

	<b>38 Ritchie Ave</b> <b>Toronto Ontario M6R 2J8</b> Toronto W01 Roncesvalles Toronto <b>Taxes:</b> \$4,942.65/2024 <b>Sold Date:</b> 04/09/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 1		<b>Sold: \$975,000</b> <b>List: \$999,000</b>  <b>For:</b> Sale <b>% Dif:</b> 98				
	<b>Att/Row/Twnhouse</b> <b>Link:</b> 2-Storey  <b>Dir/Cross St:</b> Roncesvalles & Dundas St W <b>Directions:</b> North Of Dundas, On Dead End Street		<b>Fronting On:</b> E <b>Acreage:</b> 14.67 x 86.67 Feet <b>Irreg:</b>  <b>Rms:</b> 7 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x4xUpper, 1x4xLower				
<b>MLS#:</b> W12068926		<b>PIN#:</b> 213320231					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Window Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 700-1100 <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower		<b>Exterior:</b> Brick <b>Drive:</b> <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove		<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> <b>Spec Desig:</b>  <b>Hydro:</b> <b>Phone:</b> None Sewers N None Unknown			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	11.91	x 9.74	Large Window	O/Looks Frontyard	Hardwood Floor
2	Dining	Main	13.91	x 10.93	Window	Separate Rm	
3	Kitchen	Main	11.68	x 10.76	Stainless Steel Appl	Separate Rm	W/O To Yard
4	Prim Bdrm	Upper	14.01	x 16.4	Large Window	Closet	O/Looks Frontyard
5	2nd Br	Upper	12.76	x 8.33	Window	Closet	
6	3rd Br	Upper	10.93	x 7.35	O/Looks Backyard	Closet	Large Window
7	Family	Lower	38.09	x 13.32	4 Pc Bath	Finished	Open Concept
8	Mudroom	Main	10.83	x 8.83	O/Looks Backyard	Large Window	
<b>Client Remks:</b> Endless potential in the heart of Roncesvalles Village! Lovingly cherished by the same family for nearly 40 years, this 3-bedroom, 2-bath home is ready for its next chapter. Nestled on a quiet dead-end street, this is the perfect opportunity to plant roots in one of Torontos most sought-after and family-friendly neighbourhoods. With no through traffic, children can safely play, and you can enjoy a true sense of community. A charming parkette on the street offers a great spot for kids, dog walkers, and in the winter transforms into a mini skating rink perfect for a friendly game of pickup hockey. Though this home is full of character, it's ready for a refresh offering the perfect blank canvas to bring your vision to life. Whether you dream of restoring its original charm or designing a modern masterpiece, the possibilities are endless. A finished basement with 7ft ceilings provides extra living space, while the private backyard is a peaceful retreat, ideal for entertaining, gardening, or simply unwinding after a long day. Location is everything, and this home has it all just steps to Roncesvalles Avenue, where you'll find vibrant cafes, boutique shops, and some of the cities best dining. High Park, Torontos largest and most beloved green space, is within walking distance, offering endless trails, gardens, playgrounds, and recreational activities. Commuters will love the easy access to transit, including the subway, GO Station, and UP express, making travel in and around the city effortless. Don't miss this rare opportunity to create the home you've always envisioned in a neighbourhood that truly has it all!							
<b>Extras:</b>							
<b>Listing Contracted With:</b> SUTTON GROUP REALTY SYSTEMS INC.416-762-4200							



**91 Seaforth Ave**  
**Toronto Ontario M6K 1N8**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$5,400.43/2024  
**Sold Date:** 05/21/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 0

**Sold: \$1,150,000**  
**List: \$899,000**

**For:** Sale  
**% Dif:** 128

**Semi-Detached**  
**Link:** 2-Storey  
**Fronting On:** N  
**Acreage:** 15 x 75 Feet  
**Irreg:**  
**Rms:** 6 + 1  
**Bedrooms:** 3 + 1  
**Washrooms:** 2  
 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Lansdowne Ave & Queen St W **Directions:** Macdonell to Seaforth

**MLS#:** W12162322

**PIN#:** 213390402

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b>	Fin W/O	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	0	<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>	100+	<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b>	1906			<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC			<b>Oth Struct:</b>	
<b>Apx Sqft:</b>	1100-1500			<b>Survey Type:</b>	Available
<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	11.22	x 9.68	O/Looks Frontyard	Large Window	Separate Rm
2	Dining	Main	12.8	x 10.83	O/Looks Backyard	Large Window	Separate Rm
3	Kitchen	Main	11.61	x 9.28	Tile Floor	Stainless Steel Appl	Walk-Out
4	Prim Bdrm	2nd	9.48	x 11.94	B/I Closet	Large Window	O/Looks Frontyard
5	2nd Br	2nd	9.91	x 8.46	Closet	Window	
6	3rd Br	2nd	11.65	x 9.25	Closet	Window	O/Looks Backyard
7	Rec	Bsmt	13.12	x 10.5	Tile Floor	Above Grade Window	3 Pc Bath

**Client Remks:** NO LOOKING BACK! SEAFORTH! First timers! This is it. Welcome to this delicious cupcake in home form waiting for you to take a bite and taste the flavours of home ownership and investing in your future. Three bedrooms, two full bathrooms, and a finished basement with a separate entrance round out this perfectly practical package. The south-facing deck and backyard off the kitchen are ready for BBQs, pollinator gardens, and dining al fresco all summer long. Tucked on a quiet street but just minutes to Queen West, Roncesvalles, great restaurants, transit, and the Gardiner Expressway. The time is now, and its fate that you're reading this. Come and get it.

**Extras:**

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



**3 Virtue St**  
**Toronto Ontario M6R 1C1**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$5,602.86/2025  
**Sold Date:** 06/03/2025  
**SPIS:** N

**Sold: \$1,200,000**  
**List: \$1,049,000**

**For:** Sale **% Dif:** 114

**Last Status:** SLD **DOM:** 7  
 Semi-Detached **Fronting On:** E **Rms:** 4  
**Link:** **Acreage:** **Bedrooms:** 2 + 1  
 2-Storey 29.11 x 40.58 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x2xLower  
**Dir/Cross St:** Sorauren & Queen **Directions:** Sorauren & Queen

**MLS#:** W12177192

**PIN#:** 213390155

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	None	<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>	N	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	0	<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>	700-1100	Fenced Yard, Library, Park, Public Transit,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Rec Centre, School		<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	Living	Main	15.81	x 10.07	Hardwood Floor	W/O To Deck	Combined W/Dining
2	Dining	Main	13.02	x 9.38	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	9.06	x 9.22	Hardwood Floor	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	2nd	15.81	x 12.73	Hardwood Floor	West View	South View
5	2nd Br	2nd	10.04	x 13.09	Hardwood Floor	Window	
6	Rec	Bsmt	10.1	x 12.5	2 Pc Bath		
7	Workshop	Bsmt	10.04	x 13.29			

**Client Remks:** A Home That Feels Like A Secret, But One You'll Be Proud To Share. Tucked Away In A Peaceful, Tree-Lined Enclave & Bathed In Natural Light, This Delightful Home On Virtue St. Is A True Hidden Treasure. Offering A Perfect Blend Of Character, Comfort, & Modern Updates, This Once 3 Bdrm, (Converted To A 2 Bdrm), 2 Bath Home Is A Rare Find In One Of Toronto's Most Sought-After Westend Neighbourhoods. From The Moment You Arrive, You'll Be Charmed By The Welcoming Front Yard W/A Gravel Walkway That Leads You To A Proper Mudroom/Foyer - Ideal For Dropping Your Bags & Easing Into The Serenity Of Home. Step Inside To Discover A Beautifully Opened-Up Main Level, Featuring Brand New Hardwood Floors & A Stylish, Reno'd Kitchen Showcasing Stainless Steel Appliances And Gas Range. This Turn-Key Gem Is Move-In Ready. The Inviting Side Yard, Accessible Through Sliding Glass Doors, Is Your Private Summer Retreat. Enjoy Outdoor Dining On The Deck, Host Bbq's, Unwind In The Sun-Drenched Yard Surrounded By Lush Gardens On Either Side Of The Path-Perfect For Green Thumbs And Entertainers. The Versatile Lower Level Is Thoughtfully Designed For Relaxation And Functionality, Offering Ample Space For A Third Bedroom, Or Cozy Media Lounge. Bonus: A Workshop, 2pc Bath, And A Spacious Laundry Area W/ Storage. Upstairs, The Sun-Filled Second Level Features A Generous Primary Bedroom Large Enough For A King-Sized Bed, Complete With South/West Facing Windows That Contains An Ideal Nook For A Home Office Or Reading Space. The Main Bath Is A Luxurious Retreat W/ A Deep Soaker Tub And Separate Standing Shower - Perfect For Unwinding In Style. The Second Bdrm, W/ It's East-Facing Window, Welcomes The Morning Sun And Is Perfect For Guests, Kids Room, Or Home Office. Located On A Quiet, Cul-De-Sac W/ An Unbeatable Walk Score, This Home Puts You Just Steps From Parks, Schools, Cafes, TTC, And The Vibrant Dining Scene Of Roncesvalles Village.

**Extras:**

**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-530-1100



**89 Seaforth Ave**  
**Toronto Ontario M6K 1N8**  
Toronto W01 Roncesvalles Toronto  
**Taxes:** \$5,136/2024  
**Sold Date:** 04/23/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 15

**Sold: \$1,207,500**  
**List: \$999,900**  
**For:** Sale  
**% Dif:** 121

Semi-Detached  
**Link:**  
2-Storey

**Fronting On:** S  
**Acreage:**  
16.23 x 75.77 Feet  
**Irreg:**

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

**Dir/Cross St:** Queen St. West/Landsdowne  
**Directions:** North of Queen St W Between Macdonell & Lansdowne

**MLS#:** W12068649

**PIN#:** 213390401

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / W/O  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1906  
**Yr Built Source:** MPAC  
**Apx Sqft:** 700-1100  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick / Vinyl Siding  
**Drive:**  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
Fenced Yard, Library, Park, Public Transit,  
Rec Centre, School

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

**A Hydro:** Y  
**A Phone:** A  
Municipal  
Sewers  
None  
Garden Shed  
None  
Unknown

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.01	x 11.65	North View
2	Dining	Main	11.35	x 12.8	Combined W/Kitchen
3	Kitchen	Main	9.45	x 11.65	W/O To Yard
4	Prim Bdrm	2nd	11.35	x 9.06	B/I Closet
5	2nd Br	2nd	9.45	x 9.65	Closet
6	3rd Br	2nd	8.73	x 9.65	Closet
7	4th Br	Bsmt	12.73	x 15.09	4 Pc Ensuite

Hardwood Floor

Large Window

Hardwood Floor

Window

Stainless Steel Appl

Pot Lights

Hardwood Floor

Large Window

Hardwood Floor

Ceiling Fan

Hardwood Floor

Window

W/O To Yard

Pot Lights

**Client Remks:** Discover 89 Seaforth Ave a beautifully upgraded semi-detached home on a quiet street in one of Toronto's vibrant neighbourhoods. Just steps from the eclectic boutiques, cafes, and restaurants of Queen West, this home offers the perfect blend of tranquility and city life. Enjoy morning coffee at a local cafe, browse unique shops, or dine at some of the city's best eateries, all just moments away. High Park is only seven minutes away, providing easy access to outdoor recreation. Families will love the convenience of Parkdale Junior and Senior Schools right around the corner. Inside, the home blends modern comfort with timeless charm. The kitchen was fully renovated in 2023 with new insulation, drywall, electrical, plumbing, sleek cabinetry, quartz countertops, and high-end LG and Miele appliances. The open-concept design connects the kitchen and dining areas, ideal for entertaining. High ceilings throughout, including in the professionally finished basement, create a bright, airy atmosphere filled with natural light. The primary bedroom features custom-built-ins installed in 2023, offering ample storage space while maintaining a modern aesthetic. The lower level, with a separate entrance and a four-piece bathroom, offers endless possibilities a guest suite, home office, or private retreat. Step outside to a beautifully landscaped backyard with a new fence, vegetable garden, and stone pathway leading to a front yard with a bike rack. A newly installed bike lane on the street adds extra convenience for cyclists. This is a rare opportunity to own a beautifully upgraded home in an unbeatable location-dont miss out!

**Extras:**

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



**14 Neepawa Ave**  
**Toronto Ontario M6R 1V1**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$6,258.78/2024  
**Sold Date:** 03/27/2025  
**SPIS:** N

**Sold: \$1,228,000**  
**List: \$989,000**

**For:** Sale

**% Dif:** 130

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

Semi-Detached

**Fronting On:** N

**Rms:** 6 + 1

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

17.67 x 144 Feet

**Washrooms:** 2

**Irreg:**

1x4, 1x2

**Dir/Cross St:** Roncesvalles and Howard Park

**Directions:** East of Roncesvalles/south of Howard Park Ave

**MLS#:** W12042053

**PIN#:** 213330094

<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>Basement:</b>	Unfinished / W/O	<b>Gar/Gar Spcs:</b>	Carport / 2	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	2	<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>		<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>Survey Type:</b>	Unknown
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.75	x 10.01	Hardwood Floor	Picture Window
2	Dining	Main	12.17	x 11.42	Hardwood Floor	Window
3	Kitchen	Main	14.67	x 10.66	Eat-In Kitchen	Ceramic Floor
4	Prim Bdrm	2nd	14.67	x 11.75	Bay Window	Closet
5	2nd Br	2nd	12.07	x 11.68	Window	Closet
6	3rd Br	2nd	10.66	x 8.5	Closet	Hardwood Floor
7	Den	2nd	9.74	x 7.25	Tile Floor	Window

**Client Remks:** At Top of Roncesvalles 'RONCY' Village, you will find this Gem, a Diamond in the Rough. Bring your Builder, Renovator and Creative Vision. A Large Solid Brick Semi, Large Principal Rooms, 9 Ft ceiling throughout Main Level, Full Unfinished Basement with 7 Ft height and walkout. Located by the laneway provides Natural Sun Light throughout the house. Deep lot 144 Ft with double car space off laneway; qualifies for a laneway house. Check out all the potential. Same owner for 65 years, have enjoyed the many Amenities & Conveniences at doorstep. Stroll or Bike to several Local Shops, Fruit Markets, Restaurants, Cafes, Parks, Library, Schools; High Park and St Joseph Health Centre. Only a few mins walk to TTC stops and 10 mins to Dundas West Subway Station. Excellent Family Friendly Neighbourhood.

