	723 Manning Ave Toronto Ontario M6G 2W5 Toronto C02 Annex Toronto Taxes: \$6,938/2024 Sold Date: 01/25/2025 SPIS: N Last Status: SLD DOM: 25				Sold: \$1,125,200 List: \$919,000 For: Sale % Dif: 122	
	Semi-Detached Link: 2-Storey Dir/Cross St: Bloor & Christie		Fronting On: E Acreage: 18.69 x 124.92 Feet Irreg:		Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	
MLS#: C11903194 PIN#: 212560223						
Kitchens: 1 Fam Rm: N Basement: Full / W/O Fireplace/Stv: N Heat: Forced Air / Oil A/C: None Central Vac: N Apx Age: 100+ Apx Sqft: 1100-1500 Assessment: POTL: 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: Park, Public Transit, School		Zoning: Residential Cable TV: Gas: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: N Farm/Agr: Oth Struct: Spec Desig: Unknown	
Topography: Flat Alternative Power: Unknown						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.17	x 8.53	Combined W/Dining	Large Window
2	Dining	Main	14.44	x 10.17	Window	Hardwood Floor
3	Kitchen	Main	16.08	x 9.19	W/O To Deck	W/O To Garden
4	Prim Bdrm	2nd	14.44	x 13.45	West View	Hardwood Floor
5	2nd Br	2nd	18.04	x 18.04	Window	East View
6	3rd Br	2nd	12.47	x 7.22	East View	O/Looks Backyard
Client Remks: Located In The West Annex A Prime City High Demand Location. Walk To Christie Subway Station, U of T, Christie Pitts Park. Great Corner Stores, All Sorts Of Eateries, Entertainment And Amenities. Property In Need Of A Top To Bottom Renovation. Cider/Block Single Garage From Wide Paved Lane.						
Extras: Please Read All ATTACHMENTS **USE SPECIAL OFFER FORM****READ PREPARATION & PRESENTATION OF OFFER						
Listing Contracted With: ACCSELL REALTY INC.416-477-2300						



10 London St
Toronto Ontario M6G 1M9
 Toronto C02 Annex Toronto

Sold: \$1,210,000
List: \$1,395,000

Taxes: \$5,929.75/2024

For: Sale

% Dif: 87

Sold Date: 04/25/2025

SPIS: N

Last Status: SLD

DOM: 27

Semi-Detached

Fronting On: N

Rms: 10 + 3

Link:

Acreage:

Bedrooms: 3 + 1

2 1/2 Storey

18.42 x 50 Feet

Washrooms: 4

Irreg:

1x4xMain, 1x4x2nd, 1x2x3rd,
1x3xLower

Dir/Cross St: Bathurst & Bloor **Directions:** Markham Street to London Street

MLS#: C12049198

PIN#: 212560435

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.83	x 10.5	Hardwood Floor	Window	
2	Dining	Main	11.98	x 9.61	Hardwood Floor	Window	
3	Kitchen	Main	14.7	x 11.15	Hardwood Floor	Eat-In Kitchen	Window
4	Br	2nd	9.35	x 9.74	Hardwood Floor	Window	Closet
5	Br	2nd	14.76	x 10.43	Hardwood Floor	Bay Window	Closet
6	Laundry	2nd	5.48	x 6.33	Hardwood Floor	Laundry Sink	Window
7	Prim Bdrm	3rd	24.93	x 14.67	Hardwood Floor	W/O To Deck	B/I Shelves

Client Remks: Welcome to 10 London Street - full of character and warmth, this 3+1 bed, 4 bath home in the heart of the Annex blends historic charm with modern convenience. Featuring beautiful hardwood floors, high ceilings, and exposed brick, this bright and inviting space is perfect for city living. The eat-in kitchen is flooded with natural light, and the main floor includes a rare full bathroom for added convenience. Upstairs, you'll find large bedrooms, a restored clawfoot tub in the second-floor bathroom, and the ease of second-floor laundry. The spacious third-floor primary suite offers a private retreat with its own ensuite bathroom and walk-out to deck. A separate entrance to the basement provides exciting possibilities for an in-law or caregiver suite, or income potential. Located just steps from the vibrant shops, cafes, and cultural scene of Bloor Street, plus parks and TTC access. This home is a true Annex gem!

Extras:

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



90 London St
Toronto Ontario M6G 1N5
 Toronto C02 Annex Toronto

Sold: \$1,226,000
List: \$979,000

Taxes: \$5,715.98/2025

For: Sale

% Dif: 125

Sold Date: 06/24/2025

SPIS: N

Last Status: SLD

DOM: 7

Att/Row/Twnhouse

Fronting On: N

Rms: 7

Link:

Acreage:

