make It A Standout Workshop Or Studio. TTC, Gardiner, & Lakeshore Access R Nearby, W/ Downtown, Airports, High Park, Schools, & Great Shops And Restaurants Minutes Away. Not Just A House - This Is A Forever Home!  
**Extras:**  
**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-530-1100



**41 Garden Ave E**  
**Toronto Ontario M6R 1H5**  
 Toronto W01 Roncesvalles Toronto

**Sold: \$3,127,000**  
**List: \$3,195,000**

**Taxes:** \$9,491.89/2024

**For:** Sale

**% Dif:** 98

**Sold Date:** 02/16/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 12

Detached

**Fronting On:** S

**Rms:** 10

**Link:** N

**Acreage:**

**Bedrooms:** 4 + 1

3-Storey

17.92 x 125.15 Feet

**Washrooms:** 4

**Irreg:**

1x4x2nd, 1x3x3rd, 1x2xGround,  
1x3xLower

**Dir/Cross St:** Roncesvalles and Garden

**MLS#:** W11954690

**PIN#:** 213360282

<b>Kitchens:</b>	1	<b>Exterior:</b>	Other / Wood	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Lane	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Detached / 1.5	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water Supply:</b>	None
<b>A/C:</b>	Central Air	<b>UFFI:</b>	No	<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apex Age:</b>	6-15	<b>Prop Feat:</b>	Arts Centre, Family Room, Fenced Yard,	<b>Retirement:</b>	
<b>Apex Sqft:</b>	2500-3000		Fireplace/Stove, Library, Park, Public	<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>		Transit, Rec Centre	<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	5.25	x 3.84	Heated Floor	2 Pc Bath	Double Closet
2	Kitchen	Ground	16.77	x 7.35	Heated Floor	Modern Kitchen	Open Concept
3	Dining	Ground	12.34	x 10.93	Heated Floor	Window Flr to Ceil	
4	Family	Ground	15.68	x 13.48	Heated Floor	W/O To Garden	Window Flr to Ceil
5	2nd Br	2nd	13.25	x 8.99	Double Closet	B/I Desk	North View
6	3rd Br	2nd	15.68	x 13.16	Double Closet	South View	Window Flr to Ceil
7	4th Br	2nd	12.24	x 9.84	Double Closet	B/I Desk	Large Window
8	Prim Bdrm	3rd	15.68	x 13.16	Vaulted Ceiling	3 Pc Ensuite	W/I Closet
9	Rec	Lower	23.49	x 15.68	Heated Floor	Above Grade Window	
10	Utility	Lower	13.85	x 6.33			

**Client Remks:** Completed in 2012 by LGA Architectural Partners, the aptly named and extensively published contemporary Garden house, is a one-of-a-kind custom build that blends seamlessly into the Roncesvalles streetscape. This unique 4-bedroom home boasts a thoughtful layout that responds and adapts to the needs of a busy urban family and working from home professionals. The serene interior is infused with natural light that plays on volumes throughout the day quietly transforming the living spaces with soft airiness. The 2800 sq ft of living space unfolds slowly and surprisingly as you move through the home with radiant heated polished concrete floors and expansive windows at the front, side and rear that overlooks mature, landscaped gardens. Velux skylights over the open stairwell draw natural light into the centre of the home and the kitchen below, generating passive air circulation and cooling of warm air in the summer. The custom kitchen with maple cabinetry and white lacquer finish custom pantry, Caesarstone counters and back-painted glass backsplash opens into the dining room that overlooks the lush front garden. The discrete entry includes a generous front hall closet and powder room. The sunken family room with large Loewen sliding glass door is seamless with the private, treed south-facing garden and detached garage. The open, wide oak stairs led to the second floor that opens onto a light-filled library study designed to easily convert back to the 4th bedroom. The two bedrooms on opposite ends of the home are bathed in light and kitted out with large built-in closets. There is also a 4-piece bathroom, laundry and linen closet. The glorious third floor primary retreat with vaulted ceilings and massive south facing windows is complete with skylit 3-piece ensuite and walk-in closet. The well-lit lower level is a discrete, private space perfect for guests, kids, home theatre or gym, with 3-piece bathroom.