**Extras:**

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





**17 Callender St**  
**Toronto Ontario M6R 2H2**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$6,079/2024  
**Sold Date:** 01/28/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 6

**Sold: \$1,292,000**  
**List: \$999,000**

**For:** Sale

**% Dif:** 129

Semi-Detached

**Fronting On:** E

**Rms:** 7 + 2

**Link:**

**Acreage:**

**Bedrooms:** 3 + 1

2-Storey

18.25 x 113.75 Feet

**Washrooms:** 3

**Irreg:**

1x2xMain, 1x3x2nd, 1x4xBsmt

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

**MLS#:** W11936211

**PIN#:** 213880259

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

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


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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.5	x 9.68	
2	Dining	Main	14.67	x 11.42	
3	Kitchen	Main	14.83	x 7.41	
4	Breakfast	Main	8.07	x 6.27	
5	Prim Bdrm	2nd	14.07	x 12.01	
6	2nd Br	2nd	12.24	x 8.6	
7	3rd Br	2nd	10.33	x 8.6	
8	Br	Bsmt	13.32	x 11.52	
9	Rec	Bsmt	10.83	x 10.43	
10	Laundry	Bsmt	5.91	x 5.35	
11	Furnace	Bsmt	7.41	x 5.35	

**Client Remks:** Start your 2025 calendar year right here at 17 Callender! This is definitely one of the more unfrequented streets in Roncesvalles Village, tucked away and rarely traversed unless, you live on or are visiting someone on the street. Steps from Roncesvalles Ave., Queen St. W. and the lake make this "a best of both worlds" scenario in regards to location. A few minutes drive to the Queensway / Gardiner, therefore an ideal place to either get out of the city, or indeed, closer to the core in short order. Bike or walk down to the lake for those longer evening strolls in the Summer. You're probably no stranger either to the eclectic multitude of stores, cafe's and restaurants in both Roncesvalles and Parkdale. I also do have to mention one of Toronto's best donut shops at the end of the Callender street; Maverick's Donut Company, for the love of god, do not leave the neighbourhood without trying some!! Okay that's enough about the great location, now let's chat about your new home: 17 Callender. What a charming good looking home as you approach! Newly painted throughout and ready to move in while you take some time to consider the next chapter you'll write for this amazing starter home. The main floor has already been updated with an open concept flow, pot lights and an updated kitchen with breakfast bar and walk out sliding doors to the back yard. Picture those Friday evenings coming home to fire up the BBQ on the back patio, cracking open a brew and starting off the weekends. Upstairs you've got an updated bathroom with walk-in shower stall and also 3 good size bedrooms. The basement is converted with a rec area, extra bedroom, 4 piece bathroom and laundry area. Furthermore, great back yard for entertaining and there is a double car garage with laneway access. Your move now folks!

**Extras:** Pot Light's throughout, Electrical all upgraded 2 years ago, Built-In Breakfast bar. See our Upgrades and Features Sheet.

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

	<b>69A Garden Ave</b> <b>Toronto Ontario M6R 1H8</b> Toronto W01 Roncesvalles Toronto <b>Taxes:</b> \$6,637.88/2024 <b>Sold Date:</b> 04/30/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold: \$1,300,000</b> <b>List: \$999,000</b> <b>For:</b> Sale <b>% Dif:</b> 130		
	Semi-Detached <b>Link:</b> 2 1/2 Storey		<b>Fronting On:</b> S <b>Acreage:</b> 14.79 x 131.9 Feet <b>Irreg:</b>		<b>Rms:</b> 10 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 2 1x4x2nd, 1x3xBsmt	
	<b>Dir/Cross St:</b> Garden Ave & Sorauren Ave <b>Directions:</b> Garden Ave & Sorauren Ave					
<b>MLS#:</b> W12097998			<b>PIN#:</b> 213380099			
<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Unfinished / W/O <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Apx Sqft:</b> 1500-2000 <b>Assessment:</b> 2024 <b>POTL:</b> N <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower		<b>Exterior:</b> Brick <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> Detached / 1 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Rec Centre, School		<b>Zoning:</b> <b>Cable TV:</b> A <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> None <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown		
<b>Topography:</b> Flat <b>Waterfront:</b> None						
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Living	Main	13.68	x 9.51	Hardwood Floor	Bay Window
2	Dining	Main	12.07	x 10.5	Hardwood Floor	
3	Kitchen	Main	12.83	x 11.84	Linoleum	Vinyl Floor
4	Prim Bdrm	2nd	12.6	x 13.42	Hardwood Floor	Bay Window
5	Br	2nd	12.01	x 10.43	Hardwood Floor	Fireplace
6	Bathroom	2nd	4.99	x 8.23	4 Pc Bath	Tile Floor
7	Kitchen	2nd	7.58	x 11.32	Vinyl Floor	Combined W/Den
8	Den	2nd	7.58	x 6.59		
9	Br	3rd	11.84	x 13.42	Hardwood Floor	
10	Br	3rd	13.75	x 13.42	Bar Sink	
11	Bathroom	Bsmt	5.35	x 5.58	3 Pc Bath	
12	Utility	Bsmt	29.99	x 12.66		
<b>Client Remks:</b> Welcome To 69A Garden Ave, A Remarkable Opportunity Nestled In The Heart Of Roncesvalles, One Of Toronto's Most Sought-After Neighborhoods. This Impressive Semi-Detached Home Has Been Cherished By The Same Family Since 1965, Showcasing Outstanding Craftsmanship And Impeccable Upkeep Throughout The Years. Immediate Occupancy Is Possible In This Unique Property, Which Offers Two Well-Appointed Kitchens And Numerous Bedrooms, Accommodating Your Needs Whether You Choose To Renovate Gradually Or Design Your Dream Home From The Ground Up. The Adaptable Layout Allows For A Variety Of Configurations, From A Spacious Triplex To A Cozy Single-Family Residence. The Existing Separate Entrance To The Basement Not Only Provides Additional Access But Also Enhances The Possibility Of Creating A Self-Contained Apartment, Ensuring Practicality And Convenience. Step Outside To Discover A Picturesque Backyard And Garage, All Situated Along A Tranquil Laneway With Limited Access, Fostering A Sense Of Security And Community. The Backyard Is Also Primed For Potential Expansion, With Approval For A 900+ Square Foot Laneway House An Ideal Opportunity For An Office, Guest Suite, Or Rental Unit That Can Enhance The Property's Enjoyment And Value. Roncesvalles Ave Is Renowned For Its Vibrant Selection Of Local Businesses, Including Artisanal Wine And Cheese Shops, Fashion Boutiques, Jewelers, Butchers, Fishmongers, And An Array Of Delightful Restaurants. Families Will Appreciate The Proximity To St. Joseph's Health Centre, Top-Rated Schools, And Community Libraries, While Excellent Public Transit Options Connect You To Downtown And Beyond, With Dundas West Station Providing Access To The Subway, Go Train, Or Up Express To The Airport And Union Station. Additionally, Nature Enthusiasts Will Relish Being Just A Short Walk From Both High Park And The Breathtaking Shores Of Lake Ontario. With So Much To Offer, Roncesvalles Is Undeniably On Everyone's Short List!						
<b>Extras:</b>						
<b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD.416-530-1100						



38 Wright Ave			Sold: \$1,300,000		
Toronto Ontario M6R 1K8			List: \$1,249,000		
Toronto W01 Roncesvalles Toronto					
Taxes: \$5,929.75/2025			For: Sale		% Dif: 104
Sold Date: 04/10/2025					
SPIS: N		Last Status: SLD		DOM: 0	
Att/Row/Twnhouse		Fronting On: S		Rms: 7	
Link:		Acreage:		Bedrooms: 3	
2-Storey		13.5 x 132 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x2xFlat	
Dir/Cross St: Dundas St W & Sorauren				Directions: Dundas St W & Sorauren	

<b>MLS#:</b> W12074488	<b>PIN#:</b> 213350103
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<b>Kitchens:</b> 1		<b>Exterior:</b> Brick		<b>Zoning:</b>	
<b>Fam Rm:</b> N		<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b> Unfinished / W/O		<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> Forced Air / Gas		<b>Tot Prk Spcs:</b> 0		<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>Apx Sqft:</b> 1100-1500		Fenced Yard, Library, Park, Public Transit, Ravine, School Bus Route		<b>Farm/Agr:</b>	
<b>Assessment:</b> <b>POTL:</b>				<b>Oth Struct:</b> Garden Shed	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b> Unknown	
<b>Laundry lev:</b> Lower				<b>Spec Desig:</b> Unknown	

<b>Topography:</b> Level								
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			
1	Living	Flat	12.83	x 18.7	Combined W/Dining	Hardwood Floor	Open Concept	
2	Dining	Flat	10.1	x 10.6	Combined W/Living	Hardwood Floor	2 Pc Bath	
3	Kitchen	Flat	9.97	x 15.49	Combined W/Sunroom	Ceramic Floor	Pot Lights	
4	Family	Flat	9.97	x 9.81	Combined W/Kitchen	Hardwood Floor	W/O To Yard	
5	Prim Bdrm	2nd	12.83	x 13.45	Hardwood Floor	South View	Closet	
6	2nd Br	2nd	6.89	x 11.84	Laminate	Closet	Window	
7	3rd Br	2nd	9.97	x 9.06	Hardwood Floor	Double Closet	Large Window	
8	Bathroom	2nd	4.82	x 7.28	4 Pc Bath	Ceramic Floor	Large Window	
9	Laundry	Bsmt	12.83	x 28.64	Walk-Out	Unfinished		

**Client Remks:** Welcome to 38 Wright Ave right in the heart of family-friendly Roncesvalles on a beautiful quiet tree lined street. Just a short stroll to trendy coffee shops, bakeries, public transit, boutiques, Toronto best parks and the lake and in the coveted Fern school district( w/French immersion programme). A true Victorian gem with 10 ft ceilings on the main floor with an open concept living and dining area and a walkout to a 132ft private backyard from the family/sunroom. The backyard is planted with beautiful perennials and a newer large garden shed in the back. A 2 piece bathroom on the main floor and a newly renovated 4 piece bathroom on the 2nd floor. Professionally painted thru-out and move in ready. Excellent TTC access, Walk score of 93 and Transit score of 75, Sorauren farmers market every Monday around the corner. Easy access to Gardiner and lakeshore. Don't miss this wonderful opportunity. EXTRAS: Great separate access to basement from the front yard. Offers anytime!!

<b>Extras:</b>
<b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD.416-441-2888





**87 Fermanagh Ave**  
**Toronto Ontario M6R 1M1**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$6,473/2024  
**Sold Date:** 01/27/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold: \$1,305,000**  
**List: \$889,900**

**For:** Sale  
**% Dif:** 147

**Semi-Detached**  
**Link:**  
 2-Storey  
**Fronting On:** S  
**Acreage:**  
 17.33 x 125 Feet  
**Irreg:**  
**Rms:** 7  
**Bedrooms:** 3  
**Washrooms:** 1  
 1x4x2nd  
**Dir/Cross St:** Roncesvalles and High Park Blvd

**MLS#:** W11931428

**PIN#:** 213370067

**Assignment:** N

**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Unfinished  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Apx Sqft:**  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Hospital, Library, Park, Public Transit, Rec  
 Centre, School

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

**Topography:** Flat


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	9.91	x 9.74	Hardwood Floor	North View	O/Looks Frontyard
2	Dining	Ground	14.73	x 11.09	Hardwood Floor	Plate Rail	French Doors
3	Kitchen	Ground	14.11	x 11.84	Tile Floor	Eat-In Kitchen	Double Sink
4	Sunroom	Ground	10.5	x 7.84	Vinyl Floor	W/O To Deck	O/Looks Backyard
5	Prim Bdrm	2nd	14.11	x 10.33	Hardwood Floor	Bay Window	W/W Closet
6	Br	2nd	12.99	x 8.33	Hardwood Floor	Closet	
7	Br	2nd	12.4	x 7.25	Hardwood Floor	W/W Closet	O/Looks Backyard
8	Workshop	Bsmt	16.01	x 13.09	Concrete Floor	Above Grade Window	
9	Laundry	Bsmt	22.01	x 13.42	Concrete Floor	Laundry Sink	Above Grade Window

**Client Remks:** Happy New Year from 87 Fermanagh Ave. For the 1st time in 70 years this home is available for you! This home is the end of a row with exterior access from the front yard to back yard. Sweetly located between Sorauren and Roncesvalles the property is steps from the heart of Roncy: shopping; transit; amenities (including public library and restaurants; multiple schools plus Sorauren Park and CG Williams Parkette with its extensive childrens' playground and a soon to be built community centre on Wabash Ave. This 1400 sq ft home plus basement unlike many area homes features a full width floor plate allowing for a spacious eat in kitchen... ideal for after dinner clean up with small children in the house. The main floor sun room is a light filled and airy space guaranteed to brighten up any day. south facing deck and garden plus over sized single car garage with room to park and store garden equipment etc. Owners installed a stainless steel chimney for a wood stove, wood stove removed chimney still in place should one desire a new wood stove. PUBLIC OPEN HOUSES SAT SUN JAN 25/26 2-4 BOTH DAYS

**Extras:** fridge, stove, washer, dryer, all elfs, forced air gas furnace, central air conditioner, PUBLIC OPEN HOUSES SAT SUN JAN 25/26 2-4 BOTH DAYS

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



	<b>12 Golden Ave</b>		<b>Sold: \$1,315,000</b>	
	<b>Toronto Ontario M6R 2J4</b>		<b>List: \$1,198,000</b>	
	Toronto W01 Roncesvalles Toronto			
	<b>Taxes:</b> \$6,080/2025		<b>For:</b> Sale	
	<b>Sold Date:</b> 03/24/2025		<b>% Dif:</b> 110	
	<b>SPIS:</b> N		<b>Last Status:</b> SLD	
			<b>DOM:</b> 7	
	Semi-Detached		<b>Fronting On:</b> W	
	<b>Link:</b>		<b>Rms:</b> 10 + 2	
	3-Storey		<b>Bedrooms:</b> 4	
		<b>Washrooms:</b> 3		
		1x4x2nd, 1x2x3rd, 1x3xBsmt		
		<b>Irreg:</b>		
<b>Dir/Cross St:</b> North of Dundas St. W./East of Roncesvalles Ave.				
<b>Directions:</b> Bloor St. W. to Dundas St. W. South to Golden Ave.				