Bedrooms: 2

2 1/2 Storey

15.17 x 50 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x2x3rd

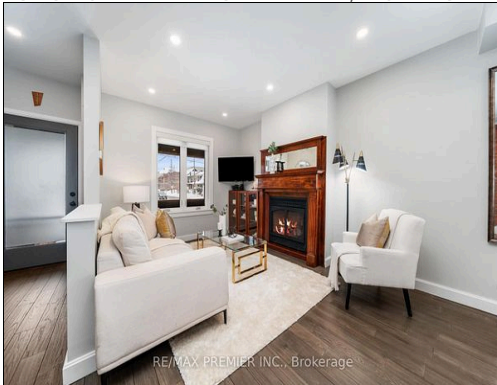
Dir/Cross St: Bloor & Euclid **Directions:** Between Manning and Euclid on London

MLS#: C12225284

PIN#: 212560261

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1893	Fenced Yard, Library, Park, Public Transit,		Farm/Agr:	
Yr Built Source:	MPAC	Rec Centre, School		Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Seaton's Sweetest Secret! This isn't your average Victorian... it's a vibe. Tucked into the storybook streets of Seaton Village, 90 London is a 2-bed, 2-bath charmer that blends old-world character with just the right amount of modern mischief. Think high ceilings, original details, and a bold new kitchen thats basically begging to be on your Instagram grid. Whip up brunch, sip something bubbly, then spill out to your private back patio - an urban oasis with zero pretension. Bedrooms are cozy, baths are polished, and the whole house just gets it. Set on one of the most neighbourly blocks in the Annex, your'e a short stroll from Fiesta Farms, Christie Pits, Vermont Square Park, and all the indie gems of both Dupont & Bloor. Victorian soul, downtown sass. Come see why everyone's crushing on 90 London.					
Extras: Listing Contracted With: <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000					



RE/MAX PREMIER INC., Brokerage

891 Palmerston Ave
Toronto Ontario M6G 2S3

Toronto C02 Annex Toronto

Taxes: \$5,922.69/2024**For:** Sale**Sold:** \$1,390,000**List:** \$1,399,990**Sold Date:** 03/03/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 11

Semi-Detached

Fronting On: E**Rms:** 9 + 4**Link:****Acreage:****Bedrooms:** 4

2 1/2 Storey

15.59 x 87.96 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: BATHURST ST & DUPONT ST**Directions:** Located at the South East Corner of Palmerston & Dupont, West of Bathurst**MLS#:** C11980257**PIN#:** 212580368

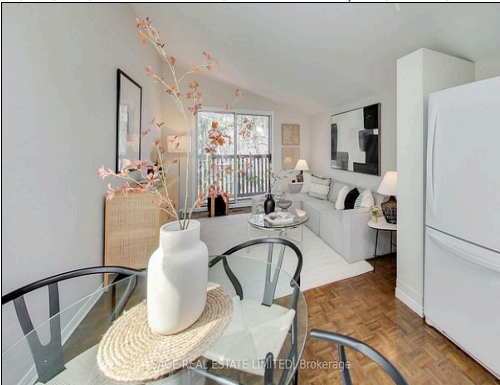
Kitchens:	1 + 1	Exterior:	Brick Front	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	A
Basement:	Finished / Full	Gar/Gar Spcs:	None / 1	Gas:	A
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apex Age:		Prop Feat:		Retirement:	
Apex Sqft:		Fenced Yard, Public Transit		Farm/Agr:	
Assessment:	2024			Oth Struct:	
POTL Mo Fee:	POTL:			Survey Type:	Available
Laundry lev:	Main			Spec Desig:	Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.01	x 12.99	Hardwood Floor
2	Breakfast	Main	14.01	x 12.99	Hardwood Floor
3	Dining	Main	14.01	x 12.01	Hardwood Floor
4	Living	Main	14.01	x 14.01	Hardwood Floor
5	Laundry	Main	6.99	x 6.99	Ceramic Floor
6	Prim Bdrm	2nd	15.49	x 12.3	Hardwood Floor
7	2nd Br	2nd	12.3	x 9.51	Hardwood Floor
8	3rd Br	2nd	12.5	x 9.71	Parquet Floor
9	Loft	3rd	18.9	x 14.99	Laminate
10	Rec	Bsmt	27	x 14.01	Ceramic Floor
11	Bathroom	Bsmt	6.99	x 6.56	3 Pc Bath

Client Remks: Welcome To 891 Palmerston Ave., Charming Gem Located In The Heart Of Seaton Village. This 2.5 Storey Semi-Detached Situated On A Corner Lot Is Filled With Character And Natural Light Throughout. 1567 Sq Ft Above Grade + Finished 840 Sq Ft Basement (Mpac) Step Inside To Find A Delightful Open Concept Floor Plan Combining Living Room Seamlessly Flowing Into The Dining Room, Kitchen And Breakfast Area. The Main Floor Offers Hardwood Floors And Pot Lights Through-Out And Includes A Modern And Generously Sized Kitchen With A Large Centre Island Breakfast Area With Quartz Counter Tops. To Complete The Main Floor, This Home Offers A Main Floor Laundry/Mud Room With Access To The Backyard. On The Second Floor, You'll Find Two Comfortable Sized Bedrooms Plus A Larger Primary Bedroom. Also Included On 2nd Floor Is 4-Piece Bathroom. The Third Floor Loft Is A True Retreat, Boasting A Spacious 18.9 X 15 Room With Laminate Floors That Can Be Used As A 4th Bedroom With A Private Sitting Room, A Games Room, Or A Private Home Office. Uses Are Endless. The Basement Has Above Grade Windows That Offer Natural Brightness. The Large Open Recreation Space Has Ceramic Tiled Floors, Built In Closets For Tonnes Of Storage. A 2nd 3 Piece Bathroom, And A Large Storage Space Complete The Lower Level. The Exterior Features A Beautifully Landscaped Frontage With A Large, Covered Porch Great For A Chill Space. A Private Drive For One Vehicle And A Yard With Covered Cabana. Ideally Located Just Steps From Bathurst St, You'll Have Easy Access To All Amenities Including Shops, Schools, And TTC. Home Inspection Available

