



112 Wright Ave Toronto Ontario M6R 1L2 Toronto W01 Roncesvalles Toronto Taxes: \$6,931/2024 Sold Date: 11/03/2025 SPIS: N Last Status: SLD DOM: 38			Sold: \$950,000 List: \$999,900 For: Sale % Dif: 95
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 19.33 x 125 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x4xBsmt	
Dir/Cross St: Roncesvalles Ave and Wright Ave Directions: Roncesvalles Ave and Wright Ave			

MLS#: W12429174 **PIN#:** 213370140
Legal: PT LT 11-12 PL 497 PARKDALE AS IN CT35616; S/T & T/W CT35616; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Partially Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Metal Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Storage	Zoning: R Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.68	x 10.86	
2	Dining	Main	10.66	x 15.62	
3	Kitchen	Main	9.22	x 13.62	
4	Sunroom	Main	17.68	x 13.45	
5	Br	2nd	11.38	x 13.94	
6	Kitchen	2nd	8.01	x 9.88	
7	Br	3rd	13.88	x 13.55	
8	Den	3rd	4.82	x 7.35	
9	Utility	Bsmt	19.82	x 13.48	
10	Laundry	Bsmt	14.21	x 8.1	4 Pc Bath

Client Remks: Welcome to 112 Wright Avenue, a charming three-storey semi-detached home in the heart of Toronto. Perfectly situated near the beauty and recreation of High Park, as well as a variety of shopping options and convenient transit access, this home offers the best of city living. A shared drive leads to a detached single-car garage at the rear, providing ample parking a rare find in this sought-after neighbourhood. With three separate entrances, including two on the main floor and one in the basement, the property offers exciting potential for multi-unit living or rental income. Inside, the main floor features a welcoming kitchen alongside a bright living and dining area, while the second floor boasts a second kitchen and additional living space. Across the upper two levels, you'll find three comfortable bedrooms and two full four-piece bathrooms, creating a flexible layout for families or investors alike. Whether you're looking for a place to call home or an opportunity to generate rental income, this versatile property is an excellent choice. Home inspection available.

Inclusions: Fridge (main floor), stove (main floor), fridge (second floor), stove (second floor), dishwasher, washer, dryer.

Listing Contracted With: GORDON'S DOWNSIZING & ESTATE SERVICES LTD. 613-961-7245



52 Lynd Ave
Toronto Ontario M6R 1T9
 Toronto W01 Roncesvalles Toronto
Taxes: \$7,224.42/2025 **For:** Sale **% Dif:** 114
Sold Date: 10/01/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Sold: \$1,305,000
List: \$1,149,000
Semi-Detached **Fronting On:** S **Rms:** 8
Link: **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 17.5 x 165.67 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xBsmt
 20.31 x 168.44 x 18.44 x
 165.03 feet
Dir/Cross St: Roncesvalles Ave and Neepawa Ave
Directions: East on Neepawa Ave from Roncesvalles Ave

MLS#: W12423541 **PIN#:** 213330081
Legal: PT LT 15 PL 1214 TORONTO AS IN WG107099; S/T & T/W WG107099; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Concrete Block Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Insulbrick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, School Exterior Feat: Porch Interior Feat: Water Heater Owned Security Feat: Smoke Detector	Zoning: Cable TV: A Hydro: A Gas: A Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Partial Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	29.76	x 4	Double Doors
2	Living	Main	14.24	x 10.83	Fireplace
3	Dining	Main	14.76	x 9.58	Pocket Doors
4	Kitchen	Main	14.24	x 11.58	Window
5	Prim Bdrm	2nd	15.42	x 13.75	Fireplace
6	2nd Br	2nd	14.5	x 9.58	Window
7	Office	2nd	11.58	x 7.84	Window
8	3rd Br	3rd	12.83	x 12.6	Large Window
9	4th Br	3rd	16.01	x 9.58	Window
10	Utility	Bsmt	29.27	x 15.42	Laundry Sink
11	Utility	Bsmt	14.93	x 11.58	B/I Shelves

Client Remks: A house full of love and family memories, this sprawling 2.5-storey semi-detached offers nearly 2800 sq. ft. of living space on a deep ~18' x 164' lot in the heart of vibrant Roncesvalles. Built in 1909, it retains all the charm of its Edwardian heritage featuring soaring ceilings, hardwood floors, and two original fireplaces, including a romantic one in the Primary suite. This gem is brimming with character and possibility. Quiet nights in are easy in a warm and welcoming Living Room anchored by a statement historical fireplace. Celebrate holidays in a large Dining Room which easily accommodates a table for eight, featuring leaded glass window and perfectly positioned beside the Kitchen. The generous 14' x 12' Kitchen offers ample prep space with room for a breakfast nook, making it the true heart of the home. The second floor 15.5' x 14' sunny Primary Bedroom showcases a charming bay window, striking period fireplace with iron insert and French doors that open onto a balcony. A second generous Bedroom, full Washroom and versatile bonus Office or 3rd Bedroom completes this spacious second floor plan. The third floor offers 2 additional bedrooms and plenty of space for a growing family. The exterior of this home is equally as impressive! Enjoy laneway-access 2-car Garage, and endless potential to reimagine and personalize. Imagine an 1180 +sq ft Laneway home on your 20.31 x 168.44 x 18.44 x 165.03 feet (MPAC) lot!! Maybe an art studio, visitor suite or income generating rental. With just steps to Roncesvalles unique boutiques, Michelin recommended restaurants, cafes, with Fern Ave Jr. & Sr. P.S., Sorauren Park and High Park, location leads to superior living. Commuting is a breeze with Queen and Dundas streetcars, the Bloor subway, Dundas West GO, and UP Express just minutes away, plus quick driving routes via the Gardiner, Lakeshore, and QEW. A rare opportunity to own a home with both soul and endless potential in one of Torontos most vibrant neighbourhoods.

Inclusions: Light fixtures, window coverings, Refrigerator, Gas Stove, Microwave, Gas burner and appliances, lower gas stove, Dryer
Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888



10 Herman Ave
Toronto Ontario M6R 1Y2
Toronto W01 Roncesvalles Toronto
Taxes: \$6,492.69/2025
Sold Date: 09/09/2025
SPIS: N
Last Status: SLD
DOM: 6

Sold: \$1,515,000
List: \$1,149,000
For: Sale
% Dif: 132

Semi-Detached
Link:
2-Storey

Fronting On: N
Acreage:
18.08 x 110 Feet
Irreg:

Rms: 6 + 1
Bedrooms: 3
Washrooms: 3
1x2xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Dundas and Ritchie **Directions:** Dundas and Ritchie

MLS#: W12376847
Legal: PT LT 81-82 PL 790 CITY WEST AS IN CA197907; CITY OF TORONTO

PIN#: 213320207

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Water / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1911
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Lot Shape: Irregular
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle, Membrane
Foundation: Stone
Assessment: POTL:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive: None
Drive: None
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI: No
Pool: None
Prop Feat: Cul De Sac, Library, Park, Public Transit, Rec Centre, School
Exterior Feat: Deck, Porch, Landscaped
Interior Feat: Other
Security Feat: Carbon Monoxide Detectors, Smoke Detector

