



221 Christie St
Toronto Ontario M6G 3B5
 Toronto C02 Annex Toronto
Taxes: \$5,321.75/2024
Sold Date: 08/22/2025
SPIS: N **Last Status:** SLD **DOM:** 42

Sold: \$1,100,000
List: \$1,190,000

Semi-Detached **Fronting On:** W **Rms:** 9
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 16.5 x 130 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x3xBsmt
Dir/Cross St: Bloor & Christie **Directions:** South of Dupont, east side.

MLS#: C12280589

PIN#: 000570057

Legal: PT LT 10 PL 680 NORTH WEST ANNEX AS IN CT383741; S/T & T/W CT383741; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive:	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Public Transit, School, School Bus Route	Waterfront:
Lot Size Source: GeoWarehouse	Interior Feat: Auto Garage Door, Remote, Separate Heating Controls, Separate Hydro Meter, Storage, Workbench, Water Heater Owned	Retirement:
Roof: Shingles	Security Feat: Smoke Detector, Carbon Monoxide Detectors	HST Applicable to: Included In Sale Price
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.12	x 11.78	Combined W/Dining	B/I Dishwasher	Eat-In Kitchen
2	Dining	Main	13.12	x 11.78	Combined W/Kitchen	Window	
3	Living	Main	13.19	x 11.75	Broadloom	Bay Window	
4	Den	Main	12.27	x 8.5	Large Window	Broadloom	Fireplace
5	Prim Bdrm	2nd	13.19	x 12.11	Large Window	Closet	Broadloom
6	2nd Br	2nd	12.2	x 9.91	Hardwood Floor	Window	W/I Closet
7	3rd Br	2nd	11.25	x 7.81	Hardwood Floor	Window	
8	Living	Bsmt	13.19	x 11.75	Panelled	Window	3 Pc Bath
9	Laundry	Bsmt	12.76	x 6.56	Window	Combined W/Workshop	

Client Remarks: Full of warmth and character, this 3-bedroom + den, 2-bath home offers timeless charm in an unbeatable location. Ideally positioned on the border of Seaton Village and Christie Pits two of Toronto's most sought-after and family-friendly neighbourhoods. This inviting residence presents a rare turnkey opportunity for both end-users and investors alike. The sun-filled main floor features broadloom flooring, replaced in 2024, with the original hardwood flooring preserved underneath, ready to be revealed. Large double hung windows throughout the main and second floors were replaced in 2019. Warranty valid until 2039, allowing natural light to pour in and highlighting the home's classic appeal. Upstairs, you'll find freshly painted bedrooms and a charming bathroom, complete with a pedestal tub and new flooring for added comfort and style. At the heart of the home, the cozy kitchen offers direct access to a private backyard oasis fully fenced 16x30 ft garden retreat that's perfect for relaxing or entertaining guests. The backyard leads to a laneway garage with City-approved dwelling status, offering excellent potential for a future laneway suite. Additional highlights include a basement floor valve for flood protection and a back door with a transferable warranty valid until 2046 providing added peace of mind. Enjoy everything this vibrant community has to offer: just minutes to Christie Subway Station, Christie Pits Park, top-rated schools, trendy cafes, restaurants, shops, and everyday essentials all just steps from your door. Don't miss the opportunity to own in one of Toronto's most dynamic and welcoming neighbourhoods!

Inclusions: Fridge, Stovetop, Dishwasher, Microwave, Electric Light Fixtures, Hot Water Tank, Smart Washer (2022), Smart Dryer (2022), Furnace (2017). Back Door still has Transferable warranty (2046) Valve in basement floor for flood safety. Lane way garage

Listing Contracted With: T-ONE GROUP REALTY INC., 905-669-8881



623 Dupont St Toronto Ontario M6G 1Z3 Toronto C02 Annex Toronto Taxes: \$3,877/2024 Sold Date: 07/18/2025 SPIS: N Last Status: SLD DOM: 30			Sold: \$1,140,000 List: \$1,198,700
Att/Row/Twnhouse	Fronting On: S	Rms: 6 + 3	
Link: 2-Storey	Acreage: 17.92 x 63 Feet	Bedrooms: 3	Washrooms: 3
	Irrig:	1x2xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dupont St & Christie St Directions: East of Christie St between Clinton St & Pirillo Ln on the South Side of Dupont St			