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



830 Manning Ave
Toronto Ontario M6G 2W8
Toronto C02 Annex Toronto
Taxes: \$7,982.63/2024
Sold Date: 03/24/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,502,500
List: \$1,199,000
For: Sale
% Dif: 125

Semi-Detached
Link:
3-Storey

Fronting On: W
Acreage:
14.87 x 133.7 Feet
Irreg:

Rms: 7 + 2
Bedrooms: 3 + 1
Washrooms: 4
1x2xMain, 1x4x2nd, 1x3x2nd,
1x4xLower

Dir/Cross St: Bloor/Bathurst

MLS#: C12024035

PIN#: 212570280

Kitchens: 2	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished / Full	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 2000-2500	Fenced Yard, Fireplace/Stove, Park, Public	Farm/Agr:
Assessment: POTL:	Transit, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.27	x 12.47	Hardwood Floor	2 Pc Bath	Large Closet
2	Living	Main	11.81	x 13.78	Hardwood Floor	Walk-Out	Fireplace
3	Dining	Main	11.48	x 13.45	Hardwood Floor	Open Concept	
4	Kitchen	Main	11.48	x 10.5	Stainless Steel Appl	Open Concept	Breakfast Bar
5	Br	2nd	11.15	x 12.47	Hardwood Floor	Large Closet	Walk-Out
6	2nd Br	2nd	11.81	x 10.17	3 Pc Ensuite	Large Closet	Walk-Out
7	Living	3rd	11.81	x 13.12	Walk-Out	Hardwood Floor	Skylight
8	Dining	3rd	11.81	x 16.08	Hardwood Floor	Combined W/Kitchen	Skylight
9	Kitchen	3rd	11.81	x 16.08	Walk-Out	Skylight	Combined W/Dining
10	Br	Lower	10.83	x 13.12	Large Closet	4 Pc Ensuite	Above Grade Window
11	Den	Lower	7.55	x 18.7	Hardwood Floor	Closet	

Client Remks: Endless Possibilities in the Heart of the Annex!Nestled in one of Toronto's most sought-after neighborhoods, this lovely home offers a rare opportunity to own a versatile property in the prestigious Annex. Whether you're a first-time buyer, savvy investor, or growing family, this home presents multiple possibilities - live in one unit while offsetting your mortgage with rental income, keep it as a turnkey investment, or convert it back into a stunning 3-bedroom single-family home. Currently configured as two self-contained units, the upper unit (2 bed, 2 bath) spans the second and third floors, offering an abundance of natural light from floor-to-ceiling windows and a large skylight. The open-concept kitchen flows seamlessly into the bright living space, which extends to multiple private outdoor areas including a spacious third-floor deck, a Juliette balcony, and private balconies off both bedrooms, perfect for enjoying fresh air and city views. The main-floor + basement unit (1+1 bed, 2 bath) offers ample living space with a walkout to a quaint backyard, featuring two patio spaces perfect for relaxing or entertaining. Sliding glass doors on every level flood the home with natural light, creating a bright and airy feel. A laneway parking spot adds extra convenience. Located steps from Christie Pits Park, you'll love having access to a skating rink, public pool, and green space, while nearby Loblaws, Farm Boy, Fiesta Farms, and Duponts' boutique cafes and restaurants offer every convenience. Bloor Streets' vibrant shopping, dining, and nightlife are just a 10-minute walk away, and Christie TTC Station ensures easy access to the rest of the city. Whether you're looking for an affordable entry into The Annex with a built-in income stream or a long-term family home with potential to grow, this is a rare opportunity not to be missed!