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.76	x 3.67	Hardwood Floor
2	Living	Main	14.99	x 11.32	Hardwood Floor
3	Dining	Main	10.01	x 11.42	Hardwood Floor
4	Kitchen	Main	10.01	x 14.07	Hardwood Floor
5	Br	2nd	10.33	x 8.83	Broadloom
6	Br	2nd	10.83	x 6.66	Hardwood Floor
7	Prim Bdrm	2nd	10.99	x 14.8	Hardwood Floor
8	Laundry	Bsmt	10.24	x 7.74	Laminate
9	Rec	Bsmt	16.83	x 12.99	Laminate

Client Remks: Architect-Owned & Masterfully Renovated. This exceptional residence has been extensively gutted and reimagined with permits, showcasing a refined blend of modern design and superior craftsmanship. From the moment you step inside, you'll appreciate the open-concept main floor, featuring light oak hardwood floor throughout, a stylish powder room, and a thoughtfully designed front closet. The heart of the home is the stunning kitchen, offering generous cabinetry, stainless steel appliances, quartz countertops, and a functional island with seating perfect for everyday living and entertaining. The adjacent living area is enhanced by custom built-in bookshelves, creating a cozy yet contemporary ambiance. Upstairs, you'll find three spacious bedrooms and a beautifully renovated 4-piece bathroom with heated floors. The primary suite stands out with its soaring cathedral ceiling and full wall of custom built-in storage, combining luxury with practicality. All major systems have been updated, including all-new windows (2022), and the lower level was fully finished in 2025. With approx. 7' ceilings, this level includes a large recreation room, a new 3-piece bathroom, and upgraded mechanicals: a high-efficiency boiler and tankless water heater (2025). Comfort is ensured year-round with an industrial-grade rooftop A/C unit, and the exterior has been meticulously maintained with new roof, fascia, and soffits (2017). Enjoy beautifully landscaped front and rear yards, offering excellent curb appeal and private outdoor living spaces. Street parking is readily available. This home is a true turnkey opportunity for design-savvy buyers seeking quality, functionality, and timeless style.

Inclusions: 2 Fridges, Built-in dishwasher, stove, range hood, microwave, washer, dryer, All electric light fixtures, all bathroom mirrors, high efficiency boiler and tankless water heater, Industrial grade rooftop Air conditioner, Hardwired smoke/carbon detectors (2025)

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



13 Westminster Ave Toronto Ontario M6R 1N3 Toronto W01 Roncesvalles Toronto		Sold: \$1,125,000 List: \$1,165,000
Taxes: \$5,715.98/2025	For: Sale	% Dif: 97
Sold Date: 07/02/2025		
SPIS: N	Last Status: SLD	DOM: 14
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 16.71 x 82 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 1 1x4x2nd
Dir/Cross St: Dundas St W & Sorauren Ave Directions: GPS		

MLS#: W12230114 **PIN#:** 213340305
Legal: PT BLK B PL 510 TORONTO AS IN CT765021; S/T AND T/W CT765021; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.37	x 0.62			
2	Kitchen	Main	14.01	x 10.99	Ceramic Floor	Backsplash	Window
3	Dining	Main	14.01	x 10.99	Laminate	Closet	Window
4	Living	Main	10.01	x 9.97	Hardwood Floor	French Doors	Window
5	Prim Bdrm	2nd	12.99	x 10.99	Laminate	Large Closet	Window
6	2nd Br	2nd	12.99	x 8.01	Laminate	Closet	Window
7	3rd Br	2nd	11.09	x 8.01	Laminate	Window	

Client Remks: Welcome to 13 Westminster - the charm of Roncesvalles wrapped in Craftsman warmth. This utterly delightful 3 bed, 1 bath semi-detached home is brimming with character and perfectly situated just steps from vibrant Roncesvalles Avenue. From the inviting front porch to the lovingly preserved craftsman details, this is the kind of home that makes you feel instantly welcome; full of quirks, charm, and warm soul. Inside you'll find original millwork, cozy nooks and some thoughtful updates that honour the home's history while adding comfort and style. The bright and airy living spaces flow effortlessly, while the bedrooms offer a peaceful retreat. A quaint backyard provides the ideal spot for quiet mornings or evening gatherings under the patio lanterns. This location is a dream for those who live life on foot or two wheels. Just a stones throw away from Sorauren Park, you're moments away from farmers markets, dog walks and local festivals. Stroll to some of Toronto's best indie cafes, bakeries and boutiques or hop on nearby transit for quick access to downtown or the lakefront. Excellent local schools (Howard Jr PS, Fern PS, and High Park Alternative), community centres and daycares make this a top pick for hip urban families. Currently tenanted, this home is available for viewings during limited windows to respect the tenants privacy - please inquire for details. Roncy doesn't just offer a home, it offers a lifestyle, and 13 Westminster is the perfect place to start living it. **Home is tenanted - Images do not reflect current condition.

Inclusions: Stove, Fridge, Dishwasher, Washer/Dryer, ELFs, Window Coverings - All In "As Is" Condition
Listing Contracted With: RE/MAX SPECIALISTS MAJESKI GROUP 905-272-3434



93 Wright Ave Toronto Ontario M6R 1L1 Toronto W01 Roncesvalles Toronto		Sold: \$1,330,000 List: \$1,349,000
Taxes: \$7,163.82/2025	For: Sale	% Dif: 99
Sold Date: 08/12/2025		
SPIS: N	Last Status: SLD	DOM: 71
Semi-Detached	Fronting On: S	Rms: 11 + 3
Link:	Acreage:	Bedrooms: 6 + 1
3-Storey	16 x 125.83 Feet	Washrooms: 3
	Irreg:	1x3x2nd, 1x4x3rd, 1x4xBsmt
Dir/Cross St: East of Roncesvalles Ave Directions: East Of Roncesvalles Ave		

MLS#: W12190523 **PIN#:** 213370208

Legal: Plan 498 Pt Lt 28

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished with Walk-Out	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Lot Size Source: GeoWarehouse	Interior Feat: In-Law Capability	Sale Price:
Roof: Shingles		Farm/Agr:
Foundation: Unknown		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.96	x 10.01	Parquet Floor	Window	Pot Lights
2	Dining	Main	12.96	x 10.01	Parquet Floor	Pot Lights	Fireplace
3	Br	Main	12.96	x 11.98	Laminate	Window	Crown Moulding
4	Kitchen	Main	13.94	x 12.96	Ceramic Floor	Granite Counter	Double Sink
5	Breakfast	Main	12.96	x 12.96	Ceramic Floor	Picture Window	W/O To Deck
6	Prim Bdrm	2nd	14.93	x 12.96	Laminate	Picture Window	W/O To Balcony
7	Br	2nd	12.96	x 10.01	Laminate	Closet	Window
8	Br	2nd	21	x 10.99	Hardwood Floor	Window	W/O To Deck
9	Br	3rd	12.96	x 11.98	Hardwood Floor	Window	Pot Lights
10	Br	3rd	12.96	x 12.96	Hardwood Floor	Pot Lights	W/O To Deck
11	Living	3rd	11.98	x 11.98	Hardwood Floor	Window	Pot Lights
12	Br	Bsmt	16.9	x 12.96	Walk-Out		
13	Rec	Bsmt	12.96	x 12.96	Walk-Out		
14	Laundry	Bsmt	12.96	x 9.84			

Client Remks: Welcome to your next home in Torontos beautiful Roncesvalles Village! This brick semi-detached 3 storey home is close to all transportation, schools and shops. This home has 5+ bedroom, 3 bathrooms and has 3 glorious balconies. The open concept main floor has a large kitchen and open family room with a marvellous fireplace. Hardwood floors and stairs, bright pot lights, high ceilings and A/C are just a few of the highlights of this historic home! A double garage off the back laneway adds incredible comfort to this already well equipped home. There is a separate entrance to a possible in law suite with potential rental income. A rare opportunity to own a turn key home in such an inspiring Toronto community. Come and view it today.