<b>MLS#:</b> W12022631	<b>PIN#:</b> 213320151
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<b>Kitchens:</b> 3		<b>Exterior:</b> Brick		<b>Zoning:</b> Pt Lt 32 Pl 798 Toronto As In CA812953; Toronto	
<b>Fam Rm:</b> N		<b>Drive:</b> Lane		<b>Cable TV:</b> A	
<b>Basement:</b> Part Fin		<b>Gar/Gar Spcs:</b> Detached / 2		<b>Hydro:</b> Y	
<b>Fireplace/Stv:</b> N		<b>Drive Park Spcs:</b> 2		<b>Gas:</b> Y	
<b>Heat:</b> Forced Air / Gas		<b>Tot Prk Spcs:</b> 2		<b>Phone:</b> A	
<b>A/C:</b> None		<b>UFFI:</b>		<b>Water:</b> Municipal	
<b>Central Vac:</b> N		<b>Pool:</b> None		<b>Water Supply:</b>	
<b>Apx Age:</b> 100+		<b>Prop Feat:</b>		<b>Sewer:</b> Sewers	
<b>Year Built:</b> 1906				<b>Waterfront:</b>	
<b>Yr Built Source:</b> MPAC				<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b> 2024 POTL:				<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b> Unknown	
<b>Laundry lev:</b> Lower				<b>Spec Desig:</b> Unknown	

<b>Topography:</b> Flat					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Sunroom	Main	10.43	x 6.63	
2	Living	Main	13.09	x 11.65	Picture Window
3	Dining	Main	13.94	x 10.37	Hardwood Floor
4	Kitchen	Main	16.11	x 7.22	W/O To Yard
5	Prim Bdrm	2nd	13.88	x 9.45	Bay Window
6	2nd Br	2nd	10.43	x 9.55	Hardwood Floor
7	Kitchen	2nd	10.43	x 9.55	Laminate
8	Bathroom	2nd	0	0	4 Pc Bath
9	Br	3rd	16.73	x 9.09	Broadloom
10	Br	3rd	11.48	x 10.17	Hardwood Floor
11	Kitchen	3rd	16.21	x 10.17	Hardwood Floor
12	Bathroom	3rd	0	0	2 Pc Bath
13	Rec	Bsmt	15.49	x 10.37	Above Grade Window
14	Kitchen	Bsmt	11.81	x 7.22	Eat-In Kitchen
15	Bathroom	Bsmt	0	0	3 Pc Bath
					Above Grade Window
					Above Grade Window Ceramic Floor

**Client Remks:** Huge 3-Storey Semi-Detached Home Incredible Opportunity! A rare find, this spacious semi-detached home offers three stories of living space with a rear lane and double garage that can fit 2 small Cars. The third floor features three rooms, making it easily a six-bedroom home. High ceilings on the main floor, a front sunroom, and a west-facing backyard add to its charm. An excellent chance to renovate to your taste or a fantastic investment for builders. Located just steps from Dundas West Subway Station and UP Express, with easy access to High Park, excellent schools, and Howard Parks French immersion program. 200-amp service is already in place. Sold in "as-is" condition. Don't miss out on this unique opportunity!

**Extras:**

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



**74 Garden Ave**  
**Toronto Ontario M6R 1H7**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$6,568.10/2025  
**Sold Date:** 06/20/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 4

**Sold: \$1,340,000**  
**List: \$1,359,000**

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

**Semi-Detached** **Fronting On:** N **Rms:** 6 + 2  
**Link:** **Acreage:** **Bedrooms:** 2 + 1  
**2-Storey** **15 x 132 Feet** **Washrooms:** 2  
**Irreg:** **1x3x2nd, 1x3xBsmt**  
**Dir/Cross St:** Queen and Roncesvalles  
**Directions:** East on Queen and North on Roncesvalles

**MLS#:** W12224349

**PIN#:** 213370363

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Vinyl Siding	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b>	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 0	<b>Water:</b>
<b>Heat:</b> Forced Air / 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>Apex Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Year Built:</b> 1895		<b>Farm/Agr:</b>
<b>Apex Sqft:</b> 700-1100		<b>Oth Struct:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> Available
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 13.75	Hardwood Floor	O/Looks Dining	Pot Lights
2	Dining	Main	11.32	x 10.99	Crown Moulding	Pot Lights	O/Looks Living
3	Kitchen	Main	12.01	x 8.99	Skylight	Stainless Steel Appl	Cathedral Ceiling
4	Breakfast	Main	9.68	x 6.99	Skylight	French Doors	Walk-Out
5	Prim Bdrm	2nd	13.75	x 10.83	Laminate	O/Looks Frontyard	Closet
6	2nd Br	2nd	11.52	x 8.43	Laminate	O/Looks Backyard	Closet
7	Rec	Bsmt	13.16	x 12.17	Laminate	3 Pc Bath	Walk-Out
8	Den	Bsmt	10.6	x 7.41	B/I Shelves	Pot Lights	Laminate

**Client Remks:** This thoughtfully updated home offers a bright open-concept main floor with soaring ceilings, hardwood floors, crown moulding, and pot lights throughout. The contemporary eat-in kitchen is filled with natural light from three skylights and features stainless steel appliances, a gas range with hood fan, granite countertops, a glass tile backsplash and cathedral ceilings. French doors off the breakfast area lead to a beautifully landscaped, private backyard with a stone patio and direct access to a newer, oversized single garage providing parking and plenty of storage. Upstairs, you'll find two spacious bedrooms with wide-plank laminate flooring, 8-foot-plus ceilings, upgraded trim, and solid-core doors. The renovated 3-piece bathroom includes a skylight, large shower, and tile floors. The finished lower level features 7-foot ceilings, a separate entrance, recreation room, full bath, and a versatile den ideal for a home office. industrial-looking wood-grained hard flooring adds a modern touch. Located on a quiet, tree-lined street in one of Toronto's most sought-after neighbourhoods just steps to Sorauren Park, Fern Ave Jr. & Sr. P.S., and the vibrant shops, restaurants, and cafes of Roncy. Just a few blocks from St. Josephs Hospital and minutes to downtown via Queen or Dundas streetcars. Easy access to Dundas West subway, GO Station, and UP Express. Convenient driving routes via the Gardiner, Lakeshore, and QEW. A wonderful opportunity to call Roncesvalles home.

**Extras:**

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


**96 Roncesvalles Ave**  
**Toronto Ontario M6R 2K8**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$11,785/2023**For:** Sale**% Dif:** 90**Sold Date:** 05/05/2025**SPIS:** N**Last Status:** SLD**DOM:** 188

Semi-Detached

**Fronting On:** W**Rms:** 10 + 2**Link:****Acreage:****Bedrooms:** 3

2 1/2 Storey

19.67 x 113.67 Feet

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

1x2xMain, 1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Roncesvalles & Pearson**MLS#:** W9767969**PIN#:** 213440467

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	None	<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>	N	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	0	<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>				<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	Sitting	Main	10.99	x 10.86	Vinyl Floor	Open Concept	Large Window
2	Other	Main	9.91	x 8.3	Vinyl Floor	Large Window	Pot Lights
3	Other	Main	10.96	x 8.2	Vinyl Floor	Window	Pot Lights
4	Other	Main	7.05	x 11.19	Vinyl Floor	Window	Pot Lights
5	Office	Main	6	x 6.63	Vinyl Floor	Window	W/O To Deck
6	Living	2nd	11.32	x 15.62	Hardwood Floor	Bay Window	Fireplace
7	Kitchen	2nd	14.4	x 10.07	Hardwood Floor	Stainless Steel Appl	
8	Br	2nd	9.84	x 12.86	Hardwood Floor	Closet	Window
9	Prim Bdrm	Upper	11.71	x 15.58	Hardwood Floor	Large Window	Closet
10	2nd Br	Upper	10.4	x 10.33	Hardwood Floor	Window	Closet
11	Rec	Bsmt	21.62	x 13.71	Hardwood Floor	Pot Lights	
12	Utility	Bsmt	17.32	x 14.96	Unfinished		

**Client Remks:** In the heart of Roncy. Steps to High Park and the Lake. Two unit renovated 2.5 storey semi, located on Roncesvalles Ave. The main floor is currently being used as a medical office. The 2nd/3rd floors offer an updated three bedroom apartment, that is currently vacant. This property features: hardwood floors throughout, exposed brick, pot lights, and a large fenced backyard. Great options - live in and rent out, run your own business, or keep as an investment. Can be used for commercial/residential purposes. Zoned mixed use commercial and residential. Shops, restaurants and TTC at your front door. \*Please note some photos are virtually staged\* \*\*EXTRAS\*\* Furnace 2002, 200 amp service, Hot water tank owned, Roof 2003, CAC 2013, HVAC 2022.

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



<b>119 PEARSON Ave</b>		<b>Sold: \$1,385,000</b>
<b>Toronto Ontario M6R 1G4</b>		<b>List: \$1,448,000</b>
Toronto W01 Roncesvalles Toronto		
<b>Taxes:</b> \$6,838.16/2024	<b>For:</b> Sale	<b>% Dif:</b> 96
<b>Sold Date:</b> 01/09/2025		
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 34
Semi-Detached	<b>Fronting On:</b> S	<b>Rms:</b> 9
<b>Link:</b>	<b>Acreage:</b>	<b>Bedrooms:</b> 3
2-Storey	19.56 x 134.91 Feet	<b>Washrooms:</b> 2
	<b>Irreg:</b>	2x4
<b>Dir/Cross St:</b> PEARSON AVE/RONCESVALLES AVE		

<b>MLS#:</b> W11884067	<b>PIN#:</b> 213380346
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<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> Finished	<b>Gar/Gar Spcs:</b> Detached / 2	<b>Gas:</b>	<b>Phone:</b>
<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> 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>	Fenced Yard, Park, Place Of Worship,	<b>Farm/Agr:</b>	
<b>Assessment:</b> 2023 <b>POTL:</b>	Public Transit, School	<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		<b>Spec Desig:</b> Unknown	
<b>Laundry lev:</b> Lower			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	
2	Living	Main	12.07	x 15.42	Combined W/Dining Open Concept Window
3	Dining	Main	12.4	x 12.99	Combined W/Living Open Concept
4	Kitchen	Main	13.42	x 14.34	Window Stainless Steel Appl
5	Mudroom	Main	35.76	x 27.23	Window W/O To Yard
6	Prim Bdrm	2nd	9.28	x 12.99	Window Closet
7	2nd Br	2nd	11.15	x 9.84	Window Closet
8	3rd Br	2nd	9.68	x 15.42	Window Closet
9	Rec	Bsmt	14.4	x 13.58	4 Pc Bath

**Client Remks:** Welcome to 119 Pearson Ave located in the heart of Roncesvalles, a vibrant neighbourhood located in the west end of Toronto. The home showcases a large lot with South facing exposure, situated on a beautiful tree lined street in the coveted Fern School district. Loads of customized design potential at your leisure with an Open concept living and dining area, generous sized bedrooms, and walk out to backyard garden + double car garage. Roncesvalles has a residential feel with many single-family homes, townhouses, and low-rise apartments. The area is known for being family-friendly with good schools, a relaxed pace of life, and an overall strong sense of community. As a result of its proximity to downtown Toronto and access to public transportation (such as the TTC streetcar route), it has become a highly desirable neighbourhood for professionals and families. Do not miss this incredible opportunity!

**Extras:**

**Listing Contracted With:** FOREST HILL REAL ESTATE INC.416-785-1500




**9 Marmaduke St  
Toronto Ontario M6R 1T1**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$6,459.06/2024**For:** Sale**Sold:** \$1,410,000**List:** \$1,450,000**Sold Date:** 04/01/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

**Fronting On:** S**Rms:** 8**Link:****Acreage:****Bedrooms:** 3 + 2

2 1/2 Storey

23.83 x 96 Feet

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

1x4xGround, 1x4x2nd

**Dir/Cross St:** Howard Park/Roncesvalles**Directions:** South of Howard Park, just west of Roncesvalles**MLS#:** W12040427**PIN#:** 213470194

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Lane	<b>Cable TV:</b>	
<b>Basement:</b>	Unfinished	<b>Gar/Gar Spcs:</b>	Detached / 2	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	1	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	Municipal
<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>Apx Age:</b>	100+	<b>Prop Feat:</b>	Arts Centre, Family Room, Hospital, Park, Public Transit, Rec Centre, School	<b>Retirement:</b>	
<b>Year Built:</b>	1910			<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC			<b>Oth Struct:</b>	
<b>Apx Sqft:</b>	2000-2500			<b>Survey Type:</b>	None
<b>Assessment:</b>	<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	Foyer	Main	8.86	x 3.87	
2	Living	Main	16.5	x 20.83	
3	Dining	Main	10.53	x 13.55	
4	Kitchen	Main	8.99	x 11.35	
5	Family	2nd	19.91	x 14.9	
6	Prim Bdrm	2nd	10.2	x 14.73	
7	2nd Br	3rd	15.94	x 12.47	
8	3rd Br	3rd	11.75	x 12.2	

**Client Remks:** If these walls could talk, they'd tell the story of a family who spent 40+ years making memories here and the possibility that awaits the next. 9 Marmaduke is ready for its next chapter, whether it's a family looking to design their forever home or a renovator prepared to turn potential into something remarkable. Steps from Roncesvalles Avenue, this wide semi offers rare value in one of the city's most beloved neighbourhoods. The main floor has already been opened up and could be reimagined with a spacious kitchen, large living/dining area and powder room. Upstairs, the second floor could easily become a 3-bedroom haven, including a generous primary with an ensuite. The third storey already has two private bedrooms, ideal for teens, guests, or a work-from-home setup. Below it all, a full-height unfinished basement awaits your vision: rec room, guest suite, or income potential. A detached garage and laneway access offer added flexibility. And beyond these walls? Roncy life in all its glory. School drop-offs at Howard Park, coffee runs, dinner at Barque, date nights at Cafe Polonez, and Monday afternoons at the Sorauren market are all just a stroll away. TTC, UP Express, dog parks, outdoor movies, and neighbourhood events make this a place where real community thrives. With its solid bones, prime location, and a price that makes the renovation math finally make sense, this is a rare chance to stay and grow in the neighbourhood you love. If you've been waiting for a sign, this is it.