Extras:

Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000



777 Manning Ave
Toronto Ontario M6G 2W7
Toronto C02 Annex Toronto

Sold: \$1,508,000
List: \$1,550,000

Taxes: \$6,838.16/2024

For: Sale

% Dif: 97

Sold Date: 01/21/2025

SPIS: N

Last Status: SLD

DOM: 5

Semi-Detached

Fronting On: E

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

14.4 x 125 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: Bathurst/Bloor/Barton

MLS#: C11926084

PIN#: 212570390

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

Exterior: Brick Front
Drive: Lane
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
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	Ground	24.77	x 12.3	Combined W/Dining	Hardwood Floor	
2	Dining	Ground	24.77	x 12.3	Combined W/Living	Hardwood Floor	Pot Lights
3	Kitchen	Ground	22.44	x 9.19	Renovated	Modern Kitchen	Hardwood Floor
4	Sunroom	Ground	22.44	x 9.19	Combined W/Kitchen	W/O To Garden	Skylight
5	Prim Bdrm	2nd	10.17	x 10.17	Hardwood Floor	Closet	
6	2nd Br	2nd	11.48	x 7.38	Hardwood Floor		
7	3rd Br	2nd	9.35	x 8.86	Hardwood Floor		
8	Br	Bsmt	13.78	x 7.87	W/O To Yard	Ceramic Floor	Pantry
9	Rec	Bsmt	14.9	x 11.32	Broadloom	Irregular Rm	Pot Lights

Client Remks: Nestled in the heart of highly sought-after Seaton Village, this beautifully renovated semi-detached home offers the perfect blend of modern convenience and classic charm. With an abundance of natural light throughout, this 3-bedroom, 2-bath gem is move-in ready. The second-floor laundry adds convenience to your daily routine. The fully finished basement features a separate entrance and an in-law suite, offering versatility for extended family living or rental potential. Step outside and enjoy your own private backyard oasis, perfect for entertaining or relaxing in a peaceful garden setting. Inside, the home is bright and airy with an open-concept layout, modern finishes, and well-appointed spaces throughout. Conveniently located just steps away from top schools, famous Christie parks, Subway stations and the finest restaurants, shops the city has to offer,

Extras: Fridge, Stove, Built-In Dw, B/I Microwave, Stacking Washer/Dryer, Gas Furnace & Equipment, Central Air Conditioner, Backyard Gas Firepit & Hot Tub (as-is).

Listing Contracted With: CENTERPOINT REALTY INC., 905-208-8188



5 London St
Toronto Ontario M6G 1M8
 Toronto C02 Annex Toronto

Sold: \$1,525,000
List: \$1,599,000

Taxes: \$5,787/2024

For: Sale

% Dif: 95

Sold Date: 05/12/2025

SPIS: N

Last Status: SLD

DOM: 40

Semi-Detached

Fronting On: N

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 4

3-Storey

18.58 x 50 Feet

Washrooms: 4

Irreg:

1x2x2nd, 1x3x2nd, 1x3x3rd,
1x3xBsmt

Dir/Cross St: Bloor/Bathurst **Directions:** Bloor/Bathurst

MLS#: C12056313

PIN#: 212560423

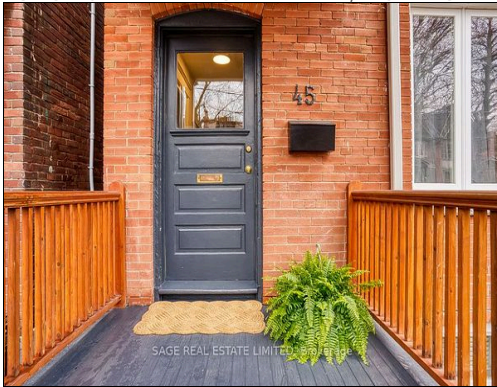
Kitchens:	1	Exterior:	Brick	Zoning:	RD
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fireplace/Stove, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.48	x 23.36	Combined W/Dining	Hardwood Floor	Fireplace
2	Dining	Main	11.48	x 23.36	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	14.44	x 8.86	Stainless Steel Appl	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	12.47	x 14.6	Hardwood Floor	Bay Window	Closet Organizers
5	2nd Br	2nd	9.51	x 8.86	Hardwood Floor	Closet	
6	3rd Br	3rd	14.11	x 14.6	Hardwood Floor	Closet	
7	4th Br	3rd	12.96	x 9.51	Hardwood Floor	Closet	
8	Family	Bsmt	24.61	x 13.45	3 Pc Bath		

Client Remks: This is it! Incredible and renovated house in an incredible location. Spacious and Turnkey Three Story Semi Detached Home, nestled on a quiet street. 1-minute walk to not only bustling Bloor St, but Bathurst station, literally across the street. Almost everything has been renovated in this home. Kitchen, baths, flooring, exposing the brick, new deck, new fixtures and appliances, even finishing the basement; all done for you. Just move in and enjoy. Seaton/Annex Village, Within The Palmerston School District And So Close To All That Bloor Street Has To Offer. Easy Permitted Street Parking Is A Bonus! This property is fully Short-Term Rental ready, complete with an established listing and professional property management in place. A turnkey investment opportunity you don't want to miss!