Inclusions: All Light Fixtures, All Blinds and Curtains, Fridge, Stove, Dishwasher, Washer, Dryer

Listing Contracted With: RE/MAX PREMIER INC.416-987-8000



60 Grenadier Rd			Sold: \$1,503,000
Toronto Ontario M6R 1R2			List: \$1,349,000
Toronto W01 Roncesvalles Toronto			
Taxes: \$6,922.51/2025		For: Sale	% Dif: 111
Sold Date: 11/11/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: N	Rms: 7	
Link:	Acreage:	Bedrooms: 3	
2-Storey	17.92 x 132.5 Feet	Washrooms: 2	
	Irreg:	1x2xFlat, 1x4x2nd	
Dir/Cross St: Roncesvalles and Grenadier Directions: Roncesvalles and Grenadier			

MLS#: W12507590 **PIN#:** 213330242
Legal: PT LT 19-20 PL 1215 CITY WEST AS IN WG95549; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Unfinished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI: No	Waterfront:
Apx Age: 100+	Pool: None	Retirement: N
Year Built: 1910	Prop Feat: Fenced Yard, Library, Park, Public Transit, School	HST Applicable to: Included In
Yr Built Source: MPAC	Exterior Feat: Deck	Sale Price:
Apx Sqft: 1100-1500	Interior Feat: Water Heater Owned, Sump Pump	Farm/Agr:
Roof: Membrane, Asphalt Shingle	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Oth Struct:
Foundation: Stone		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.25	x 4.07	Hardwood Floor		
2	Living	Main	11.68	x 10.17	Hardwood Floor	Large Window	
3	Dining	Main	11.91	x 13.32	Hardwood Floor	Window	Bay Window
4	Kitchen	Main	12.99	x 10.33	Laminate	Window	Stainless Steel Appl
5	Br	2nd	10.17	x 9.32	Hardwood Floor	Window	O/Looks Backyard
6	Br	2nd	8.66	x 10.66	Hardwood Floor	Window	Closet
7	Prim Bdrm	2nd	13.25	x 14.67	Hardwood Floor	Window	Double Closet
8	Other	Bsmt	23.59	x 13.91	Unfinished		

Client Remks: Prime Roncesvalles Village! Charming semi-detached, two-storey home nestled in Roncesvalles Village. Full of character and warmth, this beautifully maintained family residence offers 3 spacious bedrooms and 2 bathrooms, thoughtfully updated for modern living while preserving its classic appeal. The main floor features a bright formal living room, a generous dining area, and a fully renovated kitchen (2023) with custom cabinetry, quartz countertops, handmade Delft tile backsplash, Viking range, Bosch dishwasher, and Fisher & Paykel fridge. A convenient mudroom off the kitchen provides extra storage and a walkout to a newly built deck and fully fenced backyard. A new 2-piece powder room adds style and functionality to the main level. Upstairs, you'll find three well-proportioned bedrooms and a modern 4-piece bathroom. The unfinished basement offers ample storage space and great potential for future development. Enjoy an unbeatable location within the sought-after Howard Junior Public School catchment, just steps from the vibrant shops and cafes along Roncesvalles Avenue--including Reunion Coffee Roasters, Alimentari, Pizzeria Defina, and many more local favourites. Convenient TTC access and a short stroll to Sorauren Park, home to the Sorauren Farmers' Market, make this an ideal urban setting. Laneway access at the rear of the property offers potential for two-car parking. This delightful Roncesvalles home perfectly combines modern convenience with timeless charm in one of Toronto's most sought-after neighbourhoods

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures, Bathroom medicine cabinet, Powder room mirror, Bedroom wall mirror, Gas furnace, Air Conditioning, Hot water tank and mounted coat hooks

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



302 Garden Ave Toronto Ontario M6R 1J6 Toronto W01 High Park-Swansea Toronto Taxes: \$6,756.62/2025 Sold Date: 09/22/2025 SPIS: N Last Status: SLD DOM: 5			Sold: \$1,660,000 List: \$1,399,000 For: Sale % Dif: 119
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20.17 x 85 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 1 1x4x2nd	Dir/Cross St: Parkside Dr / The Queensway Directions: Roncesvalles / Garden Ave

MLS#: W12409695

PIN#: 213440142

Legal: PT LT 3-4 BLK A PL 772 NORTH WEST ANNEX AS IN CA400364; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Lake/Pond, Park, Public Transit, Wooded/Treed Exterior Feat: Landscaped, Porch Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 11.32	Large Window	Crown Moulding	Hardwood Floor
2	Dining	Main	15.42	x 9.51	French Doors	Coffered Ceiling	O/Looks Backyard
3	Kitchen	Main	16.01	x 9.15	Granite Counter	Centre Island	Stainless Steel Appl
4	Prim Bdrm	2nd	15.42	x 9.15	Closet	Large Window	Hardwood Floor
5	2nd Br	2nd	11.52	x 8.99	Closet	Large Window	Hardwood Floor
6	3rd Br	2nd	13.48	x 9.15	Closet	Window	Hardwood Floor
7	4th Br	2nd	10.43	x 8.99	Window	Walk Through	Hardwood Floor
8	Office	2nd	8.33	x 7.41	Large Window	O/Looks Backyard	Wall Sconce Lighting
9	Laundry	Lower	18.01	x 17.75	W/O To Garage	Laundry Sink	Unfinished

Client Remks: Welcome to this sensational semi in the heart of High Park-Roncesvalles, where timeless character meets modern design. Thoughtfully reimaged, the home features a bright and spacious open-plan layout, blending original details --French doors, fireplace, plate rail, and coffered ceiling -- with contemporary finishes. The stylish kitchen, complete with granite island, gas range, and stainless steel appliances, flows seamlessly into the dining room, perfect for everyday living and entertaining. Offering 4 bedrooms plus a den and 1,500 sq. ft. above grade, this home also boasts a rare private drive, built-in garage with direct access, and generous lower-level storage with laundry. Outdoors, enjoy a spacious front porch, a fully landscaped backyard retreat, and a designer garden. Steps from High Park, the Lake, Roncesvalles Village shops, cafes, and top neighbourhood schools, this home delivers the best of family living in one of Torontos most coveted communities. * Basement includes an existing toilet, offering potential to create a second bathroom.