**Extras:****Listing Contracted With:** BSPOKE REALTY INC.416-274-2068


**198 Howard Park Ave**  
**Toronto Ontario M6R 1W1**

Toronto W01 High Park-Swansea Toronto

**Taxes:** \$7,331.72/2024**For:** Sale**% Dif:** 88**Sold Date:** 05/14/2025**SPIS:** N**Last Status:** SLD**DOM:** 22

Fourplex

**Fronting On:** N**Rms:** 10 + 4**Link:****Acreage:****Bedrooms:** 5 + 2

2 1/2 Storey

25.5 x 152.83 Feet

**Washrooms:** 4**Irreg:**1x4xMain, 1x4x2nd, 1x4x3rd,  
1x4xLower**Dir/Cross St:** Indian Road & Howard Park **Directions:** West of Indian Road**MLS#:** W12095707**PIN#:** 213490237

<b>Kitchens:</b>	3 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Mutual	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	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>	4	<b>Water:</b>	Municipal
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	4	<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>		<b>Retirement:</b>	
<b>Year Built:</b>	1915	Park, Public Transit, School		<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>	2000-2500			<b>Oth Struct:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<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	13.45	x 10.17	Hardwood Floor	Picture Window	Pocket Doors
2	Kitchen	Main	10.5	x 9.51	Eat-In Kitchen		
3	Br	Main	12.47	x 12.14	Hardwood Floor	Picture Window	Pocket Doors
4	Br	Main	12.14	x 6.89	Broadloom	Walk-Out	O/Looks Backyard
5	Living	2nd	16.4	x 10.5	Hardwood Floor	Fireplace	W/O To Balcony
6	Kitchen	2nd	10.83	x 9.19	Eat-In Kitchen		
7	Br	2nd	13.45	x 6.23	Closet		
8	Br	2nd	11.15	x 5.25	O/Looks Backyard		
9	Kitchen	3rd	12.14	x 10.5	Eat-In Kitchen	W/O To Deck	
10	Br	3rd	16.73	x 13.12	Broadloom	Bay Window	Combined W/Living
11	Living	Lower	14.76	x 10.5	Broadloom	Above Grade Window	
12	Kitchen	Lower	26.25	x 7.22			
13	Br	Lower	10.17	x 7.87	Above Grade Window		
14	Br	Lower	10.17	x 8.2	Above Grade Window		

**Client Remks:** Fantastic opportunity for a savvy investor or someone looking to live in prime High Park/Roncesvalles Village and collect income from 2 or 3 other units! Legal fourplex in an ideal location for users and/or tenants - a short walk to High Park, Lake Ontario and the shopping, restaurants & cafes on Roncesvalles. TTC at the doorstep and a 10 minute walk to Keele Station. Units are easy to rent and attract long-term tenants As Is. Detached home on a generous 25'x152' lot with 4 charming units, 4 car parking plus backyard space and 2 sunny decks. Vacant 2 bed/1 bath unit on the main floor with a spacious bedroom, separate living space, eat-in kitchen plus a 2nd bedroom/sun room. Great tenant on the 2nd floor occupying another 2 bed/1 bath unit featuring a character-filled living room with a walkout to a south-facing balcony and an eat-in kitchen. The lovely third floor studio apartment is vacant and would be in high demand with its large sunny kitchen, spacious living/bedroom space, south-facing bay window and treetop deck. The lower level walk-up houses a fourth apartment, with another great tenant, comprised of 2 bedrooms and 1 bath. Maintain as a fourplex or convert to a multi-family duplex or single family dwelling, this property provides a multitude of options, the choice is yours!

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



**3 Grenadier Rd**  
**Toronto Ontario M6R 1R1**  
 Toronto W01 Roncesvalles Toronto

**Sold: \$1,450,000**  
**List: \$1,299,990**

**Taxes:** \$6,895.39/2024

**For:** Sale

**% Dif:** 112

**Sold Date:** 04/29/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 7

Semi-Detached

**Fronting On:** S

**Rms:** 6 + 1

**Link:**

**Acreage:**

**Bedrooms:** 3 + 1

2-Storey

18 x 105 Feet

**Washrooms:** 3

**Irreg:**

1x2xMain, 1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Sorauren Ave & Dundas St W **Directions:** Sorauren Ave & Dundas St W

**MLS#:** W12095676

**PIN#:** 213340077

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Shingle	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	None	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Full	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<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>	0	<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>	1912	Fenced Yard, Library, Place Of Worship,		<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC	Public Transit		<b>Oth Struct:</b>	Garden Shed
<b>Apx Sqft:</b>	1100-1500			<b>Survey Type:</b>	None
<b>Assessment:</b>	<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	15.98	x 14.96	Hardwood Floor	B/I Closet	Open Concept
2	Dining	Main	13.42	x 11.68	Hardwood Floor	Pot Lights	Breakfast Bar
3	Kitchen	Main	9.94	x 14.96	Tile Floor	Stainless Steel Appl	W/O To Deck
4	Powder Rm	Main	5.97	x 4	Tile Floor		
5	Prim Bdrm	2nd	10.2	x 14.96	Hardwood Floor	B/I Closet	Large Window
6	2nd Br	2nd	10.6	x 8.86	Hardwood Floor	Closet	Window
7	3rd Br	2nd	9.97	x 14.96	Hardwood Floor	B/I Shelves	Closet
8	Rec	Bsmt	31.63	x 14.96	Laminate	B/I Shelves	Closet
9	Laundry	Bsmt	11.94	x 7.19	4 Pc Bath		

**Client Remks:** Your perfect piece of Prime Roncy awaits: a charming, stylish and updated 3 bedroom 3 bathroom home nestled on the sunny south side of a wonderfully green and family friendly street in the heart of one of Torontos most desirable neighbourhoods. This bright and inviting home features almost 1700 feet of finished living space, perennial landscaping, an open concept main floor that effortlessly blends modern convenience with stylish design, including a recently remodelled chef's kitchen equipped w/ a gas stove and breakfast bar, with an easy walk-out to a large and inviting deck and a fully fenced backyard, perfect for entertaining or relaxing. A finished basement, california closets throughout, beautiful original hardwood on the second floor and a decorative fireplace and high ceilings on the main complete the package. Located just a short stroll from transit and top-rated schools, this home is ideally positioned between amazing Sorauren Park and vibrant Roncy shopping, making it a perfect retreat for families and urban dwellers alike. Come and get that good life on Grenadier!

**Extras:**

**Listing Contracted With:** BOSLEY REAL ESTATE LTD.416-530-1100



**12 Fermanagh Ave**  
**Toronto Ontario M6R 1M2**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$7,517.04/2025  
**Sold Date:** 05/27/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 27

**Sold: \$1,499,000**  
**List: \$1,598,000**

**For:** Sale **% Dif:** 94

**Semi-Detached** **Fronting On:** N **Rms:** 9  
**Link:** **Acreage:** **Bedrooms:** 3  
 2 1/2 Storey 20.75 x 125 Feet **Washrooms:** 4  
**Irreg:** 1x2xMain, 1x3x2nd, 1x3x3rd,  
 1x3xBsmt

**Dir/Cross St:** Fermanagh and Sorauren Ave  
**Directions:** from Sorauren turn west on fermanagh

**MLS#:** W12114267

**PIN#:** 213340322

**Kitchens:** 3  
**Fam Rm:** Y  
**Basement:** Unfinished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** None  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1908  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1500-2000  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

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

**Zoning:**  
**Cable TV:** **Hydro:**  
**Gas:** **Phone:**  
**Water:** 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	Family	Main	9.84	x 12.66	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	9.84	x 13.32	Hardwood Floor	Large Window	
3	Kitchen	Main	15.32	x 11.32	Linoleum	Double Sink	Backsplash
4	Mudroom	Main	10.07	x 8.23	2 Pc Bath	W/O To Patio	
5	Kitchen	2nd	14.34	x 8.01	Linoleum	Large Window	
6	Br	2nd	10.93	x 10.66	Hardwood Floor	Large Window	Closet
7	Br	2nd	15.16	x 12.24	Hardwood Floor	Large Window	Closet
8	Bathroom	2nd	9.74	x 3.44	3 Pc Bath	Porcelain Floor	
9	Kitchen	3rd	9.68	x 8.23	Linoleum	3 Pc Ensuite	
10	Br	3rd	15.16	x 11.09	Hardwood Floor	Large Window	
11	Laundry	Bsmt	14.34	x 25.16	Laundry Sink	Unfinished	
12	Bathroom	Bsmt	7.22	x 6.53	Porcelain Floor	3 Pc Bath	

**Client Remks:** First Time on the Market in Over 50 Years! Nestled in the heart of Roncesvalles, this well-maintained 2.5-storey semi-detached home offers timeless character and exceptional versatility. With 3 bedrooms, 4 bathrooms, and 3 kitchens, this unique layout is perfect for multi-generational living, rental potential, or those simply seeking flexible space. Inside, you'll find beautiful hardwood floors throughout, a spacious main-floor kitchen, and an abundance of natural light. The separate side entrance to the basement opens up possibilities for expansion, a private suite, or ample storage, with the unfinished space ready for your personal touch. One of the few homes in the area with a detached 2-car garage, this property also features a private backyard oasis nestled between the house and garage ideal for quiet relaxation or entertaining. All of this just steps to vibrant shops, cozy cafes, transit, and leafy parks. Whether you're looking to move right in or create your dream home, this is a rare opportunity in one of Toronto's most sought-after neighbourhoods.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871



27 Grafton Ave			Sold: \$1,547,000		
Toronto Ontario M6R 1C3			List: \$1,389,000		
Toronto W01 Roncesvalles Toronto					
Taxes: \$7,196/2024		For: Sale		% Dif: 111	
Sold Date: 05/05/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Semi-Detached		Fronting On: S		Rms: 6 + 1	
Link:		Acreage:		Bedrooms: 3	
2-Storey		21.33 x 100 Feet		Washrooms: 3	
		Irreg:		1x2xMain, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Queen St W & Roncesvalles					
Directions: one way heading West. Approach via Harvard					

<b>MLS#:</b> W12110459	<b>PIN#:</b> 213880170
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<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>Basement:</b> Finished / Sep Entrance		<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> 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> 1913		Fenced Yard, Fireplace/Stove, Hospital,		<b>Farm/Agr:</b>	
<b>Yr Built Source:</b> MPAC		Library, Park, Public Transit, School		<b>Oth Struct:</b>	
<b>Apx Sqft:</b> 1100-1500				<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	13.12	x 12.99	Hardwood Floor	Electric Fireplace	Window
2	Dining	Main	15.42	x 9.81	Hardwood Floor	Walk-Out	Open Concept
3	Kitchen	Main	12.6	x 8.89	Stainless Steel Appl	Breakfast Bar	O/Looks Dining
4	Prim Bdrm	2nd	12.6	x 11.12	Hardwood Floor	Large Closet	Semi Ensuite
5	2nd Br	2nd	11.12	x 8.99	Hardwood Floor	Large Closet	Window
6	3rd Br	2nd	9.91	x 9.28	Hardwood Floor	Closet	Window
7	Rec	Bsmt	18.8	x 12.89	Above Grade Window	3 Pc Bath	

<b>Client Remks:</b> GRAFTON THE WAY TO YOUR HEART! Craft your next chapter at this perfect wide semi in Roncesvalles - the home you just dreamt into reality. Main level perfection served daily between fab storage in entry foyer, renovated and combined kitchen and dining areas, electric fireplace in cozy, bright living room, and a powder room at the back. Second floor with semi-ensuite primary bathroom and three spacious bedrooms. Finished basement (ceilings nearly 7') rec room area with yet another full bathroom and laundry. TWO car garage in the back. In the heart of supremely desirable Roncesvalles. Farmers market up the street. Shops, cafes, exercise studios, restaurants and transit in every direction.This beauty is ready for homework, holiday gatherings and everything in between. Come and get it.							
<b>Extras:</b>							
<b>Listing Contracted With:</b> <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000							




**56 Lynd Ave**  
**Toronto Ontario M6R 1T9**

Toronto W01 Roncesvalles Toronto

**Taxes:** \$7,396.09/2024**For:** Sale**% Dif:** 141**Sold Date:** 05/08/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

**Fronting On:** W**Rms:** 10 + 3**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

18.5 x 139 Feet

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

1x4x2nd, 1x3xBsmt

**Dir/Cross St:** Roncesvalles & Howard Park **Directions:** Roncesvalles & Howard Park**MLS#:** W12117624**PIN#:** 213330079

<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>Basement:</b>	Sep Entrance	<b>Gar/Gar Spcs:</b>	Detached / 2	<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>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Window 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>Apx Sqft:</b>	2000-2500	Fenced Yard, Fireplace/Stove, Hospital,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Library, Park, Public Transit, School		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	Available
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	16.5	x 4			
2	Living	Ground	14.24	x 10.5	French Doors	Fireplace	Hardwood Floor
3	Dining	Ground	14.99	x 9.42	Hardwood Floor	Window	
4	Kitchen	Ground	15.16	x 14.67	Eat-In Kitchen		
5	Mudroom	Ground	10.01	x 8.01	W/O To Yard	W/O To Garage	
6	Prim Bdrm	2nd	15.16	x 13.32	Balcony	O/Looks Frontyard	Parquet Floor
7	2nd Br	2nd	13.68	x 9.25	W/I Closet	Parquet Floor	
8	3rd Br	2nd	15.16	x 9.15	O/Looks Backyard	Parquet Floor	
9	4th Br	3rd	12.99	x 12.24	O/Looks Frontyard	Closet	
10	5th Br	3rd	13.48	x 9.15	O/Looks Backyard		
11	Rec	Bsmt	20.34	x 11.58	Walk-Up		
12	Laundry	Bsmt	11.68	x 7.74	Window	B/I Closet	
13	Utility	Bsmt	10.17	x 6.27			

**Client Remks:** Opportunity knocks in sought-after Roncesvalles! Sprawling 2.5 storey, 5 bedroom semi-detached home with 3-car parking! 2-car garage + 3rd laneway parking spot. ~3000 sq ft of finished living space including walk-up basement with rec room, 3-pc bath, laundry room & separate entrance. Situated on a deep 18.5' x 139' lot this property can accommodate laneway housing development up to 1,115 sq ft while retaining some parking (report available). The possibilities for this property are endless. Enjoyed by several generations of the same family for over 50 years, and at times set up for multi-generational occupancy, this beautiful home in vibrant Roncesvalles simply awaits your imagination and personal touch. Steps to Roncesvalles shops, restaurants, churches & streetcar. 10-minute walk to Bloor Subway and Union-Pearson Express. Easy stroll to High Park. Great local schools. Convenient to St. Josephs Health Centre & Lake.

