

54 Wright Ave			Sold: \$1,105,000		
Toronto Ontario M6R 1K8			List: \$998,000		
Toronto W01 Roncesvalles Toronto					
Taxes: \$6,990/2025			For: Sale		% Dif: 111
Sold Date: 10/08/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Detached		Fronting On: N		Rms: 6	
Link: N		Acreage:		Bedrooms: 4	
3-Storey		18 x 132 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x4x3rd	
Dir/Cross St: Roncesvalles & Dundas Directions: East Of Roncesvalles					

MLS#: W12440017	PIN#: 213350111
Legal: PT LT 14 PL 468 PARKDALE AS IN CT616139; T/W & S/T WG149735; TORONTO , CITY OF TORONTO	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Partial Basement / Unfinished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: None	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 31-50	Pool: None	Retirement:
Year Built: 1977	Prop Feat: Family Room	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: Other	Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Unknown		Survey Type: Available
Foundation: Unknown		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Discover a rare opportunity in the heart of Roncesvalles Village with this fully detached four-bedroom home, full of possibilities. Sold in "as is, where is" condition, the property serves as a true blank canvas, ideal for investors, builders, or renovators. The location is as appealing as the opportunity itself. Just steps from Roncesvalles Avenue, you'll find vibrant shops, beloved cafes, artisanal bakeries, and some of Toronto's finest restaurants. Families will appreciate the proximity to top-rated schools, parks, and community spaces, while High Park, the city's largest green space, is only minutes away. For commuters, TTC convenience is unmatched, with multiple streetcar routes close at hand providing easy access to Dundas West Station, the Bloor subway line, and downtown Toronto. Inside, natural light pours through oversized windows and skylights, brightening every corner of the spacious three-level layout. Two front balconies invite morning coffee or evening sunsets, while the main-level family room opens directly to a fully fenced backyard, perfect for entertaining or quiet retreat. Adding to the homes appeal is the rare convenience of a private driveway and built-in garage, providing ample parking in a neighbourhood where it is often at a premium. An Exceptional Investment Opportunity to Elevate Your Portfolio. Unlock Outstanding Revenue Potential, Strong R.O.I., and Future Growth					
Listing Contracted With: RE/MAX PROFESSIONALS INC.416-236-1241					



18 Glendale Ave Ave Toronto Ontario M6R 2S7 Toronto W01 High Park-Swansea Toronto Taxes: \$7,424.70/2024 Sold Date: 07/15/2025 SPIS: N Last Status: SLD DOM: 19			Sold: \$1,053,000 List: \$1,149,000 For: Sale % Dif: 92
Detached Link: N 2-Storey	Fronting On: W Acreage: 27.5 x 90.33 Feet Irreg:	Rms: 9 Bedrooms: 4 Washrooms: 2 1x4, 1x4	Dir/Cross St: Glendale Ave and the Queensway Directions: Queensway/Glendale

MLS#: W12247597 **PIN#:** 213430205
Legal: PT LT 117-118 PL D1378 TORONTO AS IN CA428895; S/T CA428895; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Concrete Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.78	x 20.34	Hardwood Floor	Large Window	Fireplace
2	Sunroom	Main	7.87	x 7.55	Large Window	Hardwood Floor	O/Looks Frontyard
3	Office	Main	7.05	x 7.32	Window	Hardwood Floor	O/Looks Frontyard
4	Dining	Main	11.48	x 12.47	Separate Rm	Window	Hardwood Floor
5	Kitchen	Main	21.65	x 7.87	Galley Kitchen	Stainless Steel Appl	Hardwood Floor
6	Prim Bdrm	2nd	17.72	x 11.48	Large Window	Hardwood Floor	O/Looks Frontyard
7	2nd Br	2nd	8.53	x 12.8	Window	Closet	Hardwood Floor
8	3rd Br	2nd	11.81	x 9.19	Large Window	Hardwood Floor	
9	4th Br	2nd	12.8	x 10.83	W/O To Balcony	Hardwood Floor	Closet
10	Br	Bsmt	8.86	x 7.55	B/I Shelves	Linoleum	Pot Lights
11	Laundry	Bsmt	11.15	x 19.69	Linoleum		

Client Remks: Welcome to the charm of 18 Glendale Avenue spacious, detached home perched on a hill in one of Toronto's most sought-after west-end neighbourhoods. It's rare to find a four-bedroom home in a location like this. Well-maintained and well cared for, this solid two-storey property is move-in ready, while still offering the opportunity to add your own style, especially in the kitchen and bathrooms. Upstairs, you'll find four generous bedrooms, including one with its private balcony, perfect for enjoying your morning coffee. The main floor offers a welcoming living area with a working fireplace, a formal dining room, and a sunlit reading nook. Beautiful stained glass windows bring charm and character throughout. The large basement with a separate entrance and full 4-piece bathroom adds flexibility, whether for a potential rental suite, a home office, or guest space. Many major upgrades have already been completed, including a high-efficiency boiler, new furnace, high-efficiency hot water tank, updated wiring, and a new roof offering peace of mind as you make the space your own. Parking is easy with a legal front pad, a detached garage, and an additional spot in front of the garage providing up to three spaces. Just steps from vibrant Roncesvalles Village, you'll enjoy tree-lined streets, top-rated schools, family-friendly parks, beloved cafes, and some of the city's best bakeries and boutiques. High Park, the UP Express, and TTC are all within easy reach, making commuting simple. A rare opportunity to own a character-filled home in a thriving, connected community.

Inclusions: All existing appliances including fridge, stove, dishwasher, clothes dryer, freezer in basement, all electric light fixtures and all window coverings.

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



46 Macdonell Ave Toronto Ontario M6R 2A2 Toronto W01 Roncesvalles Toronto Taxes: \$7,803.30/2025 Sold Date: 10/10/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$1,280,000 List: \$1,295,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: W Acreage: < .50 25 x 137 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 + 1 Washrooms: 2 1x4xUpper, 1x2xMain	Dir/Cross St: Lansdowne Ave/Queen Directions: Lansdowne Ave/Queen

MLS#: W12451419 **PIN#:** 213390307

Legal: PT LT 13 PL 452 PARKDALE AS IN CT256473

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: < 700 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Hospital, Park, Public Transit, School Interior Feat: Other	Zoning: R(d0.6*296) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	23.82	x 6.5	Broadloom
2	Powder Rm	Main	0	0	2 Pc Bath Ceramic Floor
3	Living	Main	18.18	x 11.42	Broadloom Combined W/Dining East View
4	Dining	Main	14.93	x 9.51	Broadloom Combined W/Living O/Looks Backyard
5	Kitchen	Main	13.32	x 8.23	Tile Floor Eat-In Kitchen O/Looks Garden
6	Prim Bdrm	Upper	18.01	x 11.42	Hardwood Floor Closet East View
7	2nd Br	Upper	13.25	x 9.32	Hardwood Floor Closet West View
8	3rd Br	Upper	13.25	x 9.32	Hardwood Floor Closet West View
9	4th Br	Upper	8.76	x 6.5	Hardwood Floor East View
10	Bathroom	Upper	0	0	4 Pc Bath
11	5th Br	Bsmt	18.18	x 11.32	Broadloom Side Door Walk-Out

Client Remks: Rare Detached Opportunity In Roncesvalles! Discover 46 Macdonell Ave. A Value-Packed Home On A Quiet, Family-Friendly Street. Enjoy 4 Bedrooms, 2 Bathrooms, A Double-Brick Build, Garage, And Extra Parking On A Massive 137-Foot Lot. Walk To Roncesvalles Village, And Quality Schools. This Is Your Blank Canvas In One Of Toronto's Most Coveted Neighbourhoods. Urban Convenience Meets Suburban Space, A Rare Combination At An Unbeatable Price. Don't Miss This Opportunity!

Inclusions: Fridge, Stove, Microwave, Washer & Dryer, All Light Fixtures & Window Covers. 2nd Kitchen Rough-In Potential For Garden Suite. 100 AMP Service(Furnace, HWH & Roof Around 2013)

Listing Contracted With: CORCORAN HORIZON REALTY647-873-3999



206 Howard Park Ave Toronto Ontario M6R 1W1 Toronto W01 High Park-Swansea Toronto Taxes: \$6,709/2025 Sold Date: 11/04/2025 SPIS: N Last Status: SLD DOM: 1			Sold: \$1,517,000 List: \$1,498,000 For: Sale % Dif: 101
Detached Link: N 2-Storey	Fronting On: N Acreage: 31.25 x 64.5 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Howard Park & Parkside Drive Directions: Howard Park & Indian Road

MLS#: W12504536 **PIN#:** 213490233
Legal: PT LT B PL 1150 CITY WEST AS IN CA609857;

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1915 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 206 Howard Park Ave! As you scroll through the pictures, you will see the thoughtful modern upgrades, while preserving the warmth and soul of its early 20th century origins. Here are the top 10 reasons Howard Park is worth a visit: **LOCATION, LOCATION, LOCATION!** 1. A TWO MINUTE WALK TO HIGH PARK's beautiful hiking trails, zoo, large kids playgrounds, tennis courts, and restaurant. Imagine being able to walk out your front door and see the famous High Park Cherry Blossoms in just a matter of minutes! 2. BLOCKS TO RONCESVALLES VILLAGE with fabulous restaurants, cafes, shops and even the Revue Movie Theatre! 3.PUBLIC TRANSIT JUST STEPS AWAY (TTC) - There is no better place in the city; walk to Keele station in <10 minutes, and you are just steps to streetcars for College, Dundas and King Streets. **BASEMENT APARTMENT** 4. Self Contained unit with Private Entrance is already there with its own Laundry.5.Previous basement income earned \$1,955 /month. 6. **SCHOOL** Located within the coveted catchment for Howard Jr. Public School with has both French and English streams. 7. ** LOW GAS BILLS ** HIGH ENERGY EFFICIENCY with a NEW tankless furnace (no water tank rental required!) and most windows updated. 8. ** RENOVATIONS** Character of the home has been maintained by highlighting original stain glass and lead glass windows, exposed brick walls, refinished original wood stairs and beautiful original wood trim restored and painted white. TWO working wood burning fireplaces are the centre of the basement apartment and the main living area. 9. Modern day upgrades completed such as adding a primary bathroom and walk-in closet and 2nd level laundry. 10. **PRIVATE OUTSIDE OASIS ** Perfect for reading a book, hosting a BBQ with friends, or enjoy the daily visit by blue jays and cardinals to your bird feeder. View marketing videos! *Offers anytime!* Inclusions: Fridge x 2, Stove x 2, Dishwasher x 2 and Microwave x 2. Washer/dryer x 2, light fixtures, window coverings, bathroom mirrors. 2 AC units. Listing Contracted With: RE/MAX WEST REALTY INC.416-769-1616					