MLS#: C12229361

PIN#: 212580055

Assignment: N

Fractional Ownership: N

Legal: LT 4 PL 1279 CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning: Residential	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: A	Hydro: Y
Basement: Finished / Separate Entrance	Park/Drive:	Gas: Y	Phone: A
Fireplace/Stv: N	Drive: Street Only	Water: Municipal	
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers	
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement: N	
Apx Sqft: 700-1100	Prop Feat: Fenced Yard, Library, Public	HST Applicable to Sale Price: Included In	
Lot Size Source: MPAC	Transit, School	Farm/Agr:	
Roof: Shingles	Exterior Feat: Hot Tub, Porch Enclosed, Lighting	Oth Struct:	
Foundation: Concrete	Interior Feat: Carpet Free, In-Law Capability, Sump Pump, Water Heater Owned	Gazebo, Garden Shed, Fence - Full, Storage	
Assessment: POTL: N	Security Feat: Carbon Monoxide Detectors, Smoke Detector, Security System, Monitored	Survey Type: None	
POTL Mo Fee:		Spec Desig: Unknown	
Laundry lev: Lower			

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Dining	Main	17.13	x 12.3	Laminate	Pot Lights
2	Kitchen	Main	17.13	x 12.4	Laminate	Pantry
3	Sunroom	Main	17.13	x 9.94	Laminate	Skylight
4	Prim Bdrm	2nd	14.86	x 11.88	Laminate	Pot Lights
5	2nd Br	2nd	10.7	x 8.56	Laminate	B/I Closet
6	3rd Br	2nd	10.73	x 8.23	Laminate	B/I Closet
7	Rec	Bsmt	22.31	x 15.62	Porcelain Floor	Pot Lights
8	Office	Bsmt	10.7	x 6.43	Porcelain Floor	Pot Lights
9	Laundry	Bsmt	10.73	x 8.79	Porcelain Floor	Heated Floor
						3 Pc Bath

Client Remarks: This meticulously renovated home combines timeless charm with elevated comfort, offering everything you need. Boasting more than 1,600 square feet of thoughtfully designed Turnkey living space, this home delivers on style, space, and flexibility for today's urban lifestyle. From the moment you arrive, the sleek curb appeal and custom Gemstone exterior lighting set a polished tone. Step into the enclosed front porch and into a sun-filled, open-concept main floor where the living room flows seamlessly into a contemporary kitchen perfect for both cozy nights in and lively entertaining. At the rear, a spacious den with soaring 10+ ft ceilings and a skylight bathes the space in natural light. Glass doors open to a private backyard retreat, featuring a premium NewAge outdoor kitchen and a Canadian Spa Company Gander hot tub an entertainers dream. Upstairs, you'll find three bright bedrooms and a modern, renovated bathroom, offering comfort and practicality for families or guests. But the true bonus lies below: a fully finished basement with a separate walk-up entrance, sleek 3-piece bathroom with heated floors, and a versatile den or office space with a large window, built-in desk, and custom cabinetry. Whether you're envisioning a private in-law suite, a home office, or a lucrative rental unit, this space delivers outstanding flexibility and income potential. Freshly painted throughout and completely transformed inside and out, this home reflects quality, care, and thoughtful design at every turn. Located in one of Toronto's most walkable neighbourhoods, Seaton Village - just steps to Christie and Dupont subway stations, Loblaws, Farm Boy, Fiesta Farms, LCBO, parks, schools, and countless local cafes and restaurants. Families will appreciate the proximity to Palmerston Ave Jr. Public School, Essex/Hawthorne Alternative, Vermont Square Park, Christie Pits, and St. Alban's Boys and Girls Club with daycare and community programs.

Inclusions: Refrigerator, Stove, Built-In Dishwasher, Built-In Microwave, Clothes Washer & Dryer, 3 Built-In Shoe Cabinets, 3 Built-In Wardrobe Cabinets in bedrooms, All Electrical Light Fixtures, Hot Tub, Garden Shed, Gazebo & Outdoor Stainless Steel Kitchen.