Inclusions: See Schedule B

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



21A Grafton Ave Toronto Ontario M6R 1C3 Toronto W01 Roncesvalles Toronto Taxes: \$6,040.24/2025 Sold Date: 09/25/2025 SPIS: N Last Status: SLD DOM: 21			Sold: \$1,450,000 List: \$1,495,000 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 14.83 x 100 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Queen & Roncesvalles Directions: one way heading west, access from Roncesvalles via Harvard Ave

MLS#: W12381773	PIN#: 213880173
Fractional Ownership: N	
Legal: PT LT 9 PL 770 PARKDALE AS IN CA762904; CITY OF TORONTO	

Kitchens: 1 + 1 Fam Rm: N Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Rolled, Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Lake/Pond, Library, Park, Public Transit, School Exterior Feat: Deck Interior Feat: Storage Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Cable TV: A Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Storage Survey Type: None Spec Desig: Unknown
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Topography: Sloping							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 13.25	O/Looks Garden	Picture Window	B/I Bookcase
2	Dining	Main	12.01	x 13.42	Casement Windows	Breakfast Bar	B/I Bookcase
3	Kitchen	Main	14.5	x 10.66	Family Size Kitchen	Stainless Steel Appl	Backsplash
4	Office	Main	8.99	x 5.74	South View	O/Looks Backyard	B/I Shelves
5	Prim Bdrm	2nd	15.58	x 12.99	W/W Closet	Bay Window	O/Looks Garden
6	2nd Br	2nd	10.66	x 10.33	Casement Windows	South View	Closet
7	3rd Br	2nd	8.66	x 11.25	O/Looks Backyard	South View	B/I Shelves
8	Office	2nd	4.76	x 5.25	B/I Shelves		
9	Laundry	2nd	4.76	x 5.41	B/I Shelves		
10	Bathroom	2nd	7.58	x 8.01	4 Pc Bath	Soaker	Tile Floor
11	Foyer	Bsmt	6.66	x 3.84	Tile Floor		
12	Kitchen	Bsmt	4.59	x 12.83	Tile Floor	Stainless Steel Sink	B/I Shelves
13	Media/Ent	Bsmt	16.93	x 12.5	Window		
14	Bathroom	Bsmt	9.09	x 4.27	4 Pc Bath	Tile Floor	B/I Vanity
15	Foyer	Bsmt	9.42	x 4.27	Walk-Up	South View	
16	Utility	Bsmt	9.42	x 8.6	Separate Rm	Swing Doors	Concrete Floor

Client Remks: Charmed, updated & ready to impress Roncesvalles! This bright & welcoming character home blends historic charm with the modern updates you need. Offering 3 spacious bedrooms + 2 home offices with approx. 2200 sqft of total living space. The heart of this home is a totally bespoke kitchen and dining area, a chef's dream and a welcoming gathering spot for family & friends. This kitchen is both gorgeous and hard working with fabulous light, incredible storage, Dekton counters, Blanco Silgranit sink & premium appliances. Complete with integrated seating at the breakfast bar nook, this is the perfect spot for entertaining, supervising homework & culinary exploration. Incredible main floor office drenched in sunlight boasting a park like, tree top view. The fully fenced backyard offers low-maintenance versatility, with a sunny south exposure, featuring a sociable upper deck space with retractable awning, perfect for lounging or hosting. Ground-level stone patio and garden with gate to lane is great for play, bike storage and easily converts to a parking pad. Back entry provides clever storage solutions inside & out with space for all your gear. Upstairs, bright and generously sized bedrooms provide comfort and flexibility for family & guests. The primary bedroom boasts space for a king size bed, bay window and incredible closet storage. Spacious 4pc bath that is stylish & fresh with.....lots more storage. Home office nook with painted brick, perfect for zoom meetings! Convenient second floor laundry. Finished basement with front/back entry, kitchenette and stylish 4pc washroom, ideal for tween hangout, with nanny/income suite potential. Out front, a classic covered verandah invites quiet morning coffees or relaxed evening porch hangs. Steps to Roncesvalles, bustling shops & amenities or

take a stroll down Queen Street West. Walk to the Lake or bike the Martin Goodman Trail to High Park and beyond. Easy TTC & HWY options for ultimate convenience. Offers Welcome Anytime!

Inclusions: French-door refrigerator, slide in range, low profile exhaust, built-in dishwasher, microwave, kitchen mirror, bsmt fridge, gas burner & equipment (forced air furnace), central air conditioning, clothes washer & dryer, all closet organizers & armoires, main floor bookshelves, ELF's (except as noted), all window coverings (except as noted), back porch retractable awning.

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-465-7527



42 Indian Rd Toronto Ontario M6R 2T9 Toronto W01 High Park-Swansea Toronto Taxes: \$6,644/2025 Sold Date: 11/19/2025 SPIS: Y Last Status: SLD DOM: 28			Sold: \$1,495,000 List: \$1,525,000 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.17 x 98 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x2xBsmt	
Dir/Cross St: Garden Ave/Parkside Dr			Directions: Garden Ave/Parkside Dr

MLS#: W12476117 **PIN#:** 213430068
Legal: PT LT 80 PL 1242 TORONTO AS IN CA238583; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 12.6	Fireplace	Hardwood Floor	Large Window
2	Dining	Main	11.68	x 14.04	Crown Moulding	Large Window	Hardwood Floor
3	Kitchen	Main	9.15	x 11.75	Stainless Steel Appl	Pot Lights	Backsplash
4	Breakfast	Main	5.77	x 6.36	W/O To Deck	Pot Lights	
5	Prim Bdrm	2nd	15.49	x 15.32	Large Closet	Hardwood Floor	Large Window
6	2nd Br	2nd	15.39	x 8.73	Closet	Hardwood Floor	Window
7	3rd Br	2nd	10.01	x 10.86	Hardwood Floor	Window	
8	Rec	Bsmt	14.63	x 30.38	Combined W/Laundry	Window	

Client Remks: An impeccably updated semi-detached home in one of Torontos most coveted west-end communities. Thoughtfully upgraded with high-end finishes and smart-home conveniences, this residence perfectly balances timeless charm with modern sophistication. The heart of the home is the chef-inspired kitchen, featuring a Wolf range and hood, cold storage refrigerator, granite countertops, and heated floors a dream setup for any culinary enthusiast. The formal dining area offers an elegant space for hosting, while the sun-filled living room is anchored by a sleek electric fireplace and enhanced with Somfy automated blinds and a Philips HUE smart lighting system, creating the perfect ambiance at the touch of a button. Upstairs, discover three spacious bedrooms, each designed with comfort and style in mind. The home also features a rare main-floor powder room, red oak hardwood flooring throughout, and custom California Closets, ensuring every detail is as functional as it is refined. Step outside to a private backyard oasis, ideal for morning coffee, summer BBQs, or evening wine under the stars. Located just minutes from High Park, Sunnyside Beach, and the vibrant shops and cafes of Roncesvalles Village, this home delivers the very best of west-end living walkability, community, and lifestyle. 42 Indian Road isn't just a home its a statement of style, comfort, and convenience in one of Torontos most desirable neighbourhoods.

Inclusions: appliances: Wolf range and hood, cold storage fridge, LG washer & dryer. All electric light fixtures, HUE system, Somfy automated blinds, electric fireplace

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-769-3437



102 Glendale Ave		Sold: \$1,600,000
Toronto Ontario M6R 2T2		List: \$1,599,999
Toronto W01 High Park-Swansea Toronto		
Taxes: \$7,985.79/2025	For: Sale	% Dif: 100
Sold Date: 07/15/2025		
SPIS: N	Last Status: SLD	DOM: 6
Att/Row/Twnhouse	Fronting On: W	Rms: 9 + 1
Link:	Acreage:	Bedrooms: 4
2 1/2 Storey	16.5 x 120 Feet	Washrooms: 6
	Irreg:	1x2xMain, 2x4x2nd, 3x3xBsmt
Dir/Cross St: Sunnyside Ave/Garden Ave Directions: Sunnyside Ave/Garden Ave		