165 Galley Ave Toronto Ontario M6R 1H3 Toronto W01 Roncesvalles Toronto Taxes: \$7,282/2024 Sold Date: 11/27/2025 SPIS: N Last Status: SLD DOM: 37			Sold: \$1,603,500 List: \$1,650,000 For: Sale % Dif: 97
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 22 x 128 Feet Irreg:	Rms: 9 + 1 Bedrooms: 5 Washrooms: 2 1x3x2nd, 1x4xLower Dir/Cross St: Roncesvalles and Galley Directions: Roncesvalles to Galley	

MLS#: W12474643 **PIN#:** 213440477
Legal: PT LT 36 PL 727 NORTH WEST ANNEX AS IN CA701537; S/T INTEREST IN CA701537; T/W CA701537; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1908 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Hospital, Park, Public Transit, School Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.07	x 13.55	Crown Moulding	Picture Window	Open Concept
2	Dining	Main	12.07	x 10.7	Hardwood Floor	Crown Moulding	Combined W/Living
3	Kitchen	Main	11.91	x 15.72	Eat-In Kitchen	Stainless Steel Appl	W/O To Sunroom
4	Sunroom	Main	4.59	x 11.98	Large Window	W/O To Yard	
5	Prim Bdrm	2nd	17.85	x 9.84	Bay Window	Hardwood Floor	Double Closet
6	2nd Br	2nd	12.24	x 10.5	Picture Window	Closet	Hardwood Floor
7	3rd Br	2nd	12.04	x 10.47	Hardwood Floor	Picture Window	O/Looks Backyard
8	4th Br	3rd	10.96	x 14.01	Broadloom	O/Looks Frontyard	Window
9	5th Br	3rd	10.96	x 10.99	Broadloom	W/O To Deck	
10	Rec	Lower	16.77	x 18.64	Broadloom		
11	Utility	Lower	11.32	x 17.91	Combined W/Laundry	Large Closet	Walk-Out

Client Remks: Opportunity knocks in the heart of coveted Roncesvalles. This large, family-sized detached home delivers on every front: a light-filled main floor with generous living and dining spaces, and a large kitchen that opens directly to the backyard, perfect for keeping an eye on the kids while prepping dinner. Upstairs, five flexible bedrooms provide plenty of options for family, guests, office, or media use. The private top-floor retreat offers a walkout terrace, ideal for morning coffee or evening wind-downs. The outdoor spaces shine: a welcoming front porch, a spacious backyard designed for entertaining, and a laneway garage with parking for two vehicles plus 240V power for an EV charger, with potential for a laneway suite. Move-in ready and waiting for you, 165 Galley is perfectly positioned, just a short stroll to Roncys cafes, bakeries, shops, top schools, High Park, the lake, and transit. A true west-end Gem in one of Toronto's most walkable neighbourhoods. Don't miss this one!

Inclusions: Stainless Steel: Samsung Fridge, Samsung Stove and Hood Fan, KitchenAid Dishwasher, Microwave. Maytag Washer and Dryer. All Electrical Light Fixtures. All Existing Window Coverings.

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



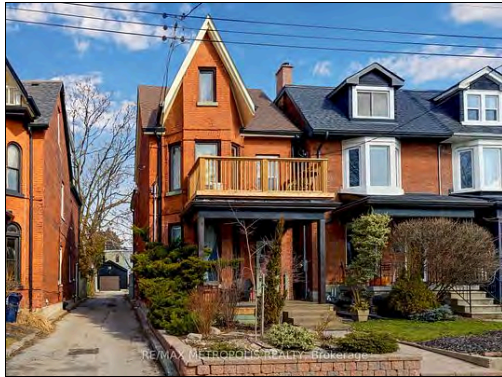
186 Westminster Ave Toronto Ontario M6R 1P1 Toronto W01 High Park-Swansea Toronto		Sold: \$1,700,000 List: \$1,750,000
Taxes: \$10,406/2025 Sold Date: 09/29/2025 SPIS: N Last Status: SLD DOM: 4	For: Sale % Dif: 97	
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 33 x 125 Feet Irreg:	Rms: 12 Bedrooms: 6 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Parkside / Howard Park Directions: Parkside / Howard Park		

MLS#: W12427063 **PIN#:** 213460105
Legal: PLAN 1277 PT LOT 58 PT LOT 59 SUBJ TO ROW

Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Other Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park Exterior Feat: Porch Interior Feat: Other	Zoning: R Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	17.42	x 7.25	Laminate Open Concept
2	Living	Ground	14.4	x 12.17	Broadloom Fireplace
3	Kitchen	Ground	13.16	x 9.32	Laminate Stainless Steel Appl
4	Prim Bdrm	Ground	12.93	x 10.33	Broadloom W/I Closet
5	2nd Br	2nd	13.32	x 9.74	Broadloom Fireplace
6	3rd Br	2nd	11.91	x 9.91	Broadloom B/I Closet
7	4th Br	2nd	14.99	x 10.01	Vinyl Floor Closet
8	Kitchen	2nd	10.01	x 10.01	Vinyl Floor Separate Rm
9	5th Br	3rd	21.16	x 10.83	Vinyl Floor Closet
10	Br	3rd	20.67	x 12.07	Vinyl Floor Closet
11	Rec	Bsmt	18.18	x 14.17	Vinyl Floor Open Concept
12	Br	Bsmt	12.6	x 8.99	Vinyl Floor Closet

Client Remks: Welcome To 186 Westminster Ave!! Ultra Spacious Detached 6+1 Bedroom Home Filled With Old World Charm Situated On Premium 33' x 125' Lot On One Of High Park's Most Desirable Streets!! Just Steps To The Park, This Home Features An Open Foyer, Large Living Room, Generous Size Bedrooms, Separate Entrance To Finished Basement, Private Driveway W/Ample Parking, Detached Garage And Much More. Close To Great Schools, Shops, Restaurants, Cafes, Transit & Minutes To Downtown. The Possibilities Are Truly Endless -- An Amazing Value & Ownership Opportunity. Don't Miss Out!!!
Inclusions: Fridge, Stove, Washer & Dryer, Freezer. All Elf's, All Window Coverings
Listing Contracted With: RE/MAX WEST REALTY INC.416-760-0600



52 Fern Ave Toronto Ontario M6R 1K1 Toronto W01 Roncesvalles Toronto Taxes: \$7,903.95/2024 Sold Date: 07/14/2025 SPIS: N Last Status: SLD DOM: 28			Sold: \$1,660,000 List: \$1,799,000 For: Sale % Dif: 92
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 18.25 x 117 Feet Irreg:	Rms: 7 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x3x2nd	
Dir/Cross St: SORAUREN AVE / FERMANAGH AVE Directions: SORAUREN AVE / FERMANAGH AVE			

MLS#: W12223341 **PIN#:** 213360059
Legal: LT 7 PL 1007 TORONTO; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	
2	Br	Main	0	0	
3	Kitchen	Main	0	0	
4	Living	Upper	0	0	
5	Dining	Upper	0	0	
6	Kitchen	Upper	0	0	
7	Br	Upper	0	0	

Client Remks: Welcome to 52 Fern Avenue, a charming south-facing detached 2.5-storey Victorian home located in one of Toronto's most sought-after neighbourhoods. Ideal location, situated just east of Sorauren Avenue, this property is a short stroll to Roncesvalles Avenue and steps from Sorauren Park. Currently configured as a 2 Family Home (2 Separate Suites). The main floor and unfinished basement feature a bright and updated 1-bedroom, 1-bathroom suite with high ceilings, a bay window, hardwood flooring, stainless steel kitchen appliances, a gas stove, and ensuite laundry. This unit backs onto a large backyard. The upper suite is filled with character and spans the second and third floors, offering a spacious living and dining area, a private south-facing balcony, a large eat-in kitchen with dishwasher, ensuite laundry, and a third-floor bedroom suite. Each unit has one parking space (2 parking spaces total). This versatile property offers numerous possibilities: live in one unit and lease the other for supplemental income, convert it back easily into a single-family residence, continue as an income-generating investment property, build a garage, and/or take advantage of the rare opportunity to build a laneway suite for more additional income as permitted by the city. With a Walk Score of 93, Transit Score of 92, and Bike Score of 98, 52 Fern Avenue delivers unmatched urban convenience in a family-friendly, community-oriented neighbourhood. Vacant possession as of September 1 2025. Main + basement suite tenant lease ends August 31, 2025 ; upper suite tenants on short term, month to month, furnished lease.

Inclusions: Main floor suite - Stainless steel: fridge, gas stove, dishwasher, microwave, washer and dryer. Upper floor suite - stove, range fan, fridge, dishwasher, washer and dryer.