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



**101 Wright Ave**  
**Toronto Ontario M6R 1L1**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$6,774.79/2024  
**Sold Date:** 06/01/2025  
**SPIS:** N

**Sold: \$1,550,000**  
**List: \$1,499,900**

**For:** Sale

**% Dif:** 103

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

Semi-Detached

**Fronting On:** S

**Rms:** 7

**Link:**

**Acreage:**

**Bedrooms:** 3 + 1

2 1/2 Storey

15 x 124.83 Feet

**Washrooms:** 2

**Irreg:**

1x5, 1x2

**Dir/Cross St:** East Of Roncesvalles **Directions:** East off Roncesvalles Ave

**MLS#:** W12172165

**PIN#:** 213370203

**Assignment:** N

**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Sep Entrance / Unfinished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 51-99  
**Apx Sqft:** 1100-1500  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:** No  
**Pool:** None  
**Prop Feat:** Fireplace/Stove, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.4	x 9.74	B/I Bookcase	Hardwood Floor	Imitation Fireplace
2	Dining	Ground	13.55	x 11.91	Brick Fireplace	Hardwood Floor	
3	Kitchen	Ground	13.45	x 11.42	Renovated	Walk-Out	
4	Prim Bdrm	2nd	11.29	x 10.76	Hardwood Floor	Closet	
5	2nd Br	2nd	10.89	x 9.28	Bay Window	Gas Fireplace	Hardwood Floor
6	Br	2nd	12.07	x 7.68	Hardwood Floor		
7	Prim Bdrm	3rd	25.33	x 11.38	Hardwood Floor		

**Client Remks:** Roncy charmer on a quiet tree lined side street with original character, while embracing modern day amenities! The main floor has a wood burning fireplace, living dining rooms and open concept renovated kitchen. And yes, there is the coveted main floor powder room! The home has three floors, and 3 bedrooms including a cool third floor retreat with potential for a rooftop walkout. There are two generous sized bedrooms on the second floor and a large family sized bathroom as well. The High and dry basement with separate entrance is roughed in for plumbing and ready for your imagination and possible income generator! Furnace and A/C are 12 years new. Front and back doors were replaced and a lovely garden shed installed a few years ago for your backyard toys. This home is walking distance to High Park, 2.2 kms to the closest Bloor line subway station and minutes to the Gardiner expressway for easy travel in and out of the City. Pre List home inspection available for review.

**Extras:**

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



<b>159 Glendale Ave</b> <b>Toronto Ontario M6R 2T4</b> Toronto W01 High Park-Swansea Toronto <b>Taxes:</b> \$6,673.25/2025 <b>Sold Date:</b> 05/09/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9			<b>Sold: \$1,555,888</b> <b>List: \$1,599,888</b>  <b>For:</b> Sale <b>% Dif:</b> 97
Semi-Detached <b>Link:</b> 2 1/2 Storey	<b>Fronting On:</b> E <b>Acreage:</b> 19.58 x 120 Feet <b>Irreg:</b>	<b>Rms:</b> 10 <b>Bedrooms:</b> 4 <b>Washrooms:</b> 3 1x3x3rd, 1x4x2nd, 1x4xBsmt	<b>Dir/Cross St:</b> Roncesvalles & High Park Blvd. <b>Directions:</b> Roncesvalles & High Park Blvd.

<b>MLS#:</b> W12116911	<b>PIN#:</b> 213440238
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<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Unfinished <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> 100+ <b>Apx Sqft:</b> 2000-2500 <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick <b>Drive:</b> None <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <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> <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> <b>Spec Desig:</b>	<b>Hydro:</b> <b>Phone:</b> Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.81	x 11.48	Hardwood Floor	French Doors	
2	Dining	Main	14.44	x 11.15	Hardwood Floor	Pocket Doors	
3	Kitchen	Main	14.44	x 12.47			
4	Sunroom	Main	9.84	x 7.38	Laminate		
5	Prim Bdrm	3rd	16.4	x 11.48	Hardwood Floor	3 Pc Ensuite	
6	Br	2nd	16.4	x 11.15	Hardwood Floor	Bay Window	Closet
7	2nd Br	2nd	13.12	x 11.15	Hardwood Floor		
8	Sunroom	2nd	9.84	x 7.55	Laminate		
9	Other	2nd	12.47	x 8.53	Ceramic Floor		
10	4th Br	3rd	12.8	x 11.15	Hardwood Floor		

**Client Remks:** Rarely Offered! Spacious Family Home in the heart of High Park/Roncesvalles. A legal duplex, currently serving as a single family home. It has been lovingly maintained by the same family since 1956. This extra-wide semi, boasts large principal rooms and is perfect for a growing family, multi-generational living, and a home based business/ office. With a large outdoor oasis, and an option for a third floor deck. Original hardwood floors, pocket door, 9 foot ceilings and bay window add to the character of this spacious home. The property offers endless potential at an attractive price point, well below average for this coveted neighbourhood of \$2+ million homes. Located on a beautiful tree-lined street in a family-friendly community, steps from fantastic schools, High Park, Sunnyside Beach, and many bike and jogging paths. Roncesvalles Village is just a short stroll away. Quick access to the Gardiner Expressway, TTC, and minutes to downtown Toronto all adding to the homes appeal. The kitchen and bathroom have been updated. The homes mechanics; 200-amp service, plumbing, roof and windows (2021) have all been upgraded. Sold in as-is condition. Bring your vision to life in one of Toronto's Best Neighbourhoods. Return it back to a duplex for a rental investment, upgrade, or just unpack your things. This is your forever home. MOVE IN READY!

<b>Extras:</b> <b>Listing Contracted With:</b> RE/MAX ULTIMATE REALTY INC. 416-530-1080
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220 Fern Ave		Sold: \$1,625,000	
Toronto Ontario M6R 1K4		List: \$1,649,000	
Toronto W01 High Park-Swansea Toronto			
Taxes: \$6,888.23/2024		For: Sale	% Dif: 99
Sold Date: 01/17/2025			
SPIS: N	Last Status: SLD	DOM: 9	
Semi-Detached	Fronting On: N	Rms: 8 + 2	
Link:	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	18.83 x 80 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: b/w Roncesvalles Ave & Sunnyside Ave			

<b>MLS#:</b> W11913887	<b>PIN#:</b> 213440354
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<b>Kitchens:</b> 2		<b>Exterior:</b> Brick		<b>Zoning:</b>	
<b>Fam Rm:</b> Y		<b>Drive:</b> None		<b>Cable TV:</b>	
<b>Basement:</b> Finished / Sep Entrance		<b>Gar/Gar Spcs:</b> None / 0		<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> 0		<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> 2000-2500		Family Room, Fireplace/Stove		<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> Upper					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	16.83	x 4.17	Hardwood Floor	Closet	
2	Living	Ground	13.16	x 10.76	Fireplace	Large Window	B/I Bookcase
3	Dining	Ground	14.01	x 9.74	Bay Window	Pass Through	Hardwood Floor
4	Kitchen	Ground	15.32	x 9.74	Pot Lights	Stone Counter	Eat-In Kitchen
5	Prim Bdrm	2nd	15.32	x 11.32	Closet	South View	Hardwood Floor
6	2nd Br	2nd	12.17	x 9.74	Closet	B/I Bookcase	Hardwood Floor
7	Den	2nd	12.66	x 9.15	Open Concept	O/Looks Garden	Hardwood Floor
8	Laundry	2nd	8.6	x 8.4	O/Looks Garden		
9	3rd Br	3rd	15.32	x 13.75	Bay Window	B/I Closet	South View
10	4th Br	3rd	9.84	x 9.68	Closet	Hardwood Floor	Window
11	Rec	Bsmt	0	0			
12	Kitchen	Bsmt	0	0			

<b>Client Remks:</b> Pretty four level semi-detached, west of Roncesvalles. Modern touches and old world charm. Century home, perfect for a large family or work at home setting with four bedrooms and above ground family room. Abundance of natural light. Brand new bathroom, new stone kitchen counters, new fridge, new furnace. Neutral decor completely repainted, and many upgrades including new electric light fixtures and all window coverings. Finished basement with kitchen, bedroom and separate entrance. Enjoy proximity to shops, transportation, High Park and the lake. This house is ready to welcome a new family - just move in and hang up your clothes.							
<b>Extras:</b> New fridge, gas stove, new exhaust hood, b/i dishwasher (main floor), full size side-by-side washer & dryer second floor laundry room. Basement fridge and stove. Carson Dunlop Home Inspection Report available.							
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION416-489-2121							





**58 Fern Ave**  
**Toronto Ontario M6R 1K1**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$6,888/2024  
**Sold Date:** 04/16/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 14

**Sold: \$1,725,000**  
**List: \$1,799,900**

**For:** Sale **% Dif:** 96

**Att/Row/Twnhouse** **Fronting On:** N **Rms:** 8 + 4  
**Link:** **Acreage:** **Bedrooms:** 3 + 1  
 2-Storey 15 x 117 Feet **Washrooms:** 3  
**Irreg:** 1x2xMain, 1x4x2nd, 1x4xLower  
**Dir/Cross St:** Sorauren & Fern **Directions:** roncesvalles

**MLS#:** W12057304

**PIN#:** 213360056

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Lane	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Apartment	<b>Gar/Gar Spcs:</b>	Detached / 1.5	<b>Gas:</b>	<b>Phone:</b>
<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>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	Y	<b>Pool:</b>	None	<b>Waterfront:</b>	None
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	1100-1500	Central Vacuum, Family Room, Hospital,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Park, Place Of Worship, Rec 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

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.32	x 16.93	Combined W/Dining	Hardwood Floor	Large Window
2	Dining	Main	11.75	x 10.56	Combined W/Dining	Hardwood Floor	
3	Family	Main	10.66	x 17.09	Hardwood Floor		
4	Kitchen	Main	10.66	x 12.34	W/O To Yard	Large Window	
5	Prim Bdrm	2nd	15.32	x 14.44	Hardwood Floor	Closet	W/O To Balcony
6	2nd Br	2nd	11.12	x 10.47	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.63	x 12.11	Hardwood Floor	Large Window	O/Looks Backyard
8	Laundry	2nd	6	x 6.46	Tile Floor	Large Window	B/I Shelves
9	Living	Bsmt	14.4	x 18.8	Combined W/Kitchen		
10	Kitchen	Bsmt	10.99	x 21.85	Hardwood Floor	Combined W/Living	Large Window
11	Br	Bsmt	9.15	x 13.88	Large Window	B/I Closet	
12	Laundry	Bsmt	7.55	x 3.94	Tile Floor		

**Client Remks:** Blending character with modern comfort, this thoughtfully designed home in prime Roncesvalles offers exceptional versatility and endless possibilities whether as a forever home, an income-generating investment, or a multi-family residence. partially detached design and extension maximize natural light and space, creating a bright, welcoming atmosphere throughout. The main floor features gleaming hardwood floors, soaring 9-foot ceilings well-planned layout ideal for both daily living and entertaining. A formal dining room sets the stage for elegant gatherings, while a cozy sitting room provides a quiet retreat. convenient two-piece powder room enhances functionality. Kitchen complete with ample cabinetry, modern appliances, and direct backyard access can also be extended or relocated to the family room, as plumbing is already in place. Upstairs, three generously sized bedrooms offer excellent separation for privacy. rare second-floor laundry room adds exceptional convenience, while the spa-inspired bathroom features a sunken tub, a walk-in shower, heated floors, and a skylight that bathes the space in natural light. The professionally finished lower level boasts 7.5-foot ceilings, underpinning, waterproofing, and spray foam insulation. With a separate entrance, this space includes a bright living area, a spacious bedroom, a updated kitchen, private laundry, and a heated-floor bathroom ideal as an in-law suite, rental unit, or additional living space. With a rental history of \$2,500 per month, it offers excellent income potential. Outside, the extra-wide garage, accessible via the laneway, provides generous storage and comes with pre-approved plans for a laneway house. The backyard is a private oasis, featuring a well-maintained patio surrounded by sustainable landscaping. All major mechanical systems have been recently upgraded including all plumbing, Electrical (200amp), furnace, air conditioning, hot water tank, windows and roof offering peace of mind for years to come.

**Extras:**

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





62 Galley Ave			Sold: \$1,766,000		
Toronto Ontario M6R 1H1			List: \$1,449,000		
Toronto W01 Roncesvalles Toronto					
Taxes: \$7,096/2024		For: Sale		% Dif: 122	
Sold Date: 05/06/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Att/Row/Twnhouse		Fronting On: N		Rms: 8 + 3	
Link:		Acreage:		Bedrooms: 4	
2 1/2 Storey		15.42 x 129.08 Feet		Washrooms: 3	
		Irreg:		1x2xGround, 1x4x2nd, 1x4x3rd	
Dir/Cross St: Sorauren and Queen st w. Directions: West on Galley from Sorauren					

<b>MLS#:</b> W12109989	<b>PIN#:</b> 213380121
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<b>Kitchens:</b> 1		<b>Exterior:</b> Brick		<b>Zoning:</b>	
<b>Fam Rm:</b> N		<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b> Fin W/O		<b>Gar/Gar Spcs:</b> None / 0		<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> 1500-2000		Fenced Yard, Hospital, Library, Park,		<b>Farm/Agr:</b>	
<b>Assessment:</b> 2024 <b>POTL:</b>		Public Transit, School		<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	Living	Ground	14.44	x 10.17	Hardwood Floor	Large Window	Pocket Doors
2	Dining	Ground	16.08	x 11.48	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Ground	13.78	x 9.51	Hardwood Floor	Modern Kitchen	O/Looks Backyard
4	Foyer	Ground	13.12	x 3.28	Hardwood Floor		
5	3rd Br	2nd	13.45	x 8.53	Hardwood Floor	Large Closet	Large Window
6	2nd Br	2nd	13.12	x 13.78	Hardwood Floor	Large Closet	Bay Window
7	4th Br	2nd	9.19	x 7.87	Hardwood Floor	Large Window	O/Looks Backyard
8	Den	2nd	9.51	x 6.23	Hardwood Floor	Window	Open Concept
9	Prim Bdrm	3rd	14.11	x 12.14	4 Pc Ensuite	W/I Closet	Large Window
10	Rec	Bsmt	12.8	x 12.14	Concrete Floor	Open Concept	Walk-Out
11	Laundry	Bsmt	12.8	x 7.87	Concrete Floor	Open Concept	Above Grade Window
12	Other	Bsmt	6.89	x 4.92	Concrete Floor		

**Client Remks:** Charming Updated Home in the Heart of Roncesvalles Village. Welcome to 62 Galley Avenue a beautiful red brick, 3-storey home situated on a quiet, tree-lined street in the heart of Roncesvalles Village. This spacious and thoughtfully laid-out residence offers a blend of classic charm and modern comfort. The main floor features generously sized principal rooms, a bright eat-in kitchen, and a convenient powder room. Upstairs, the second floor boasts three sun-filled bedrooms and a full 4-piece bathroom, ideal for a growing family. The third floor is dedicated to a stunning primary suite, complete with a private ensuite bathroom, cedar lined closet, providing a serene retreat. The finished basement offers good ceiling height, a roughed-in 3-piece bath, and a front walk-out, adding flexible living or rental potential. Outside, enjoy a great lot with mature gardens, and the convenience of 2-car laneway parking. This is a rare opportunity to own a lovingly maintained home in one of Torontos most vibrant and family-friendly neighbourhoods. Walk to parks, schools, cafes, and transit.