Extras:

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



45 Palmerston Gdns
Toronto Ontario M6G 1V8
 Toronto C02 Annex Toronto

Sold: \$1,575,000
List: \$1,349,000

Taxes: \$5,851.06/2024

For: Sale

% Dif: 117

Sold Date: 04/25/2025

SPIS: N

Last Status: SLD

DOM: 2

Semi-Detached

Fronting On: S

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 3

2-Storey

17 x 73.67 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: Bathurst & Dupont

Directions: From Dupont: South on Manning Ave, One way east on Palmerston Gardens

MLS#: C12098046

PIN#: 212580308

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished / W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	N
Year Built:	1911	Fenced Yard, Fireplace/Stove, Library,		Farm/Agr:	
Yr Built Source:	MPAC	Park, Public Transit, Rec Centre, School		Oth Struct:	
Apx Sqft:	700-1100			Survey Type:	None
Assessment:	2025 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 11.15	Hardwood Floor	Brick Fireplace	Large Window
2	Dining	Main	12.01	x 12.89	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	9.88	x 10.14	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	12.96	x 9.48	Hardwood Floor	Large Window	B/I Closet
5	Bathroom	2nd	5.35	x 8.2	Tile Floor	4 Pc Bath	
6	2nd Br	2nd	9.22	x 14.01	Hardwood Floor	Closet	Window
7	3rd Br	2nd	9.91	x 6.53	Hardwood Floor	Window	O/Looks Backyard
8	Rec	Bsmt	14.04	x 12.37	Broadloom	Window	
9	Laundry	Bsmt	7.91	x 10.2	Laundry Sink	Closet	Window
10	Bathroom	Bsmt	6.79	x 9.84	Tile Floor	Window	4 Pc Bath

Client Remks: Welcome to an exceptional opportunity in the heart of Seaton Village! This beautifully maintained 3-bed, 2-bath semi is tucked away on one of Toronto's most sought-after, one-way, tree-lined streets. Offering a perfect mix of classic charm and modern style, the home features gorgeous exposed brick, hardwood floors and a fireplace in a sun-filled, spacious layout. The open-concept main floor includes a generous living and dining area -- perfect for entertaining or cozy family evenings. The updated kitchen, with ample storage, opens out to a private, fenced-in backyard and deck for your own personal retreat under a mature tree canopy. Downstairs, the finished basement rec room adds versatility and is an ideal playroom, gym, or tv room. The basement also has a 4-piece bathroom, ample storage, and a spacious laundry area. The separate side entrance offers potential for an income suite. This location is unbeatable! Just minutes from both Christie and Bathurst subway stations and walking distance to the world's best grocery store trifecta: Loblaws, Fiesta Farms, and Summerhill Market! The area is dotted with beloved cafes and restaurants. At the end of the street, Vermont Square Park offers green space, a playground & bocce ball courts! You've got the Bill Bolton Arena/Indoor Ice Rink, as well as the St. Alban's Boys and Girls Club - complete with pool, daycare and community programming. Families will also appreciate being a 3 minute walk to Palmerston Public School. Whether you're a first-time buyer, a down-sizer, a growing family, or a savvy investor, this property delivers the perfect blend of space, style, and AAA location. Don't miss your chance to make this house your home!

Extras:

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



RIGHT AT HOME REALTY Brokerage

714 Palmerston Ave
Toronto Ontario M6G 2R1

Toronto C02 Annex Toronto

Taxes: \$6,366.08/2024**For:** Sale**Sold:** \$1,584,000**List:** \$1,399,000**Sold Date:** 01/22/2025**% Dif:** 113**SPIS:** N**Last Status:** SLD**DOM:** 10

Semi-Detached

Fronting On: W**Rms:** 6 + 2**Link:****Acreage:****Bedrooms:** 3 + 2

2 1/2 Storey

18 x 53.25 Feet

Washrooms: 3**Irreg:**

1x3xLower, 1x3x2nd, 1x2xMain

Dir/Cross St: Bloor and Bathurst**MLS#:** C11919671**PIN#:** 212560555**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 / Stucco/Plaster

Drive:

None

Gar/Gar Spcs:

None / 0

Drive Park Spcs:

0

Tot Prk Spcs:

0

UFFI:**Pool:**

None

Prop Feat:**Zoning:****Cable TV:****Hydro:****Gas:****Phone:****Water:**

Municipal

Water Supply:**Sewer:**

Sewers

Waterfront:**Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:**

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.98	x 15.42	Window	Hardwood Floor	Combined W/Dining
2	Dining	Main	21.98	x 15.42	W/O To Deck	Hardwood Floor	Combined W/Living
3	Kitchen	Main	10.99	x 7.41	Window	Heated Floor	Stainless Steel Appl
4	Br	2nd	13.45	x 8.99	Bay Window	Hardwood Floor	B/I Closet
5	2nd Br	2nd	9.84	x 8.73	Hardwood Floor	Juliette Balcony	
6	Den	2nd	7.97	x 7.48	Hardwood Floor	Window	
7	3rd Br	3rd	15.26	x 14.11	Hardwood Floor	Large Window	
8	Rec	Bsmt	13.12	x 11.81	Tile Floor	Window	

Client Remks: Rare Opportunity To Own in the Annex's coveted Seaton Village! This Beautifully Renovated Home Boasts a Sun-filled Contemporary Interior and Is Nestled On a Quiet Tree-lined Street, Walkable to Trendy Shops and Restaurants, and Steps to the Subway Station and to Palmerston Public School. This is a 2 1/2 Storey, 3+2 bedroom , 3 baths semi-detached home. Den on the 2nd floor has a window and can easily fit a twin-sized bed. It also offers a fully finished basement W/3Pc EnSuite Washroom. Renovation completed with permits, highest quality and attention to detail. New electrical, plumbing, HVAC(ducting). Explore refined living in a sophisticated yet functional space that defines modern elegance. Two photos are virtually staged.