Listing Contracted With: RE/MAX METROPOLIS REALTY905-824-0788



43 Westminster Ave Toronto Ontario M6R 1N3 Toronto W01 Roncesvalles Toronto		Sold: \$2,085,000 List: \$1,849,000
Taxes: \$8,973.63/2025	For: Sale	% Dif: 113
Sold Date: 10/06/2025		
SPIS: N	Last Status: SLD	DOM: 5
Detached Link: N 2-Storey	Fronting On: S Acreage: 30 x 125 Feet Irreg:	Rms: 8 Bedrooms: 5 Washrooms: 3 1x4xGround, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Roncesvalles & Westminster Directions: Roncesvalles & Westminster		

MLS#: W12436954	PIN#: 213340289
Legal: PLAN 510 LOT 22	

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1973 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.98	x 19.65	
2	Dining	Main	11.98	x 10.76	
3	Kitchen	Main	9.68	x 13.81	
4	Br	Main	11.98	x 10.66	
5	Prim Bdrm	2nd	18.18	x 15.75	
6	Br	2nd	11.98	x 9.84	
7	Br	2nd	11.98	x 15.49	
8	Br	2nd	9.68	x 11.88	
9	Rec	Bsmt	11.98	x 29.76	
10	Kitchen	Bsmt	11.98	x 11.65	
11	Utility	Bsmt	9.68	x 15.52	

Client Remks: Here is your chance to live in one of Toronto's most sought after neighbourhoods in Roncesvalles! Steps from shops, restaurants, cafe's, Sorauren Park, High Park and filled with community charm! Spacious 2-story home with 5 bedrooms, 2 kitchens, and generous living space. This property provides endless potential for multi-generational living, investment, or your dream single-family residence. A detached two-car garage parking is a true premium in this area! Soaking in Sun, the back yard is perfect for a family. Enjoy the best of city living with High Park, transit, and top schools nearby. Seller does not warrant legality of front parking.

Inclusions: All appliances and window coverings

Listing Contracted With: TRUST REALTY GROUP 647-346-4600



39 Boustead Ave Toronto Ontario M6R 1Y7 Toronto W01 Roncesvalles Toronto Taxes: \$8,687.08/2025 Sold Date: 07/03/2025 SPIS: N Last Status: SLD DOM: 35			Sold: \$1,825,000 List: \$1,850,000 For: Sale % Dif: 99
Detached Link: N 2-Storey	Fronting On: S Acreage: 25 x 158.33 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x3xBsmt, 1x2xMain	Dir/Cross St: Bloor/Dundas Directions: DUNDAS/RONCESVALLES

MLS#: W12182787	PIN#: 213480025
Fractional Ownership: N	
Legal: PTLT4 PL 485 TORONTO AS IN CA352123:CITY OF TORONTO	

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.53	x 10.17	Hardwood Floor	Separate Rm	French Doors
2	Dining	Main	19.85	x 9.58	Hardwood Floor	Combined W/Kitchen	Walk-Thru
3	Kitchen	Main	14.96	x 10.01	Ceramic Floor	Ceramic Back Splash	Combined W/Dining
4	Family	Main	17.98	x 14.44	Hardwood Floor	Walk Through	Large Window
5	Br	2nd	16.08	x 11.15	Hardwood Floor	Double Closet	Picture Window
6	2nd Br	2nd	12.47	x 10.01	Hardwood Floor	Closet	
7	3rd Br	2nd	14.44	x 9.02	Hardwood Floor	Pot Lights	Semi Ensuite
8	4th Br	2nd	14.44	x 9.02	Hardwood Floor	Double Closet	Pot Lights
9	Laundry	2nd	6.56	x 278.87			
10	Br	Bsmt	17.45	x 10.99	Hardwood Floor	Above Grade Window	Double Closet
11	Living	Bsmt	21	x 17.72	Combined W/Kitchen	Above Grade Window	
12	Kitchen	Bsmt	21	x 17.72	Combined W/Living	Hardwood Floor	

Client Remks: Welcome To This Charming Neighborhood! 4-Bedroom House With In-laws Suite in The Basement, Offers Spacious Living Space And Large Garden With Mature Trees; Garden Shed/Workshop. Steps To Roncy Village With Cozy Restaurants, Bars, Small Shops And High Park!. Family Oriented Neighborhood With Outstanding Schools! Close To Dundas Subway Station And TTC

Inclusions: 2 Fridges, 2 Stoves, B/in Dishwasher, Range Hood, Washer, Dryer, All Elf's And Existing Window Coverings, New Gas Boiler with Hot Water On Demand Unit Combined In One. Garden Shed/Workshop At Back

Listing Contracted With: GOWEST REALTY LTD.416-534-3511



152 Wright Ave Toronto Ontario M6R 1L2 Toronto W01 Roncesvalles Toronto Taxes: \$9,142.89/2024 Sold Date: 10/18/2025 SPIS: N Last Status: SLD DOM: 2		Sold: \$1,795,000 List: \$1,875,000 For: Sale % Dif: 96
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 24.62 x 125 Feet Irreg:	Rms: 15 Bedrooms: 4 + 2 Washrooms: 4 1x3xGround, 1x3x2nd, 1x3xBsmt, 1x3xBsmt
Dir/Cross St: Wright/Roncesvalles Directions: Wright/Roncy		

MLS#: W12465808	PIN#: 213370156
Legal: PLAN 786 PT LOTS 19 & 20	

Kitchens: 4 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1908 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Set in one of Torontos most beloved neighbourhoods, this versatile, multi-unit property in Roncesvalles Village offers an outstanding opportunity for investors or owner-occupiers seeking strong rental potential. With four separate units including a generous main floor suite, a sun-filled upper unit, and two self-contained basement bachelors this property is primed for consistent cash flow. Each unit is thoughtfully laid out, making it ideal for long-term tenants or short-term rental strategies. The location directly across from a school and just steps to Roncesvalles vibrant main strip ensures broad appeal to renters and homeowners alike. From boutique shops and cafes to transit, parks, and top schools, everything is right at your doorstep. For those looking ahead, theres the possibility of building a laneway home, adding even more future value and flexibility. Alternatively, the property can be reimagined as a beautiful single-family home in a community known for its strong sense of character and charm. Whether youre focused on maximizing rental income, house-hacking your way into the neighbourhood, or planning for a future family residence, this property delivers unmatched potential in a highly desirable location. Opportunities like this dont come around often secure your spot in Roncesvalles Village today.					
Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232					



58 Harvard Ave Toronto Ontario M6R 1C6 Toronto W01 Roncesvalles Toronto Taxes: \$10,915.31/2024 Sold Date: 08/09/2025 SPIS: N Last Status: SLD DOM: 46			Sold: \$1,775,000 List: \$1,895,000 For: Sale % Dif: 94
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 24.02 x 132 Feet Irreg:	Rms: 7 Bedrooms: 2 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3x3rd	Dir/Cross St: Roncesvalles Ave / Queen St W Directions: Roncesvalles Ave / Queen St W

MLS#: W12244168 **PIN#:** 213880110
Legal: PT LT 1 PL 591 PARKDALE AS IN CA623374; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: In Addition To Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	9.65	x 12.63	Pot Lights	Separate Rm	
2	Living	Main	22.74	x 10.47	Combined W/Kitchen	Fireplace	W/O To Deck
3	Kitchen	Main	22.74	x 8.56	Pot Lights	B/I Appliances	Open Concept
4	Family	2nd	10.1	x 19.09	W/O To Balcony	Wet Bar	Open Concept
5	Br	2nd	20.41	x 13.16	4 Pc Ensuite	B/I Closet	
6	Br	3rd	9.58	x 19.65	3 Pc Ensuite	Skylight	
7	Rec	Bsmt	15.58	x 16.99	Pot Lights	Open Concept	Finished
8	Utility	Bsmt	0	0			

Client Remks: Welcome to this fully rebuilt and thoughtfully expanded home that blends custom design with modern comfort. Taken back to the brick and extended 10ft at the rear and two stories up, this property features a brand-new kitchen with a 14-ft Cambria island, custom cabinetry, integrated Fisher & Paykel appliances, with thoughtful built-ins and extra storage. A natural gas cooktop includes a water spout and continuous Cambria backsplash. The open-concept living area offers a gas fireplace, 60-inch TV, and Sonos sound system with Alexa integration. Pot lights with dimmers and engineered hardwood runs throughout the house with ceramic tile in the entry way and bathrooms. The second-floor suite feels like a private retreat, with a full walk-in closet and a spa-inspired bathroom featuring a water closet, deep soaker tub, walk-in shower with skylight, double sinks, and mirrored wall-mounted storage. A full sliding glass wall opens to a south-facing balcony, creating an indoor-outdoor flow perfect for morning coffee or winding down at sunset. The built-in laundry room on this level includes custom cabinetry, and extra linen storage. The third-floor bedroom offers two skylights and connects to a bright flex space that's been used as a home gym or yoga studio. A custom glass staircase spans from the basement to the second floor, while a steel circular staircase leads to the third. Step out to the large backyard including a new 14ft deck off the kitchen, natural gas BBQ, new glass railings and stonework. The home also features a side entrance with a fire-rated steel door, spray foam insulation, soundproofed bedrooms, a sump pump, security cameras, and a preserved original front door with updated glass. Completely rebuilt with high-end finishes and no wasted space, this home is truly turn-key and ready to be enjoyed.

Inclusions: Existing Fridge, Gas Stove, Two Wine Fridges (main & second), Range Hood, Dishwasher, Microwave, Gas Fireplace, Custom Closet built-ins, Washer, Dryer, All interior and exterior electric light fixtures, Custom Window Coverings, Sonos sound system with Alexa integration, Security Cameras, Shed.