**Extras:**

**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000


**155 Grenadier Rd**  
**Toronto Ontario M6R 1R5**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$8,340.27/2024**For:** Sale**% Dif:** 93**Sold Date:** 03/03/2025**SPIS:** N**Last Status:** SLD**DOM:** 56

Detached

**Fronting On:** S**Rms:** 12**Link:** N**Acreage:****Bedrooms:** 4 + 1

3-Storey

25.73 x 116.18 Feet

**Washrooms:** 5**Irreg:**1x6x2nd, 1x4x2nd, 1x4xUpper,  
1x4xLower, 1x2xMain**Dir/Cross St:** Roncesvalles Avenue & Grenadier Road**MLS#:** W11909314**PIN#:** 213470298

<b>Kitchens:</b>	1	<b>Exterior:</b>	Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Finished / Sep Entrance	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>		Family Room, Fireplace/Stove, Hospital,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Library, Park, Public Transit, Rec Centre,		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		School		<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.29	x 10.66	Hardwood Floor	2 Way Fireplace	Open Concept
2	Dining	Main	10.5	x 10.47	Hardwood Floor	B/I Shelves	W/O To Deck
3	Kitchen	Main	19.16	x 12.53	Modern Kitchen	Centre Island	Pantry
4	Family	Main	23.29	x 10.66	B/I Bookcase	Open Concept	Combined W/Living
5	Office	Upper	7.87	x 6.89	Hardwood Floor	Large Window	
6	Prim Bdrm	2nd	14.76	x 10.5	Hardwood Floor	W/I Closet	6 Pc Ensuite
7	2nd Br	2nd	10.17	x 9.84	Hardwood Floor	Large Closet	Large Window
8	3rd Br	2nd	10.5	x 9.19	Hardwood Floor	Large Window	
9	4th Br	Upper	21.72	x 15.26	Hardwood Floor	Window Flr to Ceil	Large Closet
10	Great Rm	Lower	17.88	x 14.11	Heated Floor	B/I Bookcase	Large Window
11	5th Br	Lower	10.43	x 8.69	Heated Floor	Large Closet	Large Window
12	Laundry	Lower	5.58	x 4.59	Heated Floor	Porcelain Floor	Laundry Sink

**Client Remks:** Once in a Lifetime Opportunity to Own a Masterpiece in the Coveted Roncesvalles Neighbourhood Located Next to the World Renowned High Park, Designed and Crafted in Europe & Complete with a new 2-Car Garage! This Toronto Life House of the Week is Located On A Beautifully Landscaped, Fully Fenced Lot and Features 2,400sqft Of Breathtaking Finished Space + 445sqft Garage. The house has been completely rebuilt with energy efficiency in mind, and a significant number of its components are brand new. This includes the electrical, plumbing, and HVAC systems, as well as the roof structure, sheathing, shingles, gutters, interior walls, subfloors and windows. This energy efficient home is thermally insulated to current standards for new construction making it incredibly comfortable and energy efficient. The current overall wall R-value is R-22 (compared to approximately R-3 before the rebuild). This timeless estate is Lavished With: \*Modern Stucco Facade and Exterior \*Designer Wood, Glass And Metal Finishes \* Step into the best-in-class interior Luxuriously Appointed With: \*Open concept living/family room with a magical 3-sided vapour fireplace, Built-in wall unit with display cabinet, granite feature, and integrated lighting, custom-designed and manufactured in Europe, \*Formal dining room with built-ins and a walk-out to a patio, \*Modern Kitchen Designed and Manufactured in Europe Boasts a 9ft Center Island with Spectacular Leather Granite and Concealed Lighting, Top Of The Line Appliances and a Curtain Wall with a Double Patio Door, \*American solid walnut waterfall staircase, \*Huge Primary Bedroom With Extraordinary Finishes, Walk-In Closet & A 6-Piece Ensuite with Designer Fixtures. \*Upper Level with an Open Concept Office, Gable Window Curtain Wall with Breathtaking Views of Greenery, Private Bathroom and a Bedroom. \*5 Spa-Like Baths. \*Lower Level Features A Great Room/Movie Theater Room, Wet Bar & the 5th Bedroom, & more.. complete list of features & extras in Schedule C