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



755 Manning Ave Toronto Ontario M6G 2W5			Sold: \$1,440,000
Toronto C02 Annex Toronto			List: \$1,288,000
Taxes: \$5,656.11/2024	For: Sale	% Dif: 112	
Sold Date: 10/07/2025			
SPIS: N	Last Status: SLD	DOM: 8	
Semi-Detached	Fronting On: W	Rms: 9	
Link: 3-Storey	Acreage: 17.33 x 100 Feet	Bedrooms: 4	
	Irrig:	Washrooms: 3	
		1x4x3rd, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Bloor And Bathurst Directions: Just North Of Bloor Street			

MLS#: C12433331

PIN#: 212560206

Legal: PT LT 86 PL 219 TORONTO AS IN CT821662; CITY OF TORONTO

Kitchens: 1	Exterior: Brick Front / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: N
Basement: Full / Finished	Park/Drive:	Hydro: Y
Fireplace/Stv: N	Drive:	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone: N
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 0-5	Pool: None	Sewer: Other
Apx Sqft: 2000-2500	Prop Feat: Family Room	Waterfront:
Roof: Asphalt Shingle	Exterior Feat: Patio, Landscaped, Deck	Retirement:
Foundation: Block, Concrete	Interior Feat: Carpet Free, Sump Pump, Storage, In-Law Capability	HST Applicable to Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct:
		Survey Type: None
		Spec Desig: Other

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Dining	Main	10.5	x 11.42	Large Window	Hardwood Floor
2	Kitchen	Main	10.5	x 11.52	Open Concept	Hardwood Floor
3	Living	Main	10.5	x 8.83	Double Doors	Hardwood Floor
4	Br	2nd	10.43	x 12.07	Large Closet	Large Window
5	2nd Br	2nd	10.43	x 8.76	Picture Window	Hardwood Floor
6	3rd Br	2nd	7.25	x 7.84	Window	Hardwood Floor
7	Bathroom	2nd	7.25	x 4.86		
8	Prim Bdrrm	3rd	10.5	x 17.49	Combined W/Sitting	W/I Closet
9	Bathroom	3rd	10.5	x 8.83		Large Window
10	Bathroom	Bsmt	10.5	x 8.83		
11	Den	Bsmt	9.25	x 13.42		

Client Remks: This Sun-Filled, Newly Built / Renovated, Three-Storey Semi-Detached Residence Seamlessly Blends Classic Character With Modern Design Across A Spacious And Functional Floor Plan. Offering 4 Bedrooms, 3 Bathroom Over Four Floors, And A Beautifully Finished Lower Level, This Home Provides Versatile Living For Growing Families, Professionals, Or Those Seeking A Turnkey Lifestyle In The City. Step Inside And Be Greeted By Soaring Ceilings, Large Windows, And Rich Hardwood Flooring Throughout. The Main Floor Features An Open-Concept Living And Dining Area With Stylish Finishes And Seamless Flow Perfect For Entertaining. The Contemporary Kitchen Is A True Show Stopper, Equipped With Stainless Steel Appliances, Custom Cabinetry, A Sleek Backsplash, And A Large Centre Island That Doubles As A Breakfast Bar. Upstairs, The Generously Sized Bedrooms Offer Privacy And Comfort, With A Luxurious Primary Retreat That Includes A Large Closet. The Loft-Style Third Floor Features A Bright And Open Bonus Space Ideal For The Primary Private Bedroom A Double Office, Studio And Many More Uses. The Finished Lower Level Offers Flexibility For A Rec Room, Home Gym, Or Additional Living Area. Live In One Of Toronto's Most Vibrant Communities Steps From Bloor Street, Christie Pits Park, Bathurst & Christie Subway Stations, Highly-Rated Schools, Cafes, Boutiques, And Cultural Landmarks. The Annex Offers A Rare Blend Of Urban Convenience And Historic Charm, Making It One Of The Most Sought-After Neighbourhoods In The City.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-465-7850



470 Clinton St
Toronto Ontario M6G 2Z4
 Toronto C02 Annex Toronto

Taxes: \$6,259/2025 **For:** Sale **% Dif:** 94

Sold Date: 11/18/2025

SPIS: N **Last Status:** SLD **DOM:** 14

Att/Row/Twnhouse **Fronting On:** W **Rms:** 6 + 3

Link: **Acreage:** **Bedrooms:** 3

2-Storey 13.83 x 70 Feet **Washrooms:** 2

Irrig: 1x4x2nd, 1x4xBsmt

Dir/Cross St: Bathurst/Bloor **Directions:** South on Clinton St from Follis Ave.