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



84 Geoffrey St		Sold: \$2,130,000
Toronto Ontario M6R 1P3		List: \$1,899,000
Toronto W01 Roncesvalles Toronto		
Taxes: \$7,857.58/2025	For: Sale	% Dif: 112
Sold Date: 09/16/2025		
SPIS: N	Last Status: SLD	DOM: 7
Detached	Fronting On: N	Rms: 9 + 4
Link: N	Acreage:	Bedrooms: 5 + 1
2 1/2 Storey	20 x 127 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Steps to Sorauren Park Directions: Steps to Sorauren Park		

MLS#: W12390726 **PIN#:** 213340116
Legal: Pt Lot 96 Plan 729 City West As In Ca220724; S/T

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Main	8.27	x 8.66	Hardwood Floor	Open Concept	O/Looks Frontyard
2	Living	Main	16.31	x 15.26	Hardwood Floor	B/I Shelves	
3	Dining	Main	8.83	x 11.65	Hardwood Floor	Open Concept	Breakfast Bar
4	Kitchen	Main	12.83	x 13.94	Tile Floor	Stainless Steel Appl	Quartz Counter
5	Bathroom	Main	7.58	x 8.27	Tile Floor	2 Pc Bath	Ceramic Back Splash
6	Prim Bdrm	2nd	13.22	x 14.7	Hardwood Floor	Closet	O/Looks Frontyard
7	2nd Br	2nd	9.25	x 17.85	Hardwood Floor	Pot Lights	O/Looks Backyard
8	3rd Br	2nd	7.84	x 9.06	Hardwood Floor	Closet	Window
9	Bathroom	2nd	7.25	x 5.15	Tile Floor	4 Pc Bath	Pot Lights
10	4th Br	3rd	9.84	x 10.04	Hardwood Floor	Window	O/Looks Backyard
11	5th Br	3rd	15.85	x 10.07	Hardwood Floor	Window	O/Looks Frontyard
12	Living	Lower	10.79	x 19.23	Tile Floor	Pot Lights	Combined W/Dining
13	Kitchen	Lower	13.78	x 12.01	Tile Floor	Pot Lights	Window
14	Br	Lower	7.05	x 11.75	Tile Floor	Closet	Window
15	Bathroom	Lower	5.41	x 7.61	Tile Floor	3 Pc Bath	Pot Lights

Client Remks: Welcome To Roncesvalles! This Absolutely Stunning Edwardian Century-Home, Circa 1909, Is A Red-Brick Beauty And The Quintessential Family Home, Right In The Heart Of Ronces Village! Detached And Situated On A Generous 20 x 127 Foot Lot, With Four Levels, And Over 3,000 Square Feet Of Living Space. Marvelous Main Floor With Open Concept Floor Plan, Wonderful Renovated Chefs Kitchen With Waterfall Island & Loads Of Storage, Dining Area That Could Comfortably Host A Dozen Friends & Family, Separate Living Room, & Den/Office Overlooking The Street. Five Generously-Sized Bedrooms Over the Second & Third Levels, Plus A Self-Contained Basement Apartment With Renovated Bathroom & Separate Entrance. Beautiful Backyard With Flagstone Patio & Kids Jungle Gym, Plus Lane Parking With Detached Garage. Excellent Carson Dunlop Home Inspection Available.

Inclusions: Main Floor: Fridge, Stove, Dishwasher, Microwave. Lower Floor: Fridge, Stove, Hoodfan. Washer, Dryer, All Window Coverings & Hardware, All Electric Light Fixtures.

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC.416-642-2660



322 Sorauren Ave
Toronto Ontario M6R 2G7
 Toronto W01 Roncesvalles Toronto
Taxes: \$9,569.37/2025 **For:** Sale **% Dif:** 126
Sold Date: 09/15/2025
SPIS: N **Last Status:** SLD **DOM:** 6
Sold: \$2,400,011
List: \$1,899,000
Detached **Fronting On:** W **Rms:** 7
Link: N **Acreage:** **Bedrooms:** 3
 2 1/2 Storey 27 x 125 Feet **Washrooms:** 3
Irreg: 1x2x2nd, 1x3x2nd, 1x2xBsmt
Dir/Cross St: Dundas St W & Sorauren
Directions:
 Head south on Sorauren from Dundas. On your right hand side across from the park

MLS#: W12391152 **PIN#:** 213340079
Legal: PT LT 59 PL 729 CITY WEST AS IN WG120038; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Lawn Sprinkler System, Patio, Porch Enclosed Interior Feat: Auto Garage Door Remote, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.78	x 12.8	Hardwood Floor	Large Window	Fireplace
2	Dining	Main	10.17	x 13.12	Hardwood Floor	Open Concept	Walk-Out
3	Kitchen	Main	10.17	x 22.31	Hardwood Floor	Stainless Steel Appl	Wood Stove
4	Prim Bdrm	2nd	11.48	x 12.8	Hardwood Floor	Bay Window	
5	2nd Br	2nd	9.84	x 10.83	Broadloom	Window	Large Closet
6	Laundry	2nd	8.2	x 12.8	Hardwood Floor	B/I Closet	Balcony
7	3rd Br	3rd	12.14	x 32.48	Hardwood Floor	Large Window	Skylight

Client Remks: Sunny Sorauren Stunner. Hold onto your hearts Roncesvalles, this is warmth and charm and vibes rolled into one beautiful detached Edwardian. Warmth in every way (wood burning fireplaces, morning/afternoon/evening light, character, tin ceilings, cast iron tubs etc.). Super private and extensively landscaped backyard with new garage/studio big enough for your SUV and your business to coexist. Vintage cast iron farmhouse sink the focal point in this subtly luxurious kitchen which also includes top of the line appliances from Wolf, Liebherr and Bosch. Dream location across from Sorauren Park and within a 5 minute walk to bustling Roncesvalles village, best schools and every downtown convenience. Come and get it.

Inclusions: Stainless steel Liebherr fridge, Bosch dishwasher, Wolf range/oven and Cyclone range hood. Second floor Gorenje AirRefresh dryer and SterilTub washer. Basement Kenmore washer and Maytag dryer. Solar Panels. Any light fixtures and built-ins not outlined in exclusions.

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



19 Marmaduke St Toronto Ontario M6R 1T1 Toronto W01 High Park-Swansea Toronto Taxes: \$8,370.37/2025 Sold Date: 11/13/2025 SPIS: N Last Status: SLD DOM: 63			Sold: \$1,900,000 List: \$1,988,888 For: Sale % Dif: 96
Detached Link: N 2 1/2 Storey	Fronting On: S Acreage: 25.96 x 116.65 Feet Irreg:	Rms: 10 + 5 Bedrooms: 5 Washrooms: 4 1x3, 1x1, 1x2, 1x4	
Dir/Cross St: Dundas St W & Roncesvalles Ave Directions: Dundas St W & Roncesvalles Ave			

MLS#: W12396789 **PIN#:** 213470196
Legal: PT LT 21 PL 590 CITY WEST AS IN CT499225; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Radiant / Other A/C: None Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Pre-Listing Inspection Report Available Upon Request. Offers Anytime. Attention Home Buyers & Investors. Charming Detached Home With Double Garage Located In Sought After High Park-Swansea Neighbourhood. Lot Is 25.96 Feet By 116.65 Feet. Faces Howard Junior Public School. Steps To High Park. Bright & Spacious. 2,047 Square Feet Above Grade As Per MPAC. Walk Into Spacious Foyer. Main Floor Includes: Family Room, Living Room, Den, Kitchen & 3 Piece Washroom. Main Floor Modern Kitchen With Granite Counter Tops & Stainless Steel Appliances Renovated In 2022. Second Floor Includes Three Bedrooms, One Washroom & Kitchen. Second & Half Storey Features Two Spacious Bedrooms. Basement Features Separate Entrance, In Law Suite & Laundry. Main Floor & Second Floor Washrooms Renovated In 2022. Sump Pump In Basement Installed 2022. Walk Out To Privacy Fenced Backyard. A Rare Detached Double Garage. Convenient Location. Easy Access To The Gardiner. Close To TTC, Subway, Bloor GO Station, Shops, Schools, Lake Shore & Much More. The Property Is Sold In As Condition. Click On 4K Virtual Tour & Don't Miss Out On This Opportunity To Make This Your Dream Home! Inclusions: Electrical Light Fixtures, Window Coverings Listing Contracted With: LPT REALTY877-366-2213					



310 Sunnyside Ave Toronto Ontario M6R 2R2 Toronto W01 High Park-Swansea Toronto		Sold: \$1,920,000 List: \$1,995,000
Taxes: \$10,429.02/2025	For: Sale	% Dif: 96
Sold Date: 09/26/2025		
SPIS: N	Last Status: SLD	DOM: 1
Detached	Fronting On: W	Rms: 13 + 4
Link: N	Acreage:	Bedrooms: 6 + 1
3-Storey	33 x 110.5 Feet	Washrooms: 4
	Irreg:	1x4xMain, 1x4x2nd, 1x4x3rd, 1x4xLower
Dir/Cross St: Roncesvalles Ave & Howard Park Ave		
Directions: Roncesvalles -->Howard Park--> Sunnyside		

MLS#: W12427204 **PIN#:** 213450054
Legal: PT LT 45-46 PL 1259 TORONTO AS IN CT784757 , CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Unfinished / Walk-Out Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Year Built: 1910 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Park, Public Transit, School Exterior Feat: Deck, Paved Yard Interior Feat: Accessory Apartment	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19	x 12.99	Bay Window	Hardwood Floor	Crown Moulding
2	Dining	Main	10.33	x 10.01	Window	Hardwood Floor	
3	Kitchen	Main	9.84	x 8.99	Double Sink	W/O To Deck	
4	Br	Main	12.17	x 12.01	Bay Window	Closet	Window
5	2nd Br	Main	12.17	x 10.01	Closet	Window	Wainscoting
6	Living	2nd	16.01	x 11.75	W/O To Balcony	Fireplace	Hardwood Floor
7	Dining	2nd	12.6	x 10.99	Window	Hardwood Floor	
8	Kitchen	2nd	9.84	x 8.99	Double Sink	Window	
9	Br	2nd	14.01	x 10.5	Bay Window	Closet	Hardwood Floor
10	2nd Br	2nd	10.99	x 9.84	Closet	Window	Hardwood Floor
11	Family	3rd	16.01	x 14.01	B/I Shelves	Large Window	Fireplace
12	Br	3rd	12.01	x 12.01	Closet	Window	
13	Laundry	3rd	11.02	x 7.51	W/O To Deck		
14	Living	Lower	12.99	x 10.99	Open Concept	Double Closet	
15	Kitchen	Lower	10.99	x 8.99	Window		
16	Br	Lower	11.68	x 10.33	Closet	Window	