<b>Extras:</b>
<b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED416-483-8000



**200 Galley Ave**  
**Toronto Ontario M6R 1H4**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$5,973/2024  
**Sold Date:** 04/08/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7

**Sold: \$1,810,000**  
**List: \$1,399,000**

**For:** Sale **% Dif:** 129

Semi-Detached **Fronting On:** N **Rms:** 6 + 2  
**Link:** **Acreage:** **Bedrooms:** 3 + 1  
 2-Storey 18.25 x 90 Feet **Washrooms:** 3  
**Irreg:** 1x2xMain, 1x4x2nd, 1x4xBsmt  
**Dir/Cross St:** Roncesvalles and Galley **Directions:** West of Roncesvalles

**MLS#:** W12052919

**PIN#:** 213440421

**Kitchens:** 1 + 1  
**Fam Rm:** N  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:** 100+  
**Year Built:** 1910  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1100-1500  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Main

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

**Zoning:**  
**Cable TV:** Y **Hydro:** Y  
**Gas:** Y **Phone:** Y  
**Water:** Municipal  
**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	14.63	x 14.3	Stained Glass	Fireplace	Hardwood Floor
2	Dining	Main	11.58	x 15.91	Bay Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	14.63	x 8.92	Modern Kitchen	Combined W/Dining	Quartz Counter
4	2nd Br	2nd	12.27	x 6.56	Large Window	Closet	Hardwood Floor
5	3rd Br	2nd	8.83	x 13.45	Large Window	Closet Organizers	Hardwood Floor
6	Prim Bdrm	2nd	14.63	x 13.81	Bay Window	Closet Organizers	Hardwood Floor
7	Living	Bsmt	14.63	x 16.31	Laminate		
8	Br	Bsmt	14.63	x 12.3	Closet	Laminate	Window
9	Kitchen	Bsmt	14.63	x 8.92	Modern Kitchen	Laminate	

**Client Remks:** A Roncy stunner with "A Heritage Heart & Modern Soul!" Making a memorable first impression inside & out, this beautifully renovated home is ready to steal your heart. Slightly elevated & perfectly positioned on a wide lot w/ warm southern exposure & plenty of privacy, this 3-bedroom, 3-bathroom charmer offers a rare blend of character, comfort & that elusive feeling of home. From the moment you arrive, this home makes a lasting impression. The fully landscaped exterior offers a picture-perfect first look w/ mature gardens, neat modern stonework & a classic front porch that's begging for morning coffees & after-dinner chats. Step inside & we wowed by the natural light & sunshine flooding the space! The main floor is anchored by a spacious living room that comfortably fits the whole family, a statement original stained glass window & eye catching fireplace mantel. A large dinning room w/ oversized bay window & an original ceiling detail is perfect for entertaining. High ceilings, newer windows throughout, and an easy flow into the rest of the home make this main floor functional & incredibly elegant. The open concept kitchen has been fully renovated with a clean, modern aesthetic, making it a dream to cook & entertain in. From the kitchen you will access the professionally landscaped backyard, serene & simply stunning! A comfy outdoor space to entertain, garden, or sit back with your crew & unwind. Upstairs, you'll find three bright & well sized bedrooms, each with its own built-in closet & custom organizers. The elegant king-size primary bedroom is a true sun-trap featuring a large bay window that frames leafy street views & floods the room with natural light. The renovated family bathroom is stylish & fresh w/ modern finishes. A renovated bonus flex space awaits you in the basement ideal for a private a home office, guest area, or teens to spread out.

**Extras:**

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



**72 Fermanagh Ave**  
**Toronto Ontario M6R 1M2**  
 Toronto W01 Roncesvalles Toronto

**Sold: \$1,821,000**  
**List: \$1,399,000**

**Taxes:** \$6,652.19/2024

**For:** Sale

**% Dif:** 130

**Sold Date:** 03/25/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 6

Semi-Detached

**Fronting On:** N

**Rms:** 7 + 3

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

17 x 132 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x3xLower

**Dir/Cross St:** Fermanagh And Roncesvalles

**MLS#:** W12029383

**PIN#:** 213340351

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Full  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apex Age:**  
**Apex Sqft:**  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Arts Centre, Family Room, Library, Park,  
 Public Transit, Rec Centre, School

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

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 14.01	Hardwood Floor	Bay Window	B/I Shelves
2	Dining	Main	16.01	x 10.99	Hardwood Floor	Bay Window	Combined W/Living
3	Kitchen	Main	12.24	x 13.42	Hardwood Floor	Stainless Steel Appl	Stone Counter
4	Mudroom	Main	6.17	x 6.27	Hardwood Floor	Walk-Out	Window
5	Prim Bdrm	2nd	10.01	x 14.01	Hardwood Floor	Large Window	B/I Closet
6	2nd Br	2nd	8.66	x 12.01	Hardwood Floor	Picture Window	Double Closet
7	3rd Br	2nd	14.76	x 8.5	Hardwood Floor	O/Looks Backyard	Closet
8	Rec	Lower	29.49	x 11.68	Vinyl Floor	Above Grade Window	Pot Lights
9	Laundry	Lower	8.01	x 12.01	Vinyl Floor	Above Grade Window	3 Pc Bath
10	Furnace	Lower	13.12	x 3.28	Concrete Floor	Sump Pump	

**Client Remks:** If your search has been about more than just 4 walls & 3 bedrooms, if you're interested in creating a connection, a sense of belonging, being part of a bigger life in a community, look no further! We are perfectly situated on one of Roncys' most charming community centric streets. This sweet house on the west side will impress with its generous light filled living spaces & modern conveniences. Open plan and spacious living room with beautiful built ins and a spacious dining room for effortless entertaining. The light-filled modern eat-in chefs kitchen with easy access to the garden and outdoor entertaining. 2nd level boasts a primary with almost w/w closets & a treetop view, fantastic family bathroom & 2 additional well sized bedrooms with amazing closets in each one. A finished over height lower level offers the opportunity for a recreation room, office, and exercise room; with separate laundry, storage, and an additional bathroom. The backyard is perfect for kids and adults alike plus a glorious garage with space for parking and storage. Don't get me started on how amazing a rear laneway is for learning to ride a bike shoot hoops or a rousing game of mini sticks. Hurry Home!!Steps to all things lovely that Roncy has to offer, and Sorauren Park for lazy summer days. The local shops, schools, and restaurants of this dynamic community will be the backdrop for the story of your new life in this outstanding community. Hurry Home!!!!

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY416-443-0300



**46 Fermanagh Ave**  
**Toronto Ontario M6R 1M2**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$7,088.52/2024  
**Sold Date:** 06/12/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 2

**Sold: \$1,840,000**  
**List: \$1,499,000**

**For:** Sale      **% Dif:** 123

**Att/Row/Twnhouse**      **Fronting On:** N      **Rms:** 6 + 1  
**Link:**      **Acreage:**      **Bedrooms:** 3  
 2-Storey      15 x 125 Feet      **Washrooms:** 2  
                          **Irreg:**      1x5x2nd, 1x4xBsmt  
**Dir/Cross St:** Roncesvalles Ave & High Park Blvd  
**Directions:** East of Roncesvalles, West of Sorauren

**MLS#:** W12209393

**PIN#:** 213340338

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Lane	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Water:</b>
<b>Heat:</b> Forced Air / 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>Year Built:</b> 1909	Family Room, Fireplace/Stove	<b>Farm/Agr:</b>
<b>Yr Built Source:</b> MPAC		<b>Oth Struct:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Survey Type:</b> Available
<b>Assessment:</b> POTL:		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4	x 3.18	Tile Floor
2	Living	Main	12.66	x 10.01	Fireplace
3	Dining	Main	13.48	x 8.92	Hardwood Floor
4	Kitchen	Main	12.4	x 9.68	Large Window
5	Family	Main	10.99	x 8.33	O/Looks Living
6	Prim Bdrm	2nd	15.85	x 12.07	Granite Counter
7	2nd Br	2nd	13.91	x 8.99	O/Looks Backyard
8	3rd Br	2nd	10.93	x 8.5	Walk-Out
9	Rec	Bsmt	19.32	x 14.01	Hardwood Floor
					B/I Closet
					Hardwood Floor
					Large Window
					Hardwood Floor
					Large Window
					4 Pc Bath
					B/I Bookcase

**Client Remks:** Located on a picturesque, tree-lined street in one of Toronto's most sought-after neighbourhoods, this charming 3-bedroom, 2-bath home offers a perfect blend of character, comfort, and thoughtful upgrades. The main floor features 9-foot ceilings, stunning European white oak herringbone flooring, and a welcoming layout that includes a formal dining room and a cozy living room with a wood-burning fireplace. The eat-in kitchen opens to a sun-filled breakfast area or family room with views of the private garden. A large bay window brings the outdoors in, while a Georgian Bay limestone patio leads to a tranquil, landscaped backyard - a peaceful retreat perfect for relaxing or entertaining. Upstairs, you'll find a spacious king-sized principal bedroom with a custom wall-to-wall built-in closet, a second bedroom that easily accommodates a queen bed, and a bright third bedroom overlooking the backyard. A skylit 5-piece bathroom completes the second level. The finished lower level offers a separate entrance and walk-up to the front yard, a second 4-piece bathroom, laundry and custom built-in shelving and closet systems. Additional highlights include a large front porch with wood swing, landscaped front garden, and a single-car garage with laneway access. This is a rare opportunity to own a loved and beautiful move-in ready home just steps from top-rated schools, High Park, shops, transit, and all the amenities Roncesvalles has to offer.

**Extras:**

**Listing Contracted With:** KELLER WILLIAMS CO-ELEVATION REALTY416-236-1392





23 Fern Ave		Sold: \$1,852,500	
Toronto Ontario M6R 1J9		List: \$1,525,000	
Toronto W01 Roncesvalles Toronto			
Taxes: \$7,074.21/2024		For: Sale	% Dif: 121
Sold Date: 02/25/2025			
SPIS: N	Last Status: SLD	DOM: 11	
Semi-Detached	Fronting On: S	Rms: 9	
Link:	Acreage:	Bedrooms: 3	
2-Storey	20 x 121 Feet	Washrooms: 2	
	Irreg:	1x4xLower, 1x4x2nd	
Dir/Cross St: Macdonell and Fern Ave			

<b>MLS#:</b> W11973338	<b>PIN#:</b> 213360189
------------------------	------------------------

<b>Kitchens:</b> 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Lane	<b>Cable TV:</b>
<b>Basement:</b> Part Fin / W/O	<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> Heat Pump / Electric	<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> 100+	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Apx Sqft:</b>	Family Room, Fenced Yard,	<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>	Fireplace/Stove, Hospital, Library, Park,	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	Place Of Worship, Public Transit	<b>Spec Desig:</b> Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.67	x 9.02	Bamboo Floor	Family Size Kitchen	O/Looks Garden
2	Family	Main	14.67	x 10.63	Bamboo Floor	Combined W/Kitchen	
3	Living	Main	25.13	x 10.04	Bamboo Floor	Combined W/Dining	O/Looks Frontyard
4	Dining	Main	25.13	x 10.04	Bamboo Floor	Combined W/Living	Bay Window
5	Prim Bdrm	2nd	15.49	x 22.34	Bamboo Floor	L-Shaped Room	Large Closet
6	2nd Br	2nd	9.74	x 11.15	Bamboo Floor	Closet	
7	3rd Br	2nd	15.32	x 10.04	Bamboo Floor	Bay Window	Closet
8	Family	Bsmt	16.44	x 14.04	Laminate	Fireplace	Pot Lights
9	Kitchen	Bsmt	13.25	x 5.81			
10	Laundry	Bsmt	10.73	x 7.78			
11	Cold/Cant	Bsmt	7.38	x 11.12			

**Client Remks:** 100% Made in Canada!! Discover the Roncesvalles Lifestyle: Perfect for Young Families, Cool Couples, & Savvy Downsizes>Welcome 2 this rare opportunity in the heart of vibrant Roncesvalles! Homes like this don't come around often.This is the one!!!What Makes This Home Special?Extra wide Semi w/ sunny rear extension.Spacious &Bright Living Spaces: Enjoy large living & dining area, complemented by a recently updated kitchen w/ quartz countertops & a huge sunny window that frames views of your private backyard.Family-Friendly Design includes a generous main-floor family room keeping everyone connected, perfect 4 entertaining, movie nights or playtime.3 Cheerful Bedrooms.The primary bedroom is an oversized L-shape w/ room for your personal yoga nook, home office, or enviable dressing area. It also offers ample space for a crib, making it ideal for young families.Move-In Ready Updates..Recent updates include kitchen, bamboo flooring throughout, windows, heat pumps & Rec room (w/ kitchen, bathroom and fireplace. Great for nanny friends & visiting family. Create an income generating apartment or use it as is for more space to enjoy. Freshly painted throughoutno need for renovations or touch-ups.Other awesome Features You'll Love..Private Backyard w/ Perennial garden & Covered Patio: A serene escape in the city, ideal 4 entertaining or quiet moments.Generous 2-Car Garage: Accessed from a rear lane with exciting new laneway development activity nearby.This Sough - after neighborhood has something to offer everyone!!Short walk 2 High Park & Sorauren park (w/ future community centre &pool), playgrounds, dog park, free neighborhood tennis courts & loads of green spaces.2 min walk 2 Fern Public School (w/ French immersion program). Enjoy trendy cafes, boutique shopping, library, places of worship & vibrant community events.Close 2 Lakeshore Gardiner & UP express.U can B anywhere conveniently.Excellent TTC access. Walkscore 93 Transit Score 75.