Extras: New Appliances (washer, dryer, dishwasher, fridge, microwave, electric range), light fixtures

Listing Contracted With: RIGHT AT HOME REALTY 905-695-7888


744 Manning Ave
Toronto Ontario M6G 2W4

Toronto C02 Annex Toronto

Taxes: \$8,596.59/2025**For:** Sale**Sold:** \$1,640,000**List:** \$1,695,000**Sold Date:** 06/13/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 16

Semi-Detached

Fronting On: W**Rms:** 8 + 1**Link:****Acreage:****Bedrooms:** 4

2 1/2 Storey

19 x 128 Feet

Washrooms: 2**Irreg:**

1x2xMain, 1x4x2nd

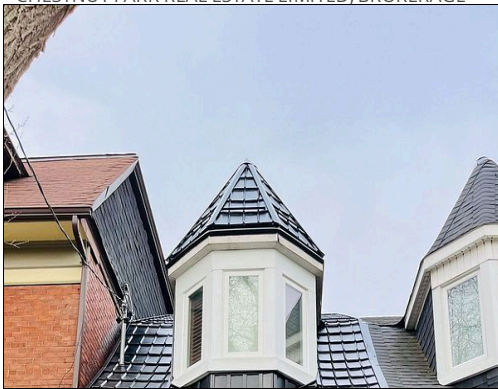
Dir/Cross St: Bathurst & Bloor - Seaton Village **Directions:** One way north off Barton St.**MLS#:** C12180436**PIN#:** 212560144

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Y
Basement:	Part Fin	Gar/Gar Spcs:	Detached / 2	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1900	Fenced Yard, Fireplace/Stove, Library,		Farm/Agr:	
Yr Built Source:	MPAC	Park, Public Transit, Rec Centre, School		Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	None
Assessment:	POTL: N			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.63	x 10.6	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	17.42	x 11.35	Bay Window	Formal Rm	Hardwood Floor
3	Kitchen	Main	14.73	x 9.74	Renovated	Breakfast Bar	2 Pc Bath
4	Prim Bdrm	2nd	19.36	x 12.53	Hardwood Floor	Double Closet	Walk-Thru
5	Sunroom	2nd	8.01	x 7.74	Hardwood Floor	Combined W/Br	Wainscoting
6	2nd Br	2nd	13.71	x 11.68	Hardwood Floor	Bay Window	Closet
7	3rd Br	2nd	9.58	x 9.32	Hardwood Floor	Window	
8	4th Br	3rd	14.76	x 14.76	Hardwood Floor	Window	Beamed
9	Rec	Bsmt	15.55	x 14.8	Partly Finished		

Client Remks: *** Coveted Seaton Village *** Large and beloved, this extra-wide renovated 4 bedroom brick semi is where "City Chic meets Down Home Comfy" for a great family-feel. Enjoy the renovated cook's kitchen with signature red glass backsplash, Breakfast Bar and serve-thru to a generous Dining Room with bay window, where you can host dinners for a dozen. The Formal Living room retains its charm and has over 9' high ceilings, French Doors and lots of light. Character wide wood mouldings, over 12" baseboards and pot lights also grace the Main floor. And it's so convenient to have a main floor 2 piece bath! Walk-out to a modern, low-maintenance custom backyard oasis, to lounge or entertain friends, gather around your outdoor Gas Fireplace, or enjoy the stunning Wisteria filling the south fence. Gas BBQ on the deck has its own gas line. How cool, for the Harry Potter fans there's even "the cupboard under the stairs". Upstairs is lots of room for a growing family. The Primary Bedroom easily fits a King-size bed, has a huge closet, and is tandem to the Wainscotted Sunroom / private office. Two more bedrooms on the second floor keeps your young kids nearby. Your tween will love the privacy and lofty feel of the third floor loft, with beamed ceiling and painted floor. High efficiency Gas furnace, many newer windows, upgraded electrical panel 100amp. The two car garage opens to wide lane *** And for the future, ask LA about the Laneway House plans, copy of schematic drawings (not yet approved) will be left with the house. A neighbour is building one right now across the laneway *** Amazing neighbourhood and you're in Palmerston P.S. + Harbord CI School Districts (both excellent schools), walk to Royal St. George's. All within minutes are BGC St.Alban's (Boys & Girls Club), TTC x 2 subway stations, Bloor Street, shopping galore (everything you need), Miles Nadal JCC, U of T, Christie Pits, parks for dog walks and so much more!