Client Remks: Classic Edwardian charm meets endless opportunity on sought-after Sunnyside Avenue in the heart of Roncesvalles. This 2.5-storey residence spans an impressive 2,715 sq. ft. above grade and is currently configured as three vacant units, offering remarkable flexibility for end users, investors, or those seeking to reimagine the space into a single-family dream home. With 6 bedrooms and 4 bathrooms, the home sits proudly on a generous 33 x 110 lot complete with a private driveway and a west-facing backyard perfect for sun-filled afternoons and entertaining. A full third floor boasts two well-sized bedrooms, separate laundry room (roughed-in), and a walkout to a private deck, creating a versatile retreat within the home. Just steps from the shops, restaurants, and cafes of Roncesvalles, with the TTC and UP Express close at hand, and a short stroll to Sorauren Park, High Park, the lakefront, and all the best the west end has to offer. An exceptional opportunity to transform a classic into your forever home in one of Torontos most coveted neighbourhoods.

Inclusions: All existing appliances and mechanicals.
Listing Contracted With: BABIAK TEAM REAL ESTATE BROKERAGE LTD.416-717-8853



60 Hewitt Ave Toronto Ontario M6R 1Y3 Toronto W01 High Park-Swansea Toronto Taxes: \$9,946.40/2025 Sold Date: 09/29/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$2,500,000 List: \$2,185,000 For: Sale % Dif: 114
Detached Link: N 3-Storey	Fronting On: N Acreage: 30 x 155 Feet Irreg:	Rms: 9 + 3 Bedrooms: 5 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x3xLower	Dir/Cross St: Howard Park / Indian Rd Directions: Bloor --> Indian --> Hewitt

MLS#: W12424774 **PIN#:** 213480075
Legal: PT LT 30 PL 561 TORONTO AS IN CA289836; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished with Walk-Out / Apartment Fireplace/Stv: N Heat: Water / Gas A/C: Other Central Vac: N Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Metal Foundation: Stone Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Park, Public Transit Exterior Feat: Awnings, Deck, Hot Tub, Landscaped, Porch Interior Feat: Storage, Carpet Free Security Feat: Security System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers None Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.58	x 8.01	W/I Closet	Stained Glass	Wainscoting
2	Living	Main	14.01	x 12.01	Fireplace	Large Window	Walk Through
3	Dining	Main	15.42	x 12.01	Pocket Doors	Stained Glass	Window
4	Kitchen	Main	17.59	x 9.32	W/O To Deck	Centre Island	Stainless Steel Appl
5	Prim Bdrm	2nd	21.75	x 11.15	W/O To Balcony	B/I Closet	Combined W/Laundry
6	2nd Br	2nd	12.01	x 12.01	Fireplace	Bay Window	B/I Shelves
7	3rd Br	2nd	12.01	x 9.51	B/I Bookcase	Bay Window	Hardwood Floor
8	4th Br	3rd	12.99	x 12.34	W/I Closet	Vaulted Ceiling	Hardwood Floor
9	5th Br	3rd	14.99	x 11.25	W/I Closet	Vaulted Ceiling	Hardwood Floor
10	Living	Lower	13.75	x 10.5	Combined W/Dining	Above Grade Window	Pot Lights
11	Kitchen	Lower	12.01	x 11.15	Undermount Sink	Above Grade Window	Combined W/Laundry
12	Br	Lower	10.99	x 8.33	Double Closet	Window	

Client Remks: Set on an impressive 30' x 155' lot on coveted Hewitt Avenue in the heart of High Park-Roncesvalles, this distinguished Edwardian residence offers over 3,000 sq. ft. of beautifully proportioned living space across four levels. With 5+1 bedrooms and 4 bathrooms, the home seamlessly marries timeless architectural detail with carefully considered updates. A stately brick facade and superb curb appeal welcome you to a grand interior, where stained and leaded glass, a gracious foyer, decorative fireplaces, and soaring 8'9" ceilings embody classic elegance. Modern enhancements include new oak flooring, new Mitsubishi ductless AC, new Viessmann hot water tank, updated windows, Hunter Douglas window coverings, pot lighting throughout, a high-quality metal roof, and a fully reimagined lower-level apartment with soundproofing and private side entrance, plus the option to reconnect to the main level through a converted closet access. Professionally landscaped perennial gardens and low-maintenance composite decking create serene outdoor spaces. With a perfect Transit Score (UP Express, GO & subway), French Immersion, proximity to High Park and the shops, cafes, and dining of Roncesvalles just steps away, this exceptional home offers an unrivalled blend of heritage, convenience, coolness and sophistication. Floor Plans, Schedule B, 3D Tour & Video. Home inspection, House Data, Garden Suite Report are available

Inclusions: See Schedule B

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



156 Galley Ave Toronto Ontario M6R 1H1 Toronto W01 Roncesvalles Toronto Taxes: \$9,000/2025 Sold Date: 11/24/2025 SPIS: N Last Status: SLD DOM: 26			Sold: \$2,170,000 List: \$2,269,000 For: Sale % Dif: 96
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 25.25 x 100 Feet Irreg:	Rms: 9 + 1 Bedrooms: 5 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xLower Dir/Cross St: Roncesvalles and Queen Directions: Off Roncesvalles	

MLS#: W12488176 **PIN#:** 213380169
Legal: PT LT 22 PL 287 TORONTO AS IN CA348837; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.98	x 15.42	Hardwood Floor	Fireplace	Window
2	Dining	Main	10.7	x 16.67	Hardwood Floor	Wainscoting	W/O To Yard
3	Kitchen	Main	8.99	x 16.67	Hardwood Floor	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	2nd	13.45	x 12.86	Hardwood Floor	Closet	Window
5	2nd Br	2nd	9.84	x 14.21	Hardwood Floor	Closet	Bay Window
6	3rd Br	2nd	9.55	x 9.71	Hardwood Floor	Window	
7	Laundry	2nd	9.55	x 7.35	Hardwood Floor	Window	
8	4th Br	3rd	12.11	x 13.02	Hardwood Floor	Window	
9	5th Br	3rd	10.99	x 12.86	Hardwood Floor	Window	
10	Rec	Lower	19.23	x 20.67	Broadloom	Pot Lights	Window

Client Remks: An artistic blend of vintage and modern living in the heart of Roncesvalles. A Roncesvalles dream, thoughtfully reimaged for modern living. This 3 storey detached offers five bedrooms and three bathrooms - it's equal parts charm and sophistication. From the moment you step into the large entryway, the original stained glass catches your eye - a nod to the home's history, now beautifully renewed from top to bottom. With warm wood floors, pocket French doors, and a gas fireplace, the main floor balances charm with natural flow into the open dining and kitchen space. Updates include a polished stone breakfast island and large dining area ideal for entertaining and everyday living. Swing open the beautiful oversized glass and wood doors into the private backyard, panelled by cedar fencing around the new deck. The result is an outdoor urban space you'll use each day, year round. Upstairs 3 generous bedrooms and a custom full bath set the tone for family life. On the top floor, 2 additional bedrooms offer flexibility for guests, work, or growing families. Downstairs a fully renovated dug down lower level boasts heated terrazzo floors, a custom white oak floating staircase, 8.5 foot ceilings, a large designer bath with soaker tub, walk in shower and timeless vintage tiles, modern vanity, and oak accent panels. A studio, theatre room, extended family space, or income suite, the possibilities are endless. The wide mature tree lined one way street tributes to Roncesvalles Ave and its parade of boutique shops, cafes, great restaurants, enumerable amenities, and artisanal markets. Calm and quiet in the heart of Roncesvalles, with ample street parking, doesn't get better than this. Come and experience your family's future home and make the dream a reality.