<b>Extras:</b>
<b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD.416-530-1100



**159 Sorauren Ave**  
**Toronto Ontario M6R 2E6**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$7,782/2024  
**Sold Date:** 05/29/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 8

**Sold: \$1,940,000**  
**List: \$1,899,000**

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

**Semi-Detached** **Fronting On:** E **Rms:** 7 + 3  
**Link:** **Acreage:** **Bedrooms:** 4  
 2 1/2 Storey 16.75 x 90 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xBsmt  
**Dir/Cross St:** Sorauren and Garden **Directions:** Queens St W/Sorauren

**MLS#:** W12162443

**PIN#:** 213360212

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<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> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 1	<b>Water:</b>
<b>Heat:</b> Forced Air / 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> Y	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b> 100+	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Year Built:</b> 1893	Central Vacuum, Family Room,	<b>Farm/Agr:</b>
<b>Yr Built Source:</b> MPAC	Fireplace/Stove	<b>Oth Struct:</b>
<b>Apx Sqft:</b> 1500-2000		<b>Survey Type:</b> None
<b>Assessment:</b> 2024 <b>POTL:</b> N		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.77	x 12.47	Tile Floor	Hardwood Floor	Crown Moulding
2	Living	Main	8.46	x 13.48	Hardwood Floor	Fireplace	Stained Glass
3	Dining	Main	11.61	x 13.88	Hardwood Floor	Open Concept	Crown Moulding
4	Kitchen	Main	10.4	x 15.16	Stainless Steel Appl	Centre Island	W/O To Garden
5	Prim Bdrm	2nd	14.73	x 12.14	Hardwood Floor	Double Closet	W/O To Balcony
6	2nd Br	2nd	9.19	x 11.55	Hardwood Floor	Closet	B/I Desk
7	3rd Br	2nd	10.96	x 8.99	Hardwood Floor	B/I Closet	W/O To Balcony
8	Bathroom	2nd	5.41	x 6.99	4 Pc Bath	Heated Floor	Renovated
9	Family	3rd	15.12	x 27.4	W/O To Sundeck	Electric Fireplace	B/I Desk
10	Rec	Bsmt	13.78	x 21.59	Hardwood Floor	Double Closet	Pot Lights
11	Bathroom	Bsmt	7.87	x 4.89	3 Pc Ensuite	Heated Floor	Renovated
12	Laundry	Bsmt	5.71	x 7.68	Stainless Steel Appl	Stone Counter	Laundry Sink
13	Utility	Bsmt	9.81	x 3.67	Cushion Floor		

**Client Remks:** Step into this beautifully transformed Victorian home in the heart of Roncesvalles a perfect blend of historic charm and modern design in one of Torontos most dynamic neighbourhoods. Behind its striking exterior lies over 2,000 sq ft of finished living space, thoughtfully renovated to meet the needs of today's urban family. The spacious main floor offers soaring ceilings, oversized windows and an open concept layout anchored by a dream kitchen with stainless steel built-in appliances, 5 burner induction cooktop and oversized island, designed for both everyday living and entertaining. In warmer months, a wall of folding glass doors connects the indoors to a private backyard retreat with tranquil waterfall and gas line for firepit table, creating seamless indoor-outdoor flow. Upstairs, you'll find four generous bedrooms, multiple balconies for soaking up the sun, and spa-inspired bathrooms with heated floors & towel racks. The professionally finished lower level features nearly 8-foot ceilings and offers versatile space for a family room, home gym, or guest suite. Comfort and efficiency are built in, with updated wiring (200-ampservice with EV charging capacity), modern plumbing and insulation, high-efficiency heating, central and ductless cooling systems, and energy-efficient windows and doors. This home checks all the boxes and its just a short stroll to Sorauren Park, local shops, cafes, the lake, High Park, top-rated schools, transit and everything Roncey has to offer. A rare opportunity to own a turn-key home in a truly special community!

**Extras:**

**Listing Contracted With:** RE/MAX PROFESSIONALS INC.416-232-9000



**11A Garden Ave**  
**Toronto Ontario M6R 1H5**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$8,297/2024  
**Sold Date:** 03/24/2025  
**SPIS:** N **Last Status:** SLD **DOM:** 7

**Sold: \$2,023,466**  
**List: \$1,899,000**

**For:** Sale **% Dif:** 107

**Semi-Detached** **Fronting On:** E **Rms:** 8 + 3  
**Link:** **Acreage:** **Bedrooms:** 4  
**3-Storey** **16 x 122 Feet** **Washrooms:** 4  
**Irreg:** 1x2xMain, 1x2xLower, 1x3x2nd,  
 1x4x2nd  
**Dir/Cross St:** Sorauren Ave. & Garden **Directions:** Follow your GPS

**MLS#:** W12023569

**PIN#:** 213360267

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apex Age:** 100+  
**Apex Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove, Park, Public  
 Transit, School

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

**Topography:** Level

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.35	x 13.75	Hardwood Floor	Closed Fireplace	Open Concept
2	Dining	Main	26.35	x 13.75	Hardwood Floor	Open Concept	Crown Moulding
3	Kitchen	Main	10.99	x 10.01	Hardwood Floor	Breakfast Bar	W/O To Patio
4	Prim Bdrm	2nd	12.24	x 14.01	Hardwood Floor	Closet	Ensuite Bath
5	2nd Br	2nd	6.99	x 7.35	Hardwood Floor	Combined W/Sitting	
6	Sitting	2nd	6.99	x 10.07	Window	South View	O/Looks Backyard
7	3rd Br	3rd	10.24	x 13.68	Hardwood Floor	Closet	Window
8	4th Br	3rd	10.24	x 13.68	Hardwood Floor	Closet	Window
9	Laundry	Bsmt	9.58	x 9.09	Laminate	W/O To Terrace	
10	Rec	Bsmt	10.66	x 12.6	Laminate	2 Pc Bath	
11	Den	Bsmt	6.99	x 12.6	Laminate	Walk-Out	

**Client Remks:** This beautifully reimagined 4-bedroom, 4-bathroom home seamlessly blends classic charm with a modern designer's touch. Completely rebuilt from the studs in 2015, it boasts four renovated floors with high-end finishes. The open-concept main level features an entertainer's kitchen with a breakfast bar, overlooking a large dining and living area. Gorgeous hand-scraped Brazilian Jatoba wood floors run throughout all three upper levels, creating a consistent warmth through out the home. The second floor offers a primary bedroom with an ensuite bathroom and a nursery with a serene, sun-filled sitting area ideal for any young family. The third floor has two additional spacious bedrooms, while the finished basement, with two separate entrances, offers endless possibilities. With two-car parking and a prime location in Roncesvalles Village, this quiet family-friendly street is perfectly situated in the neighbourhood, just minutes away from the best that Roncesvalles, Queen West, and High Park have to offer. Bike To Downtown, Easy Access To TTC & Hwys; Coveted Fern School Catchment

**Extras:**

**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995


**74 Harvard Ave**  
**Toronto Ontario M6R 1C6**

Toronto W01 Roncesvalles Toronto

**Taxes:** \$9,171.01/2024**For:** Sale**Sold:** \$2,035,000**List:** \$2,289,000**Sold Date:** 05/23/2025**% Dif:** 89**SPIS:** N**Last Status:** SLD**DOM:** 23

Semi-Detached

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

2 1/2 Storey

18.92 x 122.29 Feet

**Washrooms:** 4**Irreg:**1x4x2nd, 1x3x2nd, 1x3x3rd,  
1x3xBsmt**Dir/Cross St:** Harvard Ave and Roncesvalles Ave**Directions:** Harvard Ave and Roncesvalles Ave**MLS#:** W12113303**PIN#:** 213880118

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	None	<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>	0	<b>Water:</b>	Municipal
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	0	<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>	1890	Fenced Yard, Fireplace/Stove, Hospital,		<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>	2000-2500	Park, Place Of Worship, Public Transit,		<b>Oth Struct:</b>	
<b>Assessment:</b>	<b>POTL:</b>	School		<b>Survey Type:</b>	None
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.07	x 13.39	Marble Floor	Stained Glass	
2	Dining	Ground	10.89	x 18.08	Hardwood Floor	Window	Marble Fireplace
3	Living	Ground	16.08	x 21.49	Hardwood Floor	Combined W/Kitchen	Marble Fireplace
4	Kitchen	Ground	12.6	x 24.44	Hardwood Floor	Walk-Out	Stainless Steel Appl
5	Prim Bdrm	2nd	14.83	x 20.31	Hardwood Floor	Ensuite Bath	Marble Fireplace
6	2nd Br	2nd	11.29	x 13.85	Hardwood Floor	Window	Closet
7	3rd Br	2nd	13.06	x 10.79	Hardwood Floor	Window	Closet
8	4th Br	3rd	14.9	x 32.25	Hardwood Floor	Window	Marble Fireplace
9	Rec	Bsmt	13.45	x 24.8	Laminate	Window	3 Pc Bath
10	Laundry	Bsmt	11.29	x 17.36	Tile Floor	Updated	
11	Br	Bsmt	12.8	x 9.91	Laminate	Window	

**Client Remks:** Step into timeless elegance with this stately, semi-detached Victorian manor, beautifully restored to honour its historic charm while seamlessly integrating modern luxury. Situated in the coveted Roncesvalles community, this 4-bedroom residence is a rare blend of classic architecture and contemporary comfort with over 3,100 sq ft of total living space. The spacious main floor showcases original details, Parisian imported mantles, soaring ceilings, and intricate mouldings, celebrating the homes rich past. A formal dining room sets the stage for elegant entertaining, while the open-concept kitchen and living space drenched in marble and flooded with natural light make everyday living feel indulgent. Designed for both hosting and home-cooked meals, the kitchen boasts abundant counter space, high-end finishes, and an effortless flow into the landscaped and Manicured backyard. Upstairs you'll find four generously sized bedrooms and 3 spa like baths including a sprawling third-floor primary suite or bonus space with over 16ft ceilings and sunny lake views. The Basement boasts even more living space, it is functional and ready for enjoyment. Just steps from both Roncesvalles and West Queen West, this dream home puts you in the heart of two of Toronto's most vibrant West end neighbourhoods with unbeatable access to shops, schools, childcare, cafes, transit, and Much More!!!! This is more than a home its a piece of history. Come see it for yourself, Toronto.

**Extras:****Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337





**74 Fern Ave**  
**Toronto Ontario M6R 1K3**  
 Toronto W01 Roncesvalles Toronto  
**Taxes:** \$7,062/2024  
**Sold Date:** 02/11/2025  
**SPIS:** N

**Sold: \$2,040,000**  
**List: \$1,899,900**

**For:** Sale **% Dif:** 107

**Last Status:** SLD **DOM:** 6  
 Semi-Detached **Fronting On:** N  
**Link:** **Acreage:**  
 2 1/2 Storey 15.43 x 122.6 Feet  
**Irreg:**  
**Dir/Cross St:** High Park Blvd and Roncesvalles

**Rms:** 8  
**Bedrooms:** 4  
**Washrooms:** 1  
 1x4x2nd

**MLS#:** W11957204

**PIN#:** 213370232

**Assignment:** N

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Unfinished  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apex Age:** 100+  
**Apex Sqft:** 1500-2000  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

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

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.27	x 10.33	Hardwood Floor	Crown Moulding	Open Concept
2	Dining	Ground	14.14	x 8.99	Hardwood Floor	Fireplace	O/Looks Frontyard
3	Kitchen	Ground	16.77	x 10.33	Hardwood Floor	Eat-In Kitchen	W/O To Garden
4	Br	2nd	13.25	x 11.58	Hardwood Floor	O/Looks Frontyard	
5	Br	2nd	14.93	x 7.74	Hardwood Floor	W/W Closet	North View
6	Br	2nd	10.66	x 8.17	Hardwood Floor	B/I Closet	O/Looks Backyard
7	Prim Bdrm	3rd	29.92	x 13.85	Cathedral Ceiling	Double Closet	W/O To Deck
8	Other	3rd	15.88	x 11.32	W/O To Deck	W/O To Deck	W/O To Deck
9	Office	Ground	18.34	x 13.32	Vinyl Floor	Separate Rm	Skylight

**Client Remks:** Welcome to 74 Fern Ave. This exquisite, updated Victorian home seamlessly blends historic charm with modern luxury. The bright and airy four-bedroom residence boasts 1,812 square feet of above-grade living space, meticulously renovated with high-end materials and design. Soaring ceilings and oversized windows create a light-filled atmosphere, showcasing impeccable contemporary finishes. The heart of the home is the stunning Scavolini kitchen, featuring a sleek, low-profile design, honed marble counters and backsplash, and a 9-foot glass wall that opens to the beautifully landscaped backyard. Three inviting bedrooms and a spa-like bathroom reside on the second floor, while the entire third floor is dedicated to the expansive primary suite. This private retreat features a cathedral ceiling, exposed brick, and a sliding glass door leading to a private rooftop deck. A converted single-car garage currently serves as a versatile office/workspace with garden shed storage but can easily be returned to its original purpose. Professionally landscaped front and back yards provide a tranquil, all-season oasis for relaxation and entertaining. 74 Fern Ave is just steps from Fern Ave Public School (with its French immersion program), Sorauren Park (and its future community centre and pool), and Roncesvalles's vibrant shops, restaurants, and amenities including a public library and transit. This remarkable home offers the best of Toronto living in one of the city's most sought-after neighbourhoods. Property is at the end of a row of homes **\*\*EXTRAS\*\*** high end European kitchen appliances, cedar decks, 76 Fern has already lowered/underpinned their basement which means a significant savings for the owners of 74 Fern should they choose to lower basement as party wall already underpinned, FEB 8,9 2-4 BOTH DAYS

**Extras:**

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



**187 Fern Ave**  
**Toronto Ontario M6R 1K2**  
 Toronto W01 Roncevalles Toronto  
**Taxes:** \$7,900/2024  
**Sold Date:** 02/07/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 29

**Sold: \$2,200,000**  
**List: \$2,499,999**

**For:** Sale

**% Dif:** 88

**Multiplex**  
**Link:** 2 1/2 Storey  
**Fronting On:** S  
**Acreage:** < .50  
 23.33 x 116.62 Feet  
**Irreg:**  
**Rms:** 12  
**Bedrooms:** 5 + 2  
**Washrooms:** 5  
 5x3  
**Dir/Cross St:** Sorauren Ave

**MLS#:** W11916179

**PIN#:** 213370282

**Kitchens:** 5  
**Fam Rm:** Y  
**Basement:** Apartment / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** None  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 2000-2500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick / Metal/Side  
**Drive:** Lane  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 1  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Hospital, Library, Park, Place  
 Of Worship, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	0	0	
2	Kitchen	Main	0	0	
3	Office	Main	0	0	
4	Living	Main	0	0	
5	Bathroom	Main	0	0	
6	Br	2nd	0	0	
7	Br	2nd	0	0	
8	Kitchen	2nd	0	0	
9	Living	2nd	0	0	
10	Bathroom	2nd	0	0	
11	Br	3rd	0	0	
12	Bathroom	3rd	0	0	

**Client Remks:** Welcome to 187 Fern Ave, located in the trendy Roncevalles neighbourhood in Toronto. Only a 10 minute walk to High Park, steps from the local school and all amenities. An amazing investment opportunity - this multi-residential property (5 suites) includes 4 separate units PLUS a detached studio laneway suite. Newly renovated throughout - each unit has its own laundry (washer & dryer combo) and a full kitchen. Updates include; New furnace New roof, skylights, fascia, soffits & eaves, New flat roof & skylight on the laneway suite, In-suite laundry in each unit (high-end combination washer/dryer) New exterior siding, New fence surrounding the backyard, Freshly painted throughout, 100 amp panel (in each unit).