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



717 1/2 Palmerston Ave
Toronto Ontario M6G 2R2
 Toronto C02 Annex Toronto

Sold: \$1,825,000
List: \$1,799,000

Taxes: \$8,118.53/2025

For: Sale

% Dif: 101

Sold Date: 02/24/2025

SPIS: N

Last Status: SLD

DOM: 6

Semi-Detached

Fronting On: E

Rms: 12 + 4

Link:

Acreage:

Bedrooms: 4 + 1

2-Storey

12.83 x 125 Feet

Washrooms: 6

Irreg:

2x4, 2x2, 1x3x2nd, 1x5x2nd

Dir/Cross St: Bloor & Bathurst **Directions:** Bloor & Bathurst

MLS#: C11976345

PIN#: 212560506

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.07	x 17.55	Hardwood Floor	Picture Window	Crown Moulding
2	Dining	Main	9.35	x 11.75	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	9.15	x 12.11	Tile Floor	Stainless Steel Appl	Quartz Counter
4	Family	Main	9.91	x 8.4	Heated Floor	Picture Window	W/O To Deck
5	Br	2nd	9.91	x 10.14	Hardwood Floor	W/O To Deck	O/Looks Backyard
6	Br	2nd	6.4	x 13.52	Hardwood Floor	Large Window	4 Pc Bath
7	Prim Bdrm	2nd	11.48	x 13.94	Hardwood Floor	3 Pc Ensuite	B/I Closet
8	Living	Bsmt	10.33	x 17.26	Laminate	Pot Lights	Combined W/Kitchen
9	Kitchen	Bsmt	10.33	x 17.26	Stainless Steel Appl	Quartz Counter	B/I Dishwasher
10	Dining	Bsmt	5.18	x 8.79	Laminate	Pot Lights	Double Closet
11	Br	Bsmt	7.81	x 10.93	Laminate	4 Pc Bath	Double Closet
12	Living	Main	10.4	x 8.6	Heated Floor	Coffered Ceiling	W/O To Patio
13	Kitchen	Main	10.4	x 8.04	Heated Floor	Stainless Steel Appl	Quartz Counter
14	Br	2nd	10.86	x 19.46	4 Pc Ensuite	Hardwood Floor	B/I Closet

Client Remks: Main House + Legal Basement Apartment + Laneway House In Prime Location = Easy Living & Space for All. This property gives you options! Recently built/updated property offers 3 homes in one of Toronto's most desirable neighbourhoods. Whether you're a growing family, a Live & Rent investor, or looking for multi-generational living, this property has a lot to offer: 3 bdrm main house, legal basement apartment AND a luxurious two-storey Laneway House! This well-designed property w efficient layout, provides flexibility for families & an opportunity to generate mortgage-helping income. You'll find the luxurious 2-storey Laneway House blending modern luxury with thoughtful design. Ideal for extended family, guests, or even as an office or creative space, this Laneway House elevates the overall living experience. Main House: 3 bdrm, 3 bath, office & loft is nestled on a quiet, tree-lined street steps to several parks & Palmerston School. The home boasts modern finishes, hardwood floors & a chef's kitchen. The primary bdrm features a 3-pc ensuite, while the 2nd & 3rd bdrms offer ample space, plus a third floor loft yoga studio/play room. Basement Apartment: vacant, self-contained & legal, this 1 bdrm suite is ideal for generating income or housing extended family. With a charming vibe & large living areas, it can be used as a mortgage helper, nanny suite, or even a private home office. Its the perfect combination of comfort & privacy. Laneway House: two-storey, 670sf Laneway House impresses on every level. A beautiful & modern designed 1 bed, 2 bath luxury retreat with heated floors, a chef's kitchen, large centre island, high-end fixtures/stainless steel appliances, caesar stone countertops & porcelain backsplash. The upstairs bedroom follows the same sophisticated design & has the added luxury of large double closets, ensuite bath with marble floors & double vanities. The second floor also has a stackable washer & dryer closet.

Extras:

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


754 Manning Ave
Toronto Ontario M6G 2W4

Toronto C02 Annex Toronto

Taxes: \$9,373.30/2025**For:** Sale**Sold:** \$1,900,118**List:** \$1,499,000**Sold Date:** 06/16/2025**% Dif:** 127**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

Fronting On: W**Rms:** 6 + 2**Link:****Acreage:** Not Appl**Bedrooms:** 3 + 1

3-Storey

21.17 x 128 Feet

Washrooms: 3**Irreg:** Encroachment

1x4x2nd, 1x2x3rd, 1x2xGround

Dir/Cross St: Bathurst/Barton**Directions:** West on Barton from Bathurst, south on Manning.**MLS#:** C12213447**PIN#:** 212560139**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Part Fin / W/O
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: Y
Apx Age: 100+
Year Built: 1900
Yr Built Source: MPAC
Apx Sqft: 2000-2500
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Other
Drive: Lane
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI: No
Pool: None
Prop Feat:
 Central Vacuum, Fenced Yard,
 Fireplace/Stove, Public Transit