Inclusions: All appliances, washer/dryer, bbq, designer dining table, and hot tub.
Listing Contracted With: REAL BROKER ONTARIO LTD, 888-311-1172



181 Indian Rd Toronto Ontario M6R 2W2 Toronto W01 High Park-Swansea Toronto Taxes: \$10,723.12/2025 Sold Date: 10/03/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$2,500,000 List: \$2,499,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: E Acreage: 32.5 x 128.41 Feet Irreg:	Rms: 15 Bedrooms: 6 Washrooms: 4 1x1xMain, 1x4x2nd, 1x3x3rd, 1x1xBsmt	Dir/Cross St: Bloor Street West & Parkside Drive Directions: Bloor Street West & Parkside Drive

MLS#: W12432870 **PIN#:** 213450035
Legal: PT LT 6 PL 1277 TORONTO AS IN CA739796; S/T & T/W CA739796; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Partially Finished / Full Fireplace/Stv: Y Heat: Radiant / Gas A/C: Window Unit Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Other Foundation: Stone, Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.39	x 9.51	Fireplace	Wood Trim	Hardwood Floor
2	Family	Main	15.09	x 11.38	Bay Window	Fireplace Insert	Hardwood Floor
3	Dining	Main	15.75	x 11.48	Bay Window	Hardwood Floor	Pocket Doors
4	Kitchen	Main	23.62	x 8.2	B/I Appliances	Walk-Out	
5	Powder Rm	Main	0	0			
6	Br	2nd	11.48	x 11.15	Fireplace	Bay Window	Hardwood Floor
7	2nd Br	2nd	16.08	x 12.14	Hardwood Floor	Bay Window	Closet
8	3rd Br	2nd	19.69	x 12.8	Closet		
9	4th Br	2nd	15.42	x 12.96			
10	Bathroom	2nd	12.96	x 8.2	4 Pc Bath	Soaker	
11	5th Br	3rd	13.78	x 11.45			
12	Br	3rd	17.72	x 11.06			
13	Br	3rd	16.73	x 15.75	3 Pc Ensuite		
14	Bathroom	3rd	6.23	x 5.91	3 Pc Bath		

Client Remks: For locals, Indian Road is synonymous with dreamy, turn-of-the-century homes that sit like grand estates along a family-friendly tree-lined street, moments from the gates to the city's greatest playground (High Park) and the energetic Roncesvalles village. Residents in this pocket rarely move, with everything one could need to create a lifetime of memories at your doorstep. This detached 3-storey Edwardian masterpiece celebrates a glamorous era with original panelled millwork, wainscoting, and a handsome staircase. Main level features a wood-clad foyer with gas fireplace, pocket-doors that lead to the family room w/ fireplace and the first of several stained-glass bay windows, a formal dining room that flows into a large updated kitchen, and a tucked away powder room/WC. The 2nd floor offers three well-proportioned bedrooms and a sunroom/solarium, ideal as an office or extra bedroom. A bathroom with deep soaking tub and walk-in shower services this level. The 3rd floor adds three more generous bedrooms and a 3-piece ensuite bath. Full basement with laundry and additional rough-in for bathroom. Outside, a 32X128 ft lot with a wide drive leads to a double detached garage and an ample backyard. Mechanical updates include new plumbing, new hot-water boiler, 200-amp electrical service, and a newer recycled-rubber shingle roof noted for longevity. Live comfortably "as is", update to taste, or elevate into a showpiece - this address supports it all!

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888



59 Fuller Ave			Sold: \$2,350,000
Toronto Ontario M6R 2C4			List: \$2,499,000
Toronto W01 Roncesvalles Toronto			
Taxes: \$10,097/2025		For: Sale	% Dif: 94
Sold Date: 11/05/2025			
SPIS: N	Last Status: SLD	DOM: 22	
Detached	Fronting On: E	Rms: 8 + 2	
Link: N	Acreage: < .50	Bedrooms: 3	
2 1/2 Storey	23.58 x 124 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x4x2nd, 1x3xLower	
Dir/Cross St: Sorauren & Pearson Directions: Pearson Ave to Fuller Ave			

MLS#: W12461488 Assignment: N Legal: PT LT 21 PL 467 PARKDALE AS IN CA577512; S/T AND T/W CA577512; CITY OF TORONTO		PIN#: 213390254 Fractional Ownership: N	
Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Fan Coil / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1886 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone, Unknown Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School Exterior Feat: Deck, Privacy, Porch Enclosed Interior Feat: On Demand Water Heater, Carpet Free, Water Heater Owned, Sump Pump Security Feat: Security System, Smoke Detector	Zoning: Residential Cable TV: A Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	

Topography: Flat Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	10.01	x 8.99	Ceramic Floor	Large Window	
2	Living	Main	16.5	x 16.01	Hardwood Floor	Open Concept	Bay Window
3	Dining	Main	14.01	x 10.01	Hardwood Floor	Open Concept	B/I Bar
4	Kitchen	Main	14.24	x 12.4	Hardwood Floor	Centre Island	Walk-Out
5	Prim Bdrm	2nd	16.5	x 16.17	Hardwood Floor	Bay Window	4 Pc Ensuite
6	Office	2nd	9.25	x 9.25	Hardwood Floor	Casement Windows	West View
7	2nd Br	2nd	12.66	x 10.01	Hardwood Floor	O/Looks Backyard	Cathedral Ceiling
8	3rd Br	3rd	21	x 13.42	Hardwood Floor	Casement Windows	Led Lighting
9	Rec	Lower	21.65	x 15.75	Heated Floor	Open Concept	Above Grade Window
10	Laundry	Lower	14.67	x 11.84	Heated Floor	Laundry Sink	

Client Remks: Majestic 2.5 Storey Detached Victorian in Roncesvalles. Located on a Quiet Family Friendly Street, This Circa 1886 Home Offers Grand Proportions Throughout. Full Professional Renovation with Bespoke Monochromatic Contemporary Finishes, Over 2,800Sq.ft, Massive Open Concept Main Floor with 10' Ceilings; Primed for Entertainment! Ultra Clean Line Workmanship, Unmatched Natural Light, Custom Cook's Kitchen with Ceiling Height Cabinetry, Bosch, Miele, Fisher & Paykel Appliances, Quartz Counters & Island, Floor to Ceiling Slider Access to a Private Composite Deck & Fenced Yard. Spacious Primary with Bay Window, Spa-Like 4pc. Ensuite & Custom Built-in Closets, Sunroom/Office Offers Wall to Wall Windows & Tree Top Views. 2nd Bedroom Features 14' Cathedral Ceilings and a Loft, Wonderful 3rd Floor Bedroom Retreat Provides Enough Space for an Office & Sitting Area. Tastefully Designed Bathrooms, Custom Built-ins Throughout, Finished Lower Level with 8' Ceilings & Stunning Polished Concrete Floors... Heated! Modern Mechanics, Custom Pella Black Framed Windows, Grohe, Franke & Duravit Fixtures, Originally a 5 Bedroom Home, 3rd Floor Conversion to 2 Bedrooms Possible, Large 23.6' x 124' Landscaped Lot with Mutual Drive & 2 Car Garage. Steps to Roncesvalles Shopping & Entertainment, High Park & Public Transit. 5-10 Minutes to the Liberty Village Tech Hub, Only 20 Minutes to Pearson Intl. or the Financial District.

Inclusions: Fisher & Paykel Fridge, Bosch Range, Bosch Induction Cooktop, Bosch SS Microwave, Miele Dishwasher, Rangehood, LG Washer & Dryer, Window Coverings, Electrical Light Fixtures, On-Demand Hot Water Heater, Integrated Combi Fan/Coil Unit, Central A/C & Equipment, Built-in Speakers.

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-588-8248



14 Lukow Terr		
Toronto Ontario M6R 3B8		
Toronto W01 Roncesvalles Toronto		
Taxes: \$9,893.62/2025	For: Sale	% Dif: 96
Sold Date: 07/17/2025		
SPIS: N	Last Status: SLD	DOM: 44
Detached	Fronting On: W	Rms: 7 + 2
Link: N	Acreage:	Bedrooms: 4
2 1/2 Storey	25 x 96.53 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x5x2nd, 1x4x3rd, 1x4xBsmt
Dir/Cross St: Sorauren Ave & Dundas St W Directions: Sorauren Ave & Dundas St W		

MLS#: W12192760		PIN#: 213350052	
Legal: Pt Lt 4-5 PI 1256 Toronto Pt 4 & 26, 64R15167; S/T & T.W CA596589; Toronto			
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:	Hydro:
Basement: Finished with Walk-Out / Full	Park/Drive:	Gas:	Phone:
Fireplace/Stv: Y	Drive: Lane	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 1	Sewer:	Sewers
Central Vac: Y	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 1500-2000	Prop Feat: Central Vacuum,	HST Applicable to	Included In
Roof: Asphalt Shingle	Fireplace/Stove, Park, Public Transit, Rec	Sale Price:	
Foundation: Concrete	Centre, School	Farm/Agr:	
Assessment: POTL:	Interior Feat: Central Vacuum	Oth Struct:	
POTL Mo Fee:		Survey Type:	None
Laundry lev: Lower		Spec Desig:	Unknown

Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.83	x 15.55	Hardwood Floor	Fireplace	B/I Shelves
2	Dining	Main	16.83	x 9.91	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	20.14	x 11.02	Hardwood Floor	Renovated	Modern Kitchen
4	2nd Br	2nd	13.09	x 12.86	Hardwood Floor	Bay Window	W/I Closet
5	3rd Br	2nd	9.88	x 10.4	Hardwood Floor	Closet	O/Looks Backyard
6	4th Br	2nd	12.99	x 14.34	Hardwood Floor	Closet	O/Looks Backyard
7	Prim Bdrm	3rd	13.09	x 20.51	4 Pc Ensuite	His/Hers Closets	W/O To Deck
8	Rec	Bsmt	19.78	x 19.42	Broadloom	4 Pc Bath	
9	Laundry	Bsmt	10.96	x 9.42	Ceramic Floor	Walk-Out	

Client Remks: Welcome to this designer-renovated home in an exclusive enclave of Roncesvalles. Surrounded by historic architecture, this Victorian-inspired residence stands out. Built in 1999 and exquisitely reimagined in 2020, this 2,651 sq ft detached home flawlessly blending classic character with contemporary luxury. The main floor makes a striking first impression with its open, airy layout and rich textures. The living room is centred around a gas fireplace with black marble surround, flanked by custom floating shelves and built-in cabinetry. The dining area seats eight easily; perfect for memorable evenings with friends and family. The chef's kitchen is a design-forward dream, featuring Caesarstone counters, sleek two-tone cabinetry, marble backsplash, and generous centre island with seating for 4. High-performance appliances include a Jenn-Air gas range, paneled refrigerator, BOSCH dishwasher, microwave drawer, and bar fridge. A coffee station, prep sink, and under-cab. lighting add function and flair. French doors open onto a lush, landscaped backyard/patio, creating effortless indoor-outdoor entertaining. A powder room and custom entryway bench with coat storage complete this level. Upstairs, discover 4 sun-filled bedrooms and 2 full bathrooms. The top floor is an extraordinary primary suite with soaring vaulted ceilings, skylights, closets, and a luxurious 4-piece ensuite with double vanity. Step out to your expansive rooftop terrace with stunning skyline views. The bsmt features high ceilings, spacious rec room, large laundry area, 4-piece bath, and cantina/cellar storage at both ends. Easy potential for a sep. suite or creative use. The fully fenced backyard connects to a private, kid-friendly street; no through traffic, just a quiet space to play and unwind. Detached garage parking and potential for a second space steps from the beloved cafes, boutiques, parks, and transit of Roncesvalles Village. its a lifestyle statement; rare, refined, and completely turnkey.