**Extras:**

**Listing Contracted With:** KELLER WILLIAMS EDGE REALTY905-335-8808



**193 Wright Ave**  
**Toronto Ontario M6R 1L1**  
**Sold: \$2,212,500**  
**List: \$2,249,000**

Toronto W01 Roncesvalles Toronto

**Taxes:** \$9,928.21/2024

**For:** Sale

**% Dif:** 98

**Sold Date:** 03/19/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 14

Semi-Detached

**Fronting On:** S

**Rms:** 7 + 2

**Link:**

**Acreage:**

**Bedrooms:** 4

3-Storey

18.42 x 149 Feet

**Washrooms:** 4

**Irreg:**

1x3x2nd, 1x4x2nd, 1x4x3rd,  
1x3xBsmt

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

**MLS#:** W12002047

**PIN#:** 213370184

<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>Basement:</b>	Fin W/O	<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>	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>		<b>Retirement:</b>	
<b>Year Built:</b>	1920	Fenced Yard, Fireplace/Stove, Park, Place		<b>Farm/Agr:</b>	
<b>Apx Sqft:</b>		Of Worship, Public Transit, School		<b>Oth Struct:</b>	Garden Shed
<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>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 13.68	Hardwood Floor	Gas Fireplace	Pot Lights
2	Dining	Main	11.68	x 11.65	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	17.55	x 11.42	Breakfast Bar	Custom Counter	Breakfast Bar
4	2nd Br	2nd	13.75	x 9.91	Hardwood Floor	4 Pc Ensuite	Closet
5	3rd Br	2nd	11.02	x 9.68	Hardwood Floor	Window	
6	4th Br	2nd	10.14	x 8.33	Hardwood Floor	Window	
7	Prim Bdrrm	3rd	14.17	x 12.73	4 Pc Ensuite	W/I Closet	Skylight
8	Rec	Bsmt	29.59	x 12.99	Laminate	Walk-Up	Electric Fireplace

**Client Remks:** Beautifully renovated three-storey home in the heart of Roncesvalles, offering modern design and timeless charm. The open-concept main floor showcases wide-plank hardwood floors, a cozy gas fireplace, and an exposed brick wall. A bright, custom kitchen features stainless steel appliances (including gas stove), quartz countertops and backsplash, plus a newly added coffee station with extra storage. Step out from the kitchen to a spacious deck, a deep backyard with garden shed and two-car laneway parking. Sleek open-riser stairs lead to the second floor, where you'll find three bedrooms, one with its own 4-piece ensuite. The third floor primary suite with a walk-in closet and spa-like bath with double vanity and a glass-enclosed rainfall shower. The finished basement, with high ceilings, includes a large recreation room, a 3-piece modern bath, laundry, and a convenient walk-up to the backyard. Custom blinds throughout the home enhance privacy and style. Located just steps from the vibrant shops, restaurants, and cafes of Roncesvalles, as well as the Sorauren Farmers' Market, Fern Ave. P.S. (with French immersion program) and easy transit access. This home blends luxury, function and an unbeatable location!

**Extras:**

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



**14 Pearson Ave**  
**Toronto Ontario M6R 1G1**  
Toronto W01 Roncesvalles Toronto  
**Taxes:** \$10,951.07/2024      **For:** Sale      **% Dif:** 96  
**Sold Date:** 05/02/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 2  
**Sold:** \$2,400,000  
**List:** \$2,499,000  
Semi-Detached      **Fronting On:** N      **Rms:** 8 + 6  
**Link:**      **Acreage:**      **Bedrooms:** 5 + 3  
2 1/2 Storey      25.17 x 124 Feet      **Washrooms:** 5  
                                 **Irreg:**      1x2xMain, 1x4x2nd, 1x4xLower,  
                                      1x2xFlat, 1x4x2nd  
**Dir/Cross St:** Queen/Lansdowne  
**Directions:**  
Pearson is now one way (west) between Fuller and Macdonell Ave. Drive south on Macdonell and then west on Pearson.

**MLS#:** W12112643      **PIN#:** 213360325

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> Part Fin <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1908 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2000-2500 <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Drive:</b> Lane <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove	<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> Aux Residences <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.11	x 12.24	Hardwood Floor	Fireplace	B/I Bookcase
2	Dining	Main	19.36	x 10.17	Hardwood Floor	Bay Window	Open Concept
3	Kitchen	Main	16.73	x 9.84	Tile Floor	Stainless Steel Appl	Walk-Out
4	Br	2nd	16.4	x 9.84	Hardwood Floor	Closet	Bay Window
5	2nd Br	2nd	11.81	x 9.84	Hardwood Floor	Closet	O/Looks Frontyard
6	3rd Br	2nd	14.11	x 10.17	Broadloom	Closet	O/Looks Backyard
7	4th Br	3rd	14.44	x 16.4	Hardwood Floor	Closet	O/Looks Frontyard
8	5th Br	3rd	13.12	x 14.76	Hardwood Floor	Closet	O/Looks Backyard
9	Living	Flat	15.09	x 6.56	Tile Floor	Heated Floor	
10	Kitchen	Flat	7.55	x 7.87	Tile Floor	Heated Floor	
11	Dining	Flat	8.53	x 7.87	Tile Floor	Heated Floor	
12	Family	2nd	12.14	x 7.87	Hardwood Floor	Open Concept	Balcony
13	Br	2nd	11.81	x 11.48	Hardwood Floor		
14	2nd Br	2nd	10.17	x 10.5	Hardwood Floor		
15	3rd Br	2nd	10.5	x 10.5	Hardwood Floor		

**Client Remks:** Rare Opportunity in Roncy! Two Exceptional Homes on One Property in a Prime Neighbourhood! Discover the perfect blend of historic charm and modern sustainability with this unique property offering two fully independent homes in one of the city's most sought-after neighbourhoods. The main residence is an extra wide semi-detached house with 5-bedrooms and 3 bathrooms spread across three spacious storeys. Rich in original detail, it boasts hardwood floors and classic architectural elements that speak to its heritage. Ideal for growing families or multi-generational living, this home combines warmth, space, and function in every room. Nestled at the rear of the property, the modern 3-bedroom laneway house is a striking contrast, built with sustainable green materials and contemporary design in mind. Open-concept living, sleek finishes, and energy-efficient features make it perfect for rental income, extended family, or a stylish work-from-home setup. Additional highlights include garage parking, landscaped outdoor spaces, and proximity to top schools, vibrant shops, parks, and transit. Whether you're an investor, a large family, or someone seeking flexible living options, this property is a rare find that offers unmatched versatility and value.

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




**31 Hewitt Ave**  
**Toronto Ontario M6R 1Y4**

Toronto W01 Roncesvalles Toronto

**Taxes:** \$11,122.74/2024**For:** Sale**Sold:** \$2,588,000**List:** \$2,650,000**% Dif:** 98**Sold Date:** 02/10/2025**SPIS:** N**Last Status:** SLD**DOM:** 62**Duplex****Fronting On:** S**Rms:** 12**Link:****Acreage:****Bedrooms:** 5 + 1**2-Storey****31 x 154 Feet****Washrooms:** 2**Irreg:****1x3xMain, 1x3x2nd****Dir/Cross St:** Roncesvalles & Hewitt**MLS#:** W11888876**PIN#:** 213480107

**Kitchens:** 2  
**Fam Rm:** N  
**Basement:** Unfinished / W/O  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Alum Siding / Brick  
**Drive:** Private  
**Gar/Gar Spcs:** Detached / 2  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 4  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove, Park, Place Of Worship, Public Transit, Ravine, School

**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	16.28	x 15.98	Hardwood Floor	Bay Window	Gas Fireplace
2	Dining	Main	10.89	x 15.26	Hardwood Floor	Bay Window	Pot Lights
3	Kitchen	Main	10.89	x 12.11	Hardwood Floor	Granite Counter	Stainless Steel Appl
4	Prim Bdrm	Main	13.32	x 8.69	Hardwood Floor	Double Closet	Window
5	2nd Br	Main	14.7	x 8.69	Hardwood Floor	Closet	Window
6	Office	Main	12.47	x 8.92	Hardwood Floor	W/O To Deck	O/Looks Backyard
7	Living	2nd	16.24	x 15.06	Hardwood Floor	Fireplace	W/O To Balcony
8	Dining	2nd	16.31	x 12.14	Hardwood Floor	Bay Window	Pot Lights
9	Kitchen	2nd	10.2	x 12.14	Hardwood Floor	Window	Pot Lights
10	3rd Br	2nd	18.24	x 9.38	Hardwood Floor	Closet	Window
11	4th Br	2nd	11.55	x 9.38	Hardwood Floor	Closet	Window
12	5th Br	2nd	15.22	x 8.92	Hardwood Floor	Closet	O/Looks Backyard

**Client Remks:** Rarely Offered Character Filled Duplex In Highly Desirable Roncesvalles Neighborhood! 2 Spacious Units With Soaring Ceilings, Gleaming Hardwood Floors, Wood Trim & Stained Glass Windows. Intelligent Layout With Lots Of Windows For Natural Light. Main Floor Features: 2 Generous Bedrooms, Living Room With Gas Fireplace, Bay Stained Glass Window, Large Dining Room, Upgraded Kitchen With Granite Counter, Backsplash, Stainless Steel Appliances & Pot Lights And Separate Den With Walk-Out To Yard. Upstairs, The Second Unit Includes 3 Bedrooms, Living Room With Bay Window, Wood Fireplace & Walk-Out To Balcony, Large Dining Room & Generous Kitchen With Lots of Storage, Pot Lights & Backsplash. Sitting On A Nicely Sized Lot With 2 Car Parking & 2 Car Detached Garage. Serene Fenced Backyard Includes Huge New Deck (2024). Perfectly Located On Quiet Street In Family Friendly Neighborhood, Steps to Shops, Amenities, Highpark, Trails, Transit, Schools & More. **\*\*EXTRAS\*\*** Recent Upgrades Main Fl: New Washer/Dryer(23),Dishwasher(23),Fridge(22),New Closet Doors,New Light Fixtures,New Doorhandles,New Washroom Cabinet Doors,New Pot Lights. 2nd Fl:New Dryer, New Microwave. Other: Deck(2024), New Front Eavestrough

**Extras:****Listing Contracted With:** RE/MAX HALLMARK REALTY LTD.416-494-7653



63 Garden Ave			Sold: \$2,645,000		
Toronto Ontario M6R 1H8			List: \$2,689,000		
Toronto W01 Roncesvalles Toronto					
Taxes: \$9,963.97/2024			For: Sale		% Dif: 98
Sold Date: 06/08/2025					
SPIS: N		Last Status: SLD		DOM: 18	
Fourplex		Fronting On: S		Rms: 21 + 5	
Link:		Acreage:		Bedrooms: 9 + 1	
2-Storey		26 x 105 Feet		Washrooms: 5	
		Irreg:		2x4xMain, 2x4x2nd, 1x5xBsmt	
Dir/Cross St: Sorauren Ave & Garden Ave Directions: East of Roncesvalles Ave					

<b>MLS#:</b> W12162488			<b>PIN#:</b> 213380103		
<b>Kitchens:</b> 4 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Full / Part Fin <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>A/C:</b> Window Unit <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1915 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 3500-5000 <b>Assessment:</b> 2024 <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>		<b>Exterior:</b> Brick <b>Drive:</b> <b>Gar/Gar Spcs:</b> Detached / 1 <b>Drive Park Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b>		<b>Zoning:</b> R(d0.6*296) <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	
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Welcome to 63/63A Garden Ave, a well-maintained fourplex in the heart of Roncesvalles Village. Boasting a strong 5.3% cap rate with upside through renos, this is a rare opportunity in one of Toronto's most sought-after neighbourhoods. Offers three 2-bedroom units, one 3-bedroom unit, plus a basement with kitchen and bath for a potential fifth suite. Two units are tenanted at market rents, three will be vacant. One unit features a private entrance and separate address, offering potential as an owner's suite. Includes on-site parking, storage, two in-suite washer/dryers, and shared laundry with coin-op potential. Just a 5-min walk to Roncesvalles Ave shops and cafes, 5 mins to Sorauren Park, and 15 mins to High Park. Excellent transit access via streetcars, Dundas West Subway, UP Express, and Go Train.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> CENTURY 21 FINE LIVING REALTY INC.416-849-2121					