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	4.69	x 4.04	
2	Living	Ground	25.82	x 10.01	Hardwood Floor Gas Fireplace
3	Dining	Ground	11.02	x 12.99	Hardwood Floor Bay Window
4	Kitchen	Ground	21.39	x 10.93	Centre Island 2 Pc Bath
5	Br	2nd	13.58	x 14.47	Hardwood Floor Bay Window
6	Br	2nd	10.7	x 13.16	Hardwood Floor Closet
7	Prim Bdrm	3rd	12.66	x 15.03	Hardwood Floor 2 Pc Ensuite
8	Br	Bsmt	18.41	x 9.88	Broadloom
9	Family	Bsmt	22.51	x 10.01	W/O To Yard

Client Remks: Don't miss seeing this immaculate, huge semi-detached 3 storey home with its extra-wide lot and lush private back garden oasis (and double garage!). Nestled in a quiet area in the heart of Seaton Village just a short walk from Restaurants, coffee shops, boutiques, TTC and great schools; treat yourself to the many "layers" of this amazing neighbourhood! Enjoy the view when lounging on the lovely front veranda on summer evenings. Inside, this Century home's superior reno-restoration was solidly done by a top quality builder/craftsman! The design combines modern contemporary flair with formal elegance and maximizes the light flowing in from 3 directions (East, North and West). Featuring 3 huge bedrooms plus a 4th basement bedroom. On the 2nd floor a former bedroom was converted to a luxurious Spa-like bath with stand-alone clawfoot soaker tub, separate shower, an extra-long vanity/sink counter and separate mirrored make-up bench. The 3rd floor primary bedroom retreat with skylight has its own ensuite 2 pc, deep double closets and huge cedar-lined closet for special garments. The extended Main floor provides an abundance of interior living space starting with the wide living room (9 foot ceiling) and handsome gas fireplace. Light floods through bay windows into the spacious elegant dining room; fabulous for entertaining with its pass thru from the kitchen. The double-sized chef's kitchen features a centre island and tons of cabinetry (with under and over Cabinet lighting). It's well equipped with built-in wall ovens and microwave, gas cooktop, a walk-in Pantry, a double closet and 2 pc washroom. Walk out to the large west facing sun deck and serene gardens. Park in the double concrete block garage (easy lane access). The well-lit basement has high ceilings and is partly finished (used as bedroom or office). At the front, a separate entrance leads into a wide open family/TV room but there's great potential for an in-law suite. Note the bonus 2 additional storage rooms.

Extras:**Listing Contracted With:** IPRO REALTY LTD.416-364-2036



388 Clinton St
Toronto Ontario M6G 2Z2
 Toronto C02 Annex Toronto

Sold: \$2,286,036
List: \$1,799,900

Taxes: \$8,769.44/2024

For: Sale

% Dif: 127

Sold Date: 03/19/2025

SPIS: N

Last Status: SLD

DOM: 7

Att/Row/Twnhouse

Fronting On: W

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 3 + 1

3-Storey

14.92 x 150 Feet

Washrooms: 4

Irreg:

1x5x3rd, 1x4x2nd, 1x2xGround,
1x4xLower

Dir/Cross St: Bloor/Clinton **Directions:** North of Bloor in the first block

MLS#: C12015139

PIN#: 212560672

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 2003
Yr Built Source: MPAC
Apx Sqft:
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Brick
Drive:
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:
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.31	x 13.91	W/O To Garden	Centre Island	Renovated
2	Dining	Main	10.99	x 10.7	Hardwood Floor	Pot Lights	Combined W/Living
3	Living	Main	13.09	x 11.68	Hardwood Floor	Pot Lights	Open Concept
4	2nd Br	2nd	13.85	x 13.19	Semi Ensuite	W/I Closet	4 Pc Bath
5	3rd Br	2nd	13.85	x 12.01	Double Closet	O/Looks Backyard	
6	Br	3rd	22.9	x 10.56	5 Pc Ensuite	W/O To Deck	Cathedral Ceiling
7	4th Br	Lower	15.09	x 13.85	Vinyl Floor	Walk-Out	
8	Kitchen	Lower	15.85	x 13.85	Stainless Steel Appl	Eat-In Kitchen	Walk-Out

Client Remks: Newer built (2003) Stunning 3 storey victorian style home situated on the coveted street of Clinton in the centre of Seaton Village on a premium 150' deep lot. Completely remodeled and renovated in recent years. Gorgeous modern custom kitchen and bathrooms with 1st floor powder room. Stunning master bedroom retreat with 14ft cathedral ceilings and walkout to spacious deck. Second floor bedroom with semi-ensuite and amazing walk-in closet with built-ins. Do not worry about hitting your head in the high basement designed for that teenager or better yet, get extra income and use the basement as a money machine with a legal retrofit unit that has its own laundry facility and two exits to the outside. Detached 2 car garage, located near Christie Pits, Annex, Bloor st, Palmerston Jr Ps, TTC, and so much more. Get the feel of classic with new!!!!!! No wasted designed built space and lots of storage!! Laneway unit potential.

Extras:

Listing Contracted With: RE/MAX REALTRON REALTY INC.416-782-8882