Inclusions: Jenn-Air Stove, extractor fan, paneled fridge/freezer, BOSCH dishwasher, SHARP microwave drawer, beverage fridge. Washer and Dryer. All electrical light fixtures (except dining room).

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



79 Fermanagh Ave Toronto Ontario M6R 1M1 Toronto W01 Roncesvalles Toronto Taxes: \$11,907/2025 Sold Date: 11/05/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$3,010,000 List: \$2,749,000 For: Sale % Dif: 109
Detached Link: N 3-Storey	Fronting On: S Acreage: 20 x 125.33 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 3 1x4x3rd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Roncesvalles Ave/Dundas St W Directions: Roncesvalles Ave/Dundas St W

MLS#: W12488528 **PIN#:** 213370071
Legal: PT LT 22 PL 697 TORONTO AS IN CA782167; T/W CA782167; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Patio, Privacy Interior Feat: On Demand Water Heater, Water Heater Owned Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: In the Heart of Roncesvalles Village, this masterfully renovated detached home blends designer luxury with everyday comfort. Step inside to a stunning open-concept main floor where custom plastered fluting, seamlessly integrated into the new bio-fuel fireplace, and elegant lighting create an elevated yet welcoming atmosphere. Designer cork wallpaper and custom window treatments add texture and warmth. The chef's kitchen shines with artisanal tile backsplash, refaced cabinetry, custom fluting details, a custom built pantry, high-end stainless appliances, and a peninsula with seating-perfect for casual dining or entertaining in style. The second floor offers two spacious bedrooms, convenient laundry, and a spa-inspired 4-piece bath with claw-foot tub and separate glass shower. Upstairs, the third floor hosts two additional bedrooms, including a luxurious prime suite with designer wallpaper, custom window treatments, a walk-through closet, and California Closet wardrobe, all connected to a large semi-ensuite 4-piece bath. The second bedroom/office features floor-to-ceiling glass doors opening to a private deck overlooking the backyard and downtown skyline, flooding the space with natural light. The fully finished basement adds a versatile recreation area and guest bedroom/den, plus a spacious 3-piece bath, custom built-in cupboards, and extra storage room-ideal for family, guests, or a home gym. Outside, enjoy a private backyard oasis with gas BBQ line and a rare double-car garage with double doors accessing the backyard, ample storage and lane access, Recent upgrades include a new owned tankless water heater, sump pump with battery backup, and 2024 exterior parging. Professionally remodeled since 2021, this home combines timeless craftsmanship, modern comfort, and the best of Roncesvalles living-steps to schools, TTC, High Park, shops, and cafes. Inclusions: Refrigerator, Gas Stove, Dishwasher, Built-in Microwave, SS Vent hood, Washer and Dryer, All designer light fixtures (except as excluded), All window coverings and treatments, Tankless Hot water Heater system, AC/Heat pumps, Listing Contracted With: RE/MAX PROFESSIONALS INC.416-232-9000					



8 Geoffrey St
Toronto Ontario M6R 1P3
 Toronto W01 Roncesvalles Toronto
Taxes: \$10,112.31/2025 **For:** Sale **% Dif:** 110
Sold Date: 07/14/2025
SPIS: N **Last Status:** SLD **DOM:** 0
Sold: \$3,085,000
List: \$2,795,000
Detached **Fronting On:** N **Rms:** 7 + 4
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2 1/2 Storey 25 x 127 Feet **Washrooms:** 4
Irreg: 1x2xGround, 2x4x2nd, 1x3xLower
 Minor Encroachment
Dir/Cross St: Roncesvalles Village
Directions:
 From Dundas St W, head south on Sorauren Ave to Geoffrey Street. Head west to #8.

MLS#: W12283249 **PIN#:** 213340089

Legal: PT LT 108 PL 729 CITY WEST AS IN CA801775; CITY OF TORONTO

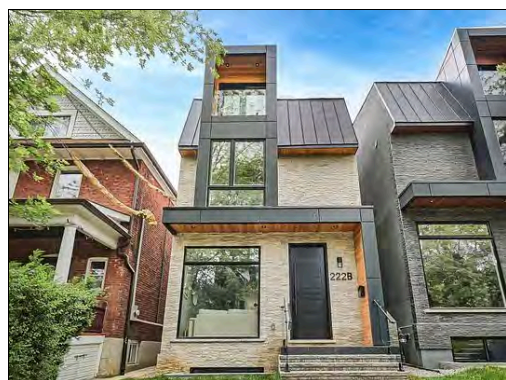
Kitchens: 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School Interior Feat: Rough-In Bath	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1996 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.5	x 16.01	Hardwood Floor	Gas Fireplace	Open Concept
2	Dining	Ground	15.32	x 9.91	Hardwood Floor	Combined W/Living	Bay Window
3	Kitchen	Ground	13.75	x 11.32	Hardwood Floor	Quartz Counter	W/O To Yard
4	Prim Bdrm	2nd	14.34	x 13.68	Hardwood Floor	Bay Window	W/W Closet
5	2nd Br	2nd	14.5	x 10.01	Hardwood Floor	Window	O/Looks Backyard
6	3rd Br	3rd	14.6	x 10.93	Broadloom	Closet	Skylight
7	4th Br	3rd	10.24	x 10.17	Broadloom	Closet	Window
8	Media/Ent	Lower	19.49	x 13.68	Concrete Floor	W/W Closet	3 Pc Bath
9	Br	Lower	12.34	x 8.76	Concrete Floor	Combined W/Laundry	
10	Laundry	Lower	7.15	x 6.59	Above Grade Window	Stainless Steel Sink	

Client Remks: Located in one of Toronto's most vibrant and family-friendly neighbourhoods, this beautifully renovated 4+1 bed, 4 bath home blends timeless elegance with thoughtful, high-end updates - perfect for modern family living. Curb appeal shines with herringbone brick walkways and manicured gardens leading to a classic front porch with composite decking. Inside, wide-plank oiled white oak floors and recessed lighting flow through open-concept living, dining, and kitchen areas designed for both everyday comfort and elegant entertaining. The chefs kitchen features quartz counters, subway tile backsplash, a generous island with seating for three, and premium appliances: Bertazzoni 36" gas range, Bosch dishwasher, 42" KitchenAid fridge/freezer, Vino Pazzo bar fridge, and built-in microwave. Shaker cabinetry and Nicolazzi Sifton faucets add quiet sophistication. The dining room is anchored by a bay window, while the living room's floor-to-ceiling stone wall - with Napoleon gas fireplace and custom built-ins - offers a cozy focal point. Upstairs, the serene primary suite includes a second gas fireplace, bay window, and full-height shaker closets. The spa-like ensuite features heated floors, marble herringbone-tiled shower, dual sinks, and wall-to-wall vanity. A 2nd bedroom and a beautifully finished family bath with basketweave tile and tub complete this level. The third floor offers two bright bedrooms under skylights and gabled ceilings, climate-controlled by Fujitsu split HVAC. The lower level features radiant-heated polished concrete floors, above-grade windows, a media/multi-use area, 3-piece bath, guest room, laundry with Whirlpool washer/dryer, and storage. Outside, a private backyard oasis with a BBQ/dining area, covered lounge, hot tub, sandbox, and playhouse sit beneath a Chestnut Tree. An insulated 2-car garage with loft storage and office/gym potential adds flexibility. Steps to Sorauren Park, top schools, transit, and Roncesvalles. This is the complete family home.

Inclusions: Stainless Steel Bertazzoni 36" Range & Hood, Stainless Steel Bosch Dishwasher, 42"Stainless Steel Kitchen Aid Fridge/Freezer Side by Side, Vino Pazzo Dual System Bar Fridge, Frigidaire Standing Freezer in basement, Whirlpool Washer Dryer combo, Canadian Spa Company Hot Tub and Outdoor Shower. Furnace & Equipment, Air Conditioning Unit(s), All Electric Light Fixtures, Window Coverings

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION416-489-2121



222B Pearson Ave Toronto Ontario M6R 1G7 Toronto W01 High Park-Swansea Toronto Taxes: \$6,145/2025 Sold Date: 08/07/2025 SPIS: N Last Status: SLD DOM: 21		Sold: \$3,050,000 List: \$3,195,000 For: Sale % Dif: 95
Detached Link: N 2 1/2 Storey	Fronting On: N Acreage: 22 x 143 Feet Irreg:	Rms: 13 + 1 Bedrooms: 4 + 1 Washrooms: 6 1x2xMain, 1x3x2nd, 1x5x2nd, 2x3x3rd, 1x2xBsmt
Dir/Cross St: Roncesvalles & Queensway Directions: Roncesvalles & Queensway		