MLS#: W12273152 **PIN#:** 213440198
Legal: PT LT 34 BLK A PL 772 NORTH WEST ANNEX AS IN CA5875; CITYOFTORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship Exterior Feat: Deck, Porch Interior Feat: Carpet Free Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	29.82	x 12.24	Open Concept	Gas Fireplace	Hardwood Floor
2	Living	Main	29.82	x 12.24	Combined W/Dining	Open Concept	Pot Lights
3	Kitchen	Main	14.5	x 12.24	Centre Island	Stainless Steel Appl	Pot Lights
4	Mudroom	Main	7.74	x 5.41	W/O To Yard	Pot Lights	2 Pc Bath
5	Prim Bdrm	2nd	14.5	x 11.32	Bay Window	Fireplace	B/I Closet
6	Br	2nd	12.34	x 14.07	Combined W/Den	B/I Closet	Hardwood Floor
7	Den	2nd	8.5	x 7.58	Combined W/Br	Picture Window	O/Looks Backyard
8	Laundry	2nd	13.68	x 26.57	Pot Lights	Linen Closet	Hardwood Floor
9	Br	3rd	12.24	x 12.99	B/I Shelves	Large Window	O/Looks Frontyard
10	Br	3rd	9.91	x 12.99	Closet	Folding Door	O/Looks Backyard
11	Family	Bsmt	35.43	x 11.91	3 Pc Bath	Open Concept	Pot Lights

Client Remks: Beautifully renovated classic Roncy home with 4+1 bedroom, 3-bathroom blends timeless charm with modern luxury . The main floor features an open-concept living/dining area with a gas fireplace and preserved stained glass, leading to a chef-inspired kitchen with a large quartz island, Wolf gas stove, custom cabinetry, and designer finishes. A stylish powder room is tucked into the mudroom with built-in storage. Upstairs, the primary bedroom has a bay window overlooking a gorgeous Katsura tree canopy and its own fireplace. The second bedroom connects to a bright home office/den. The third floor offers two more bedrooms, including one with walk-out rooftop access and water hookup-ideal for a rooftop garden. The finished basement includes a 3-piece bath, separate entrance, rough-in kitchen, and mudroom-perfect for extended family or income potential. Steps to Sought after Garden Ave School, High Park, 501/504 streetcars, and the Gardiner Expressway. Permit street parking available. Public Open House Thursday. 11-1 , Saturday / Sunday 2-4

Inclusions: All ELFs, Kitchen Appliances (Range Hood, WOLF stove, Kitchen Aid Fridge, Kitchen Aid Dishwasher, Rang Hood Microwave) , All Window .treatment, All closet organizers, Gas Fireplaces and Remotes

Listing Contracted With: PSR416-360-0688



106 Pearson Ave Toronto Ontario M6R 1G5 Toronto W01 Roncesvalles Toronto Taxes: \$7,480.55/2025 Sold Date: 11/10/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$2,100,000 List: \$1,650,000 For: Sale % Dif: 127
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 16.5 x 136 Feet Irreg: As Per Previous Mls Listings	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x2xBsmt, 1x3x2nd, 1x4x3rd	Dir/Cross St: Roncesvalles And Queen Directions: Roncesvalles & Queen ST

MLS#: W12505848	PIN#: 213380252
Legal: Plan 627, Lot 13	

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.47	x 8.86	Hardwood Floor	Large Window	French Doors
2	Dining	Main	13.12	x 7.87	Hardwood Floor	Window	French Doors
3	Kitchen	Main	14.44	x 12.14	Vinyl Floor	Large Window	Eat-In Kitchen
4	Br	Main	12.8	x 7.87	Broadloom	Window	O/Looks Backyard
5	Kitchen	2nd	9.84	x 8.2	Vinyl Floor	East View	O/Looks Backyard
6	Prim Bdrm	2nd	13.12	x 12.14	Hardwood Floor	Large Window	South View
7	Br	2nd	13.12	x 7.87	Hardwood Floor	Window	North View
8	Br	3rd	12.8	x 12.47	Vinyl Floor	Window	South View
9	Br	3rd	12.8	x 10.83	Vinyl Floor	Window	East View
10	Br	Bsmt	12.14	x 11.48	Broadloom		
11	Utility	Bsmt	12.14	x 21	Tile Floor		

Client Remks: Stylishly renovated in 2018 including electrical, HVAC, plumbing. Furnace & AC (2021), tankless water heater, heated floors in mudroom (hydronic radiant heated), and master bath (electric). Third floor has its own heating and cooling system. The versatile second-floor front room can serve as a family room or an additional bedroom - offering up to 4 bedrooms in total. Built-in sound system on the main floor and backyard, plus Wi-Fi access points on every level ensure seamless connectivity throughout. Smart home lighting throughout - all lights are Wi-Fi enabled and app-controlled. Finished basement! Exterior highlights include beautiful detailed stone masonry, a 1-car garage with separate attached storage, and a private backyard retreat with deck. A turnkey home blending modern upgrades with timeless craftsmanship! Property qualifies for a laneway house build!

Inclusions: Bosch built-in dishwasher, Electrolux 6 burner gas stove, LG studio fridge, EGDO, built-in desk in basement, fridge in basement, window coverings, smart home lighting

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



20 Grafton Ave Toronto Ontario M6R 1C4 Toronto W01 Roncesvalles Toronto		Sold: \$1,600,000 List: \$1,669,000
Taxes: \$9,365.76/2025 Sold Date: 09/09/2025 SPIS: N Last Status: SLD DOM: 49	For: Sale % Dif: 96	
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 19.95 x 100 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 4 1x2xGround, 1x2xMain, 1x4x2nd, 1x5x2nd
Dir/Cross St: Roncesvalles & Queen Directions: Roncesvalles/Harvard/Triller/Grafton		

MLS#: W12299725 **PIN#:** 213880329
Legal: PART LOT 10 ON PLAN 770 PARKDALE DESIGNATED AS PART 2 ON PLAN 66R21844, CITY OF TORONTO.

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: 16-30 Year Built: 2006 Yr Built Source: Owner Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School Exterior Feat: Landscaped Interior Feat: Auto Garage Door Remote, Central Vacuum, On Demand Water Heater, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: On Demand Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	8.43	x 5.25	Ceramic Floor	Pot Lights	Closet
2	Rec	Ground	19	x 14.07	Gas Fireplace	French Doors	Walk-Up
3	Living	Main	13.32	x 10.01	Hardwood Floor	Gas Fireplace	Crown Moulding
4	Dining	Main	12.24	x 11.84	Hardwood Floor	Pot Lights	Combined W/Living
5	Kitchen	Main	14.93	x 12.01	Centre Island	Granite Counter	Stainless Steel Appl
6	Breakfast	Main	14.93	x 12.34	Hardwood Floor	French Doors	W/O To Deck
7	Prim Bdrm	2nd	16.24	x 14.07	Hardwood Floor	His/Hers Closets	5 Pc Ensuite
8	Br	2nd	12.24	x 9.58	Hardwood Floor	Closet	South View
9	Br	2nd	9.09	x 8.53	Hardwood Floor	Closet	Casement Windows

Client Remks: This thoughtfully designed 3 bedroom home offers stylish, turnkey living in the heart of Roncesvalles Village, one of Toronto's most vibrant and sought-after neighbourhoods. Set on a rare private drive with a built-in garage, this home is beautifully appointed with hardwood floors throughout, crown moulding, pot lights, tray ceilings, French doors, and a sky-lit staircase and upper hallway that floods the home with natural light. The ground-level entry provides direct garage access and opens to a spacious family/rec room with a cozy gas fireplace and a walk-up to the terraced back garden. With a ceiling height over 8 feet, this is an ideal space for relaxing or entertaining. A separate 2-piece bath, under-stair storage, and laundry closet are also located on this level for added convenience. Upstairs, the main floor boasts 9 foot ceilings and an elegant open-concept living and dining space with a second gas fireplace and powder room. The large chef's kitchen offers granite countertops, stainless steel built-in appliances, a centre island with breakfast bar, and an adjoining eat-in area with walk-out to a deck and the fully fenced and landscaped yard. The upper level features a generous separate primary suite with three closets and a luxurious sky-lit 5-piece ensuite bath. Two additional bedrooms and a full bath complete the third floor. Ideally located just steps to the shops, cafes, and restaurants of both Roncesvalles and Queen Street; with easy access to High Park, Sunnyside Beach & Pavilion, waterfront trails, St. Josephs Hospital, top-rated schools, and multiple transit options. Minutes from Dundas West Station and the UP Express for quick connections to downtown or the airport. This home truly checks every box.

