

	<b>193 Christie St</b> <b>Toronto Ontario M6G 3B5</b> Toronto C02 Annex Toronto <b>Taxes:</b> \$9,373.29/2025 <b>Sold Date:</b> 10/10/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 122			<b>Sold:</b> \$1,620,000 <b>List:</b> \$1,799,000			
	<b>Detached</b> <b>Link:</b> N 3-Storey	<b>Fronting On:</b> E <b>Acreage:</b> 24.9 x 129.95 Feet <b>Irreg:</b>	<b>Rms:</b> 10 + 2 <b>Bedrooms:</b> 6 + 2 <b>Washrooms:</b> 4 1x4xMain, 1x4x2nd, 1x4x3rd, 1x4xBsmt	<b>For:</b> Sale <b>% Dif:</b> 90			
<b>Dir/Cross St:</b> Dupont Street & Christie Street <b>Directions:</b> Dupont Street & Christie Street							
<b>MLS#:</b> C12213793 <b>PIN#:</b> 212250230		<b>Legal:</b> LT 107 PL 560 NORTH WEST ANNEX; CITY OF TORONTO					
<b>Kitchens:</b> 1 + 3 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> 3000-3500 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> Survey <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower							
<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 8 <b>Tot Prk Spcs:</b> 8 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> None							
<b>Zoning:</b> R (d1.0) (x7) <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> Available <b>Spec Desig:</b> Unknown							
<b># Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>							
<b>Client Remks:</b> Existing approvals to build 4 units + laneway suite in Seaton Village, steps from the Annex neighbourhood. Approved for a three storey fourplex and a two storey laneway house with two car garage. Building permit ready to be submitted. 24.9 x 129.95 ft lot. Laneway access at the rear of the property. Located directly across the street from Fiesta Farms and 500 m from Christie Subway Station. 250m from Christie Pits Park.							
<b>Listing Contracted With:</b> CBRE LIMITED 416-494-0600							