MLS#: W12290509

PIN#: 213440513

Legal: PART LOT 7 PLAN 590 PART 1 66R30944 TOGETHER WITH AN EASEMENT OVER PART LOT 7 PLAN 590 NORTH WEST ANNEX PARTS 3 & 4 66R30944 AS IN AT556297 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Separate Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: New Year Built: 2025 Apx Sqft: 2500-3000 Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Metal/Side / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Electric Car Charger, Family Room, Fireplace/Stove, Hospital, Lake/Pond, Park, Public Transit Exterior Feat: Deck, Landscape Lighting, Privacy, Porch Interior Feat: Auto Garage Door Remote, Built-In Oven, ERV/HRV, Floor Drain, Sump Pump, Water Heater, Water Meter	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	Pot Lights	Hardwood Floor
1	Living	Main	16.47	x 16.44	Large Window	Pot Lights	Hardwood Floor
2	Dining	Main	16.47	x 11.19	Pot Lights	Hardwood Floor	
3	Kitchen	Main	16.47	x 12.34	Centre Island	B/I Appliances	Open Concept
4	Family	Main	16.47	x 18.14	Fireplace	Pot Lights	W/O To Garden
5	Laundry	Main	5.38	x 5.54	Laundry Sink	Stained Glass	
6	Prim Bdrm	2nd	16.73	x 25.43	B/I Closet	W/O To Balcony	5 Pc Ensuite
7	2nd Br	2nd	11.55	x 13.06	Large Window	W/I Closet	3 Pc Ensuite
8	3rd Br	3rd	11.15	x 22.57	W/I Closet	W/O To Balcony	3 Pc Ensuite
9	4th Br	3rd	10.96	x 10.89	Large Closet	W/O To Balcony	3 Pc Ensuite
10	Bathroom	Bsmt	7.25	x 9.97	3 Pc Bath		
11	5th Br	Bsmt	14.11	x 12.93	Above Grade Window	Laminate	Heated Floor
12	Rec	Bsmt	14.67	x 43.9	Bar Sink	Heated Floor	W/O To Garden

Client Remks: Brand new & turn key! Suburban sized large family-style house in the charming High Park neighbourhood! This new built home offers the best blend between beauty, light and space. Everything is one-of-a-kind extra-spacious in this house with no compromise anywhere. This home has everything: Nearly 2,800 sq ft above grade with 1,000 + sq ft basement with heated floor/separate entrance with in-law potential. Every bedroom fit king size bed comfortably comes with an ensuite bathroom and tons of closets everywhere. 3 balconies in 4 above-grade bedrooms. All levels offer soaring ceiling heights including 3rd/basement. Full-size double car garage fits two large SUVs with a wide laneway that is roughed in with an electrical car charge. Extra treeless large backyard offers tons of potential for future imagination. This house is perfect for a family to grow into for the next decades. Come and check out today!

Inclusions: All existing appliances, lights and electrical fixtures. Built-in fridge, built-in microwave, stove, built-in rangehood, built-in dishwasher, washer, dryer, wine fridge.

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



209 Indian Rd Toronto Ontario M6R 2W7 Toronto W01 High Park-Swansea Toronto Taxes: \$10,708/2025 Sold Date: 10/07/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$3,402,090 List: \$3,489,000 For: Sale % Dif: 98
Detached Link: N 2 1/2 Storey	Fronting On: E Acreage: < .50 25.25 x 98 Feet Irreg:	Rms: 8 + 2 Bedrooms: 5 + 1 Washrooms: 5 1x2xMain, 1x4x2nd, 1x3x2nd, 1x4x3rd, 1x3xLower	Dir/Cross St: Bloor & Parkside Directions: Parkside to Grenadier

MLS#: W12423985	PIN#: 213470077
Assignment: N	Fractional Ownership: N
Legal: PT LT 76 PL 1259 TORONTO AS IN WG86495; T/W & S/T WG86495; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone, Unknown Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Landscaped, Patio, Privacy, Porch, Lighting Interior Feat: Auto Garage Door Remote, Built-In Oven, Carpet Free, ERV/HRV, Floor Drain, On Demand Water Heater, Separate Heating Controls, Sump Pump Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: Under Contract: None HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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Topography: Flat							
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 13.58	Hardwood Floor	Open Concept	Gas Fireplace
2	Dining	Main	17.65	x 13.02	Hardwood Floor	Open Concept	Bay Window
3	Kitchen	Main	18.01	x 12.4	Hardwood Floor	Renovated	Walk-Out
4	Prim Bdrm	2nd	14.01	x 10.17	Hardwood Floor	4 Pc Ensuite	W/I Closet
5	2nd Br	2nd	13.25	x 10.43	Hardwood Floor	Closet	Crown Moulding
6	3rd Br	2nd	11.02	x 8.76	Hardwood Floor	Closet	Crown Moulding
7	4th Br	3rd	16.01	x 13.32	Hardwood Floor	W/I Closet	West View
8	5th Br	3rd	14.83	x 13.32	Hardwood Floor	East View	
9	Family	Lower	18.01	x 13.45	Hardwood Floor	Heated Floor	Above Grade Window
10	Br	Lower	13.75	x 12.17	Hardwood Floor	Heated Floor	Double Closet

Client Remks: Stately Renovated 2.5 Storey Edwardian on Coveted Indian Road. Set Amongst Stunning High Park Century Architecture, 209 Makes A Bold Statement. Grand Brick Facade with Bay Window, Regal Front Porch with Original Tongue & Groove Barrelled Ceilings, Spacious Open Concept Main Floor with Oversize Custom Windows, Hardwood Floors and High Ceilings. Seamless Mix of Modern Finishes and Original Period Detail, Contemporary Custom Cook's Kitchen with Large Island & Timeless Stone Counters by Ciot, The Living Room is Primed For Entertainment Offering Floor to Ceiling Windows & Gas Fireplace. Convenient Main Floor 2pc. & Mudroom with Heated Floors, Over 3,000sq.ft Finished, Loads of Custom Built-ins, Top Drawer Finishes & Workmanship Throughout. 5+1 Bedrooms, 5 Tastefully Renovated Bathrooms, Primary with Walk-in Closet & Ensuite + 4 Additional Large Bedrooms on the 2nd & 3rd. Finished Lower Level with High Ceilings & Radiant In-Floor Heating. Modern Mechanics, Slim-Line Euro Rads with Temp Control, Zoned Heating, Super Low Maintenance Landscaped Backyard Provides Loads of Privacy, 1 Car Garage Via Lane. Howard JS Catchment, 1 Block to High Park, 2 Blocks to Roncy Shopping & Entertainment. Truly A Rare Offering!

Inclusions: Thermador Built-in Fridge, Electrolux SS Range, Induction Cook-top, Bosch Dishwasher, Rangehood, Fridge (Basement), LG Front Load Washer & Dryer, Electric Light Fixtures, Window Coverings (drapes, rods and blinds), On-Demand Hot Water Heater & Holding Tank, Central Air & Accessories, Wall Mounted Heat Pump/AC (Living Room), Wall Mounted TV & Bracket (Kitchen), Built-in Speakers, Garage Door Opener & Remote, Gas Fireplace Remote, Electric Blind Remote.

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-588-8248



69 CONSTANCE St
Toronto Ontario M6R 1S5
 Toronto W01 High Park-Swansea Toronto
Taxes: \$9,418.55/2025 **For:** Sale **% Dif:** 96
Sold Date: 10/17/2025
SPIS: N **Last Status:** SLD **DOM:** 11
Sold: \$3,450,000
List: \$3,580,000
 Detached **Fronting On:** S **Rms:** 10 + 2
Link: N **Acreage:** **Bedrooms:** 4 + 1
 3-Storey 27 x 118 Feet **Washrooms:** 5
 Irreg: 1x4x2nd, 1x4x2nd, 1x3x3rd,
 1x2xMain, 1x3xBsmt
Dir/Cross St: Roncesvalles and Howard Park
Directions:
 S OF BLOOR ST - E OF PARKSIDE DR -W OF RONCESVALLES AVE - N OF THE QUEENSWAY

MLS#: W12447075 **PIN#:** 213470109
Legal: PT LT 89-90 PL 1259 TORONTO AS IN WG128570; T/W & S/T WG128570; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Lane, Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: In-Law Capability, In-Law Suite	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.91	x 4.27	Tile Floor		
2	Kitchen	Main	17.06	x 10.17	Hardwood Floor	Stained Glass	
3	Breakfast	Main	14.44	x 7.22	Hardwood Floor	W/O To Yard	
4	Family	Main	12.8	x 10.17	Hardwood Floor	Bay Window	
5	Living	Main	10.83	x 7.22	Hardwood Floor	Fireplace	Window
6	Prim Bdrm	2nd	15.09	x 12.8	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	Br	2nd	11.81	x 8.86	Hardwood Floor	Ensuite Bath	4 Pc Ensuite
8	Br	3rd	12.8	x 12.8	Hardwood Floor		
9	Br	3rd	12.8	x 8.86	Hardwood Floor		
10	Office	3rd	7.55	x 5.58	B/I Desk		
11	Rec	Bsmt	26.9	x 9.84	Vinyl Floor		
12	Laundry	Bsmt	8.2	x 6.89	Laundry Sink	Window	

Client Remks: Welcome to 69 Constance-situated steps from High Park & shops on Roncy. Rebuilt by Kingsway Manor Homes, this property has been fully updated w/ new spray foam insulation, electrical, plumbing and HVAC (2 furnace system), and includes a back extension. The open-concept interior features custom millwork with built-in elements throughout the house, natural stone countertops, and is prewired for security and home automation. The gourmet kitchen includes high-end appliances, a gas range, and a large island for hosting. Two featured laundry areas in the basement and on the second floor. The primary bedroom includes a spa-like ensuite and millwork with a walk-in closet. The third floor has two spacious bedrooms and a third area featuring a built-in office. The basement has additional living and entertainment space that has been roughed in for a nanny suite / apartment if desired (along with a side entrance). The property has a private backyard that is fully landscaped with deck and gas barbecue line. Access through a laneway where there is one garage and 2 parking spaces and an option to build a laneway house / 2 car garage. The property also has a mutual driveway at the front for easy pick up/drop-off.

Listing Contracted With: HOMELIFE/5 STAR REALTY LTD.416-633-6666