Inclusions: Stainless Steel Appliances: Whirlpool French door fridge with bottom freezer, KitchenAid gas range, vent/hood, Panasonic microwave, KitchenAid dishwasher. Front load Whirlpool washer & Samsung dryer, all light fixtures, all blinds and curtain rods, 2 TV mounts, TV in living room, central vacuum & equipment, ADT security system, sump pump, Hvac system, garage door opener & remote(s), bookcases in rec room.

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



56 Triller Ave Toronto Ontario M6R 2H7 Toronto W01 Roncesvalles Toronto		Sold: \$1,600,000 List: \$1,699,900
Taxes: \$8,046.11/2025	For: Sale	% Dif: 94
Sold Date: 08/07/2025		
SPIS: N	Last Status: SLD	DOM: 45
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 22.67 x 102 Feet Irreg:	Rms: 9 + 4 Bedrooms: 4 + 1 Washrooms: 3 1x4x2nd, 1x2xMain, 1x3xLower
Dir/Cross St: Queen St. W. & Roncesvalles Ave. Directions: Queen St. W. to Triller (one block east of Roncesvalles)		

MLS#: W12239027	PIN#: 213880183
Assignment: N	Fractional Ownership: N
Legal: PT LT L PL 1016 TORONTO AS IN CA544481 CITY OF TORONTO	

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Finished with Walk-Out Fireplace/Stv: Y Heat: Radiant / Other A/C: None Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 3 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 4 UFFI: No Pool: None Pool Feat: Family Room, Fenced Yard, Fireplace/Stove, Lake/Pond, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Porch Enclosed Interior Feat: Accessory Apartment, Auto Garage Door Remote, In-Law Capability, In-Law Suite, Sump Pump	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.52	x 12.5	Hardwood Floor	Bay Window	Crown Moulding
2	Dining	Main	14.67	x 10.1	Hardwood Floor	Large Window	Separate Rm
3	Kitchen	Main	19.23	x 8.69	Granite Counter	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	16.11	x 11.55	Hardwood Floor	Wainscoting	W/I Closet
5	2nd Br	2nd	14.14	x 9.51	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	12.47	x 8.86	Hardwood Floor	Closet	W/O To Deck
7	4th Br	3rd	15.65	x 9.84	Laminate	Window	Vaulted Ceiling
8	Loft	3rd	15.75	x 9.61	Laminate	Window	Vaulted Ceiling

Client Remks: Situated In The Heart Of Roncesvalles This Home Is Nestled On a Quiet One-Way Street In One Of Toronto's Most Sought-After Neighbourhoods. This Impressive Semi-Detached Exudes Original Character & Charm. An End-Unit Home With Updated Kitchen, Sun-Filled Living Room, Separate Dining Room With Lots Of Sunlight, 4 Bedrooms, 3 Bathrooms, and a Loft. Finished Basement With In-Law Suite and Separate Entrance Offers Ceilings Almost 8' Tall. Crown Moldings, & 10" Baseboards Offer Classic Style Throughout The Main Floor. The Updated Kitchen Features Track Lights, Granite Counters, and Stainless Steel Fridge, Gas Stove, & Bosch Built-In Dishwasher Enjoy Your Front Gated Yard With Privacy Fence Leading To An Enclosed Front Entry Porch. Step outside From The Kitchen To Your - Huge Outdoor Cedar Deck w/Covered Pergola Top. * Most Houses In This Area Have No Private Parking, This Gem Offers a 3 Car Garage + 1 Additional Parking Pad. Windows Replaced (5 Years), Roof (2017), 100 Amp Electrical.

Inclusions: Existing Stainless Steel Fridge, Gas Stove, & Bosch Built-In Dishwasher, washer & dryer, Electric Garage Door Openers & Remote, Electric Light Fixtures & Window Coverings.

Listing Contracted With: FOREST HILL REAL ESTATE INC. 905-695-6195



37 Constance St		Sold: \$1,718,000
Toronto Ontario M6R 1S3		List: \$1,718,000
Toronto W01 High Park-Swansea Toronto		
Taxes: \$6,432.36/2025	For: Sale	% Dif: 100
Sold Date: 08/21/2025		
SPIS: N	Last Status: SLD	DOM: 1
Semi-Detached	Fronting On: S	Rms: 8
Link:	Acreage:	Bedrooms: 5
2 1/2 Storey	18.42 x 100 Feet	Washrooms: 2
	Irreg:	1x2xGround, 1x4x2nd
Dir/Cross St: Roncesvalles Ave/Constance St Directions: Roncesvalles Ave/Constance St		

MLS#: W12355739 **PIN#:** 213470256
Legal: PT LT 10-12 PL 1269 CITY WEST AS IN CA624869; S/T SPOUSAL INTEREST IN CA212788; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Brick Front	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Unfinished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water:
Heat: Radiant / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Window Unit	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1910	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School	HST Applicable to Not Subject to HST
Yr Built Source: MPAC	Interior Feat: Carpet Free, In-Law Capability	Sale Price:
Apx Sqft: 1500-2000		Farm/Agr:
Roof: Asphalt Shingle, Flat		Oth Struct:
Foundation: Brick		Survey Type: Unknown
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	11.25	x 14.96	Hardwood Floor	Stained Glass	Fireplace
2	Family	Ground	17.26	x 14.01	Hardwood Floor	Stained Glass	Bay Window
3	Kitchen	Ground	15.55	x 10.6	Tile Floor	Stainless Steel Appl	Stone Counter
4	Br	2nd	15.03	x 12.11	Hardwood Floor	Closet	Bay Window
5	2nd Br	2nd	13.98	x 12.47	Hardwood Floor	Closet	Window
6	3rd Br	2nd	9.78	x 10.4	Hardwood Floor	Closet	Window
7	4th Br	3rd	15.26	x 13.39	Hardwood Floor	Closet	Window
8	5th Br	3rd	14.8	x 9.45	Hardwood Floor	Closet	Window
9	Other	Bsmt	14.37	x 29	Laundry Sink	Window	

Client Remks: This 5-bedroom Edwardian semi sits on a manicured lot along a tree-lined street in the heart of Roncesvalles Village. 37 Constance exudes old-world elegance while offering thoughtful updates for modern living. Located in the coveted Howard Jr. & Fern School District, this 100+ year-old home has been meticulously maintained and showcases both form and function. Features include a coveted main-floor powder room, broom closet, solid oak kitchen with large pantry, stainless steel appliances, and Corian counters. Original character abounds with mouldings, wooden staircases, stained-glass windows, a butlers corridor closet conversion, and a clawfoot tub. An original fireplace and Symphony Gardens add to the timeless charm. Additional highlights include freshly painted exterior and interior, updated wood flooring throughout, beautifully manicured front and back gardens, interlocked patio or parking pad, and a separate entrance to the basement with easy access. Just steps to parks, vibrant shopping, top-rated schools, TTC, and the very best of downtown living.