**Extras:****Listing Contracted With:** FORESTWOOD REAL ESTATE INC.905-277-8800





**17 High Park Blvd**  
**Toronto Ontario M6R 1M5**  
 Toronto W01 Roncesvalles Toronto

**Sold: \$4,100,000**  
**List: \$4,185,000**

**Taxes:** \$14,599.05/2024

**For:** Sale

**% Dif:** 98

**Sold Date:** 04/23/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 1

Detached

**Fronting On:** S

**Rms:** 11 + 5

**Link:** N

**Acreage:**

**Bedrooms:** 6

2 1/2 Storey

45.92 x 140 Feet

**Washrooms:** 5

**Irreg:**

1x2xMain, 1x5x2nd, 1x4x2nd,  
1x3x2nd, 1x4x3rd

**Dir/Cross St:** Roncesvalles Av & Howard Park Av

**Directions:** Roncesvalles Av & Howard Park Ave

**MLS#:** W12096659

**PIN#:** 213450206

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Pvt Double	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Family Room, Fireplace/Stove	<b>Retirement:</b>	
<b>Year Built:</b>	1912			<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>	3500-5000			<b>Oth Struct:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Survey Type:</b>	None
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.49	x 14.67	Gas Fireplace	Bay Window	French Doors
2	Kitchen	Main	20.01	x 9.32	Breakfast Bar	B/I Appliances	Pantry
3	Dining	Main	20.51	x 15.32	Coffered Ceiling	Bay Window	W/O To Terrace
4	Family	Main	16.99	x 13.58	Gas Fireplace	W/O To Garden	French Doors
5	Prim Bdrm	2nd	15.32	x 14.99	W/O To Balcony	His/Hers Closets	5 Pc Ensuite
6	2nd Br	2nd	15.75	x 14.24	W/I Closet	Bay Window	Pot Lights
7	3rd Br	2nd	14.99	x 13.42	3 Pc Ensuite	Double Closet	Bay Window
8	4th Br	2nd	13.48	x 10.99	Bay Window		
9	5th Br	3rd	19.42	x 16.77	W/I Closet	4 Pc Ensuite	W/O To Deck
10	Office	3rd	21	x 19	Vaulted Ceiling	W/I Closet	Bay Window
11	Rec	Lower	20.24	x 16.17	Heated Floor	Built-In Speakers	Pot Lights
12	Media/Ent	Lower	17.26	x 11.15			
13	Workshop	Lower	19	x 7.51	Corian Counter		

**Client Remks:** A spectacular three-storey Edwardian residence showcasing timeless sophistication and architectural mastery! Located steps from High Park, this iconic home w/ its enchanting turret sits on an elevated, sunny 49 x 140 lot w/ a double private drive. After a meticulous back to the bricks rebuild, it offers over 6,000 sq ft of refined living across four expansive levels, blending grand principal rooms, designer interiors, 6 bedrooms, 6 baths, & remarkable original character. The main level features a grand foyer, a formal living room w/ a gas fireplace & leaded bay windows, an elegant dining room w/ a coffered ceiling, deluxe b/i cabinetry, servery, bay window & terrace w/o. The fabulous gourmet kitchen boasts high-end appliances, a pantry, & a granite island w/ a breakfast bar. Adjacent is the inviting family room w/ custom b/i & a gas fireplace. French doors open to a private, professionally landscaped, south-facing garden w/ a Wiarton stone terrace & b/i BBQ, ideal for al fresco dining. A powder room & mudroom complete the space. The second level offers 4 spacious bedrooms, 3 baths & laundry. The sumptuous primary retreat features two WICs, b/i cabinetry, a balcony overlooking the garden & a 6-pc ensuite spa bath. A lovely guest bedroom has leaded glass bay windows & ens 3 piece bath. A third bdrm designed by a top Canadian interior designer, features delightful decor, b/i window seat & a WIC. The 4th bdrm is perfect for an office. A lux 4-pc family bath rounds out this level. The bright skylit third level boasts a wonderful top-of-the-turret office/bdrm w/ a 12.5 ceiling, sparkling leaded glass bay windows & a WIC. A separate bedroom features a WICC, full ensuite bath & a w/o to a large 19.5 x 14.5 deck w/ 180 degree vistas. The superbly finished lower level has high ceilings, a home theatre, exercise & craft rooms, full bath w/ a steam shower & a climate-controlled wine cellar. A short walk to vibrant Roncesvalles Village, High Park, the lakefront & top schools.

**Extras:**

**Listing Contracted With:** BABIAK TEAM REAL ESTATE BROKERAGE LTD. 416-717-8853