Inclusions: All ELFs affixed to the property, all window coverings, Stainless steel fridge, stove, dishwasher, hood fab, washer and dryer in basement

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



413 Parkside Dr Toronto Ontario M6R 2Z7 Toronto W01 High Park-Swansea Toronto Taxes: \$9,252.65/2025 Sold Date: 10/28/2025 SPIS: N Last Status: SLD DOM: 21			Sold: \$1,730,000 List: \$1,788,000 For: Sale % Dif: 97
Fourplex Link: 3-Storey	Fronting On: E Acreage: 33.67 x 151.5 Feet Irreg:	Rms: 13 + 6 Bedrooms: 3 + 2 Washrooms: 4 4x4	Dir/Cross St: South of Bloor Directions: South of Bloor

MLS#: W12448919 **PIN#:** 213490205
Legal: PT LT 79-80 PL 1226 TORONTO AS IN CT867267; CITY OF TORONTO

Kitchens: 3 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Year Built: 1913 Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	6.96	x 3.18	Hardwood Floor	French Doors	Pot Lights
2	Living	Main	11.84	x 14.14	Hardwood Floor	French Doors	Fireplace
3	Dining	Main	10.83	x 12.24	Hardwood Floor	French Doors	Picture Window
4	Kitchen	Main	12.01	x 14.01	Tile Floor	Walk-Out	
5	Br	Main	16.6	x 12.66	French Doors	Bay Window	Double Closet
6	Living	2nd	14.17	x 16.7	Hardwood Floor	Bay Window	Fireplace
7	Dining	2nd	11.94	x 14.14	Hardwood Floor	Bay Window	Closet
8	Kitchen	2nd	12.17	x 6.46	Tile Floor	W/O To Deck	
9	Br	2nd	12.01	x 17.78	Hardwood Floor	B/I Closet	
10	Living	3rd	14.17	x 16.7	Hardwood Floor	Combined W/Kitchen	
11	Kitchen	3rd	8.5	x 4.99	Tile Floor	Breakfast Bar	
12	Br	3rd	10.86	x 12.17	Hardwood Floor	Double Closet	W/O To Deck
13	Living	Bsmt	15.32	x 13.88	Mirrored Closet	Combined W/Dining	Above Grade Window
14	Kitchen	Bsmt	11.02	x 5.91	Breakfast Bar	Pot Lights	
15	Br	Bsmt	9.81	x 16.63	Mirrored Closet	Above Grade Window	
16	Office	Bsmt	10.96	x 11.32	Above Grade Window		
17	Laundry	Bsmt	4.99	x 5.97			

Client Remks: Charming 2.5-storey detached residence nestled on a rare 33' x 151' lot in coveted High Park! Fabulous investment opportunity to own a great piece of real estate conveniently located within walking distance to the subway, Roncesvalles Village and Lake Ontario! Beautiful multiplex with 4 self-contained units and 2 front pad parking spaces with permits. Laundry facilities offer a coin-operated washer & dryer. Other notable features include bay windows, wood trim, French doors and 2 sun decks at rear. Stroll to trendy dining, shopping and great schools! Minutes to downtown, highways, hospital and both airports. Great potential for future laneway suite/rental income. Welcome Home!

Inclusions: Refrigerators (4), stoves (4), hood vents (3), coin-operated washer, coin-operated dryer, all electric light fixtures & scones, smoke detectors (7), carbon monoxide detectors (4) and garden shed.

Listing Contracted With: RE/MAX WEST REALTY INC. 416-760-0600




83 Grenadier Rd Toronto Ontario M6R 1R1 Toronto W01 Roncesvalles Toronto Taxes: \$7,932.56/2025 Sold Date: 07/11/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$2,075,000 List: \$2,094,000 For: Sale % Dif: 99
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 25.06 x 127 Feet Irreg:	Rms: 9 + 3 Bedrooms: 3 + 0 Washrooms: 3 1x3x2nd, 1x2xGround, 1x3xBsmt	Dir/Cross St: Roncesvalles and Howard Park Directions: Roncesvalles and Howard Park

MLS#: W12269975 **PIN#:** 213340037
Legal: PT LT 123 PL 729 CITY WEST AS IN CA739527; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Wall Unit Central Vac: N Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Extra-Wide Renovated Semi! This beautifully renovated, extra-wide, 3-bedroom semi-detached home features an additional basement apartment and rare two-car parking. The kitchen has been thoughtfully opened up to the dining area, creating a spacious, modern open-concept layout. The main floor also features a wide, welcoming living room, built-in pantry and a convenient powder room, perfect for entertaining or family life. Upstairs, you'll find three generously sized bedrooms, a luxurious spa-like bathroom, and a dedicated laundry area. The complete and modern basement apartment has a separate side entrance as well as access from inside which provides options for personal use, a guest suite or rental income. Step outside to a professionally landscaped backyard oasis, framed by a canopy of mature trees. At the rear: a newly built garage and an additional parking pad, both accessed via the laneway. The backyard is also equipped with a gas BBQ hookup and an in-ground sprinkler system for easy outdoor living. Located steps from Sorauren Park and its beloved Farmers Market, the vibrant shops and restaurants of Roncesvalles, and the trails of High Park and the Lakeshore, this home offers the best of urban convenience with a small-town feel. Plus you're a short walk to three major streetcar lines, Dundas West subway, and the UP Express to Union Station and Pearson Airport. Truly, a complete village within the city.					
Inclusions: Jenn-air SS fridge, Monogram SS gas stove, Kitchen Aid SS dishwasher, white Danby microwave, bsmt Whirlpool white fridge, Jenn-air white stove, LG washer and dryer, electrical light fixtures					
Listing Contracted With: RIGHT AT HOME REALTY416-391-3232					



80 Marion St
Toronto Ontario M6R 1E7
 Toronto W01 Roncesvalles Toronto
Taxes: \$11,122.78/2025 **For:** Sale **% Dif:** 98
Sold Date: 07/04/2025
SPIS: N **Last Status:** SLD **DOM:** 11

Sold: \$2,163,000
List: \$2,199,000

Semi-Detached **Fronting On:** N **Rms:** 11 + 7
Link: **Acreage:** **Bedrooms:** 5 + 2
 3-Storey 18.42 x 122.17 Feet **Washrooms:** 6
Irreg: 1x2xMain, 1x4x2nd, 1x4x2nd,
 1x3x2nd, 2x3xLower

Dir/Cross St: Marion & Roncesvalles **Directions:** East of Roncesvalles, West of Sorauren

MLS#: W12241081 **PIN#:** 213380398
Legal: PT BLK A PL D1301 TORONTO AS IN CT803675; T/W CT803675; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished / Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2500-3000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Other / 0 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Air Exchanger, Accessory Apartment, Sump Pump, On Demand Water Heater	Zoning: Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.02	x 13.39	Hardwood Floor	Bay Window	
2	Dining	Main	12.04	x 15.85	Hardwood Floor	2 Pc Ensuite	Combined W/Kitchen
3	Kitchen	Main	11.32	x 11.68	Renovated	Stainless Steel Appl	Eat-In Kitchen
4	Br	2nd	9.32	x 12.83	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	15.26	x 10.93	Bay Window	4 Pc Ensuite	W/I Closet
6	3rd Br	3rd	15.26	x 16.5	Hardwood Floor	Vaulted Ceiling	Large Window
7	Kitchen	Main	11.48	x 10.86	Renovated	Eat-In Kitchen	O/Looks Dining
8	Dining	Main	5.12	x 10.5	Combined W/Kitchen	Open Concept	Hardwood Floor
9	Living	Main	16.57	x 14.5	Window	Fireplace	Hardwood Floor
10	Br	2nd	16.57	x 10.56	Hardwood Floor	Large Window	Closet
11	2nd Br	2nd	16.6	x 7.51	Hardwood Floor	Closet	Large Window
12	3rd Br	Lower	9.88	x 12.53			
13	Laundry	Lower	6.63	x 6.63	Unfinished		
14	Kitchen	Lower	14.11	x 8.76	Renovated	Open Concept	Hardwood Floor
15	Living	Lower	14.21	x 13.85	Open Concept	Hardwood Floor	Combined W/Kitchen
16	Br	Lower	8.23	x 13.85	Hardwood Floor	Closet	Window
17	Utility	Lower	12.63	x 5.64	Unfinished		
18	Laundry	Lower	5.28	x 7.87	Tile Floor	Window	

Client Remks: An extraordinary opportunity to own not one, but two homes on a single lot in one of Torontos most sought-after neighbourhoods (2 Units + Laneway House) . Thoughtfully designed and meticulously upgraded throughout, 80 Marion Street offers the perfect blend of personal living and income potential ideal for multigenerational families, savvy investors, or those seeking both community and privacy through co-ownership.The front home is a beautifully renovated, three-storey semi-detached house featuring three spacious bedrooms and two full bathrooms. Thoughtfully laid out with hardwood floors, new stainless steel appliances, and updated finishes throughout, it also includes a fully self-contained one-bedroom lower-level suite with a private entrance. This secondary unit is ideal for a long-term tenant, short-term rental, in-law suite, nanny quarters, or private guest accommodation. Both the main house and lower unit include ensuite laundry and separate access points, offering complete independence and privacy.Tucked behind the main house is a newly constructed laneway home that redefines contemporary city living. Spread across two floors plus a fully finished basement with radiant heated floors, this space features a total of three bedrooms and two full bathrooms. The main floor showcases open-concept living and dining areas anchored by a chefs kitchen with full-size appliances and ample storage. The living area is enhanced by a built-in electric fireplace and oversized glass doors that open to a private outdoor space, allowing for effortless indoor-outdoor entertaining. Upstairs, two bedrooms, skylights and a full bathroom provide a calm retreat, while clever storage solutions and thoughtful architectural details make every inch of space functional and inviting.This property has been meticulously constructed with extensive upgrades throughout including modern waterproofing, upgraded plumbing systems, heating wires in the roof and eavestroughs, and more.

Inclusions: Front House: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hot Water Tank, 1 Wall Dual Split Unit. Front House Lower Unit: Fridge, Stove, Dishwasher, Washer, Dryer. Laneway house: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Lower Fridge, 2 Heat

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 12/01/2025 7:58:06 PM

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

Recover Ventilators, On Demand Hot Water Tank, 4 Wall Dual Split Units.
Listing Contracted With: <u>PROPERTY.CA INC.</u> 416-583-1660



37 Boustead Ave Toronto Ontario M6R 1Y7 Toronto W01 High Park-Swansea Toronto Taxes: \$6,952.61/2024 Sold Date: 08/28/2025 SPIS: N Last Status: SLD DOM: 56			Sold: \$3,200,000 List: \$3,480,000 For: Sale % Dif: 92
Fourplex Link: 2 1/2 Storey	Fronting On: S Acreage: 25 x 159.35 Feet Irreg:	Rms: 15 + 5 Bedrooms: 6 + 2 Washrooms: 8 1x3xMain, 1x4xMain, 2x2x2nd, 2x4x3rd, 2x3xLower	Dir/Cross St: Dundas St W & Bloor St W Directions: Dundas St W & Bloor St W

MLS#: W12264352 **PIN#:** 213480026
Legal: PT LT 5 PL 485 TORONTO AS IN WG102584; CITY OF TORONTO

Kitchens: 3 + 1 Fam Rm: N Basement: Finished with Walk-Out / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3500-5000 Lot Shape: Rectangular Lot Size Source: Survey Roof: Flat, Asphalt Shingle Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.65	x 10.43	Combined W/Dining	W/O To Deck	Pot Lights
2	Kitchen	Main	14.01	x 8.01	Centre Island	Stainless Steel Appl	Pot Lights
3	Prim Bdrm	Main	13.25	x 12.93	B/I Closet	Large Window	Pot Lights
4	2nd Br	Main	14.34	x 9.51	B/I Closet	Large Window	Pot Lights
5	Living	2nd	20.67	x 10.76	Combined W/Dining	W/O To Balcony	Pot Lights
6	Kitchen	2nd	10.99	x 8.99	Centre Island	Stainless Steel Appl	Pot Lights
7	Prim Bdrm	3rd	13.75	x 10.17	B/I Closet	Window	Pot Lights
8	2nd Br	3rd	13.75	x 10.17	Closet	Window	Pot Lights
9	Living	2nd	13.42	x 10.76	Pot Lights	W/O To Balcony	Combined W/Kitchen
10	Kitchen	2nd	13.42	x 10.76	Centre Island	Stainless Steel Appl	Pot Lights
11	Dining	2nd	12.6	x 11.91	Pot Lights		
12	Prim Bdrm	3rd	14.83	x 9.68	B/I Closet	Window	Pot Lights
13	2nd Br	3rd	13.68	x 10.24	Closet	Window	Pot Lights
14	Living	Lower	23.82	x 10.43	Walk-Up	Pot Lights	Combined W/Dining
15	Kitchen	Lower	9.42	x 8.07	Stainless Steel Appl	Pot Lights	Tile Floor
16	Prim Bdrm	Lower	12.99	x 8.07	B/I Closet	Pot Lights	4 Pc Ensuite
17	2nd Br	Lower	10.01	x 9.42	B/I Closet	Pot Lights	Window

Client Remks: Client RemarksNestled in the heart of Toronto, 37 Boustead Ave offers a rare opportunity to own a meticulously crafted fourplex in a sought-after neighbourhood. This elegant property sits on a 25 by 159.35 foot south-facing lot and boasts four spacious and well-appointed, 2 bedroom, 2 bathroom units. Each unit features a custom kitchen with stone counters, engineered wood floors, luxury bathroom with rain shower, in suite laundry, and dedicated outdoor space. Perfect for investors or multi-generational living. Located in the vibrant Roncesvalles community, residents enjoy easy access to local parks, trendy cafes, boutique shops, and a quick 4 minute walk to the best transit hub in the city! Whether you're looking to expand your investment portfolio or secure a multi-generational residence, this exceptional property offers endless potential. The property will be fully vacant on closing and has a projected annual gross income of \$198,000. Garden suite development potential. Don't miss the chance to own this unique Toronto gem. **Note: property taxes to be reassessed**

Inclusions: See Schedule B

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