MLS#: C12507314

PIN#: 212570101

Legal: PLAN 560 PT LOTS 67 & 68 RP 63R1169 PART 2

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1907
Yr Built Source: MPAC
Apx Sqft: 700-1100
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Poured Concrete
Assessment: 2025 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Vinyl Siding
Gar/Gar Spcs: None / 0
Park/Drive: None
Drive: None
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Interior Feat: Storage

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.32	x 11.25	
2	Dining	Main	10.5	x 11.25	
3	Kitchen	Main	9.32	x 13.68	
4	Prim Bdrm	2nd	10.99	x 12.01	
5	2nd Br	2nd	8.17	x 9.74	
6	3rd Br	2nd	9.32	x 7.15	
7	Rec	Lower	10.66	x 10.76	
8	Laundry	Lower	6.17	x 8.43	

Client Remks: Charming 3-bed, 2-bath home on a quiet, neighbourly street in sought-after Seaton Village, steps to Christie Pits. Featuring a welcoming front porch and an interior that exudes character with hardwood floors, exposed brick, and a modern kitchen with heated floors and walkout to a private backyard. Renovated bath upstairs in 2024. Finished basement with separate walkout and cold storage - ideal for recreation room, office or guest space. Exceptional walkability, just minutes to Bloor St. and Christie Subway. A warm, personality-filled home in an inclusive community. Furnace, heat pump, and A/C all owned and new in 2024.

Inclusions: Maytag fridge, GE gas stove, Kenmore dishwasher, Samsung microwave, LG washing machine, GEdryer, all window coverings, all electric light fixtures except those noted in exclusions

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



89 Olive Ave
Toronto Ontario M6G 1V2
 Toronto C02 Annex Toronto

Taxes: \$6,598.26/2025

For: Sale

Sold: \$1,430,000
List: \$1,479,000

Sold Date: 08/10/2025

% Dif: 97

SPIS: N

Last Status: SLD

DOM: 12

Semi-Detached

Fronting On: S

Rms: 7 + 1

Link:

Acreage:

Bedrooms: 3

2-Storey

15.27 x 100 Feet

Washrooms: 2

Irreg:

1x3xBsmt, 1x4x2nd

Dir/Cross St: Bathurst & Bloor **Directions:** West of Bathurst; North of Bloor

MLS#: C12313714

PIN#: 212570325

Legal: PT LT 44 PL 1155 TORONTO AS IN WD149011; S/T & T/W WD148011; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive:	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fireplace/Stove	HST Applicable to: Not Subject to HST
Roof: Unknown	Interior Feat: None	Sale Price:
Foundation: Unknown		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	Foyer	Main	3.67	x 4.4	Hardwood Floor		
2	Living	Main	8.83	x 13.09	Hardwood Floor	Fireplace	Stained Glass
3	Dining	Main	10.04	x 14.24	Hardwood Floor		
4	Kitchen	Main	9.61	x 15.19	Pantry	Hardwood Floor	W/O To Yard
5	Mudroom	Main	4.23	x 7.78			
6	Prim Bdrm	2nd	12.83	x 15.06	Bay Window	Hardwood Floor	Closet
7	Br	2nd	9.61	x 9.22	Hardwood Floor	Closet	
8	Br	2nd	7.48	x 13.02	Hardwood Floor		
9	Rec	Lower	11.81	x 41.04	Open Concept	3 Pc Bath	Closet

Client Remks: Set on one of Seaton Villages friendliest, low-traffic, and most community-oriented streets, this upgraded three-bedroom home offers comfort, flexibility, and access to everything that makes this neighbourhood one of Toronto's most beloved. The main floor offers distinct, inspired rooms, elevated by large windows, modern lighting, and stained glass that add a sense of space and warmth. The eat-in kitchen leads to a mudroom with direct access to a deep hardscaped yard, a versatile outdoor space for kids, serene weekend afternoons, or evening BBQ get-togethers. Three well-sized bedrooms upstairs and a finished lower level give you flexibility without excess, perfect for setting up a home office, welcoming overnight guests, or simply spreading out in comfort. This is a home that's completely ready to enjoy from the start, while still allowing space to reflect your own style and vision over time. Move in before the school year or settle in ahead of winter, either way, you'll quickly feel part of a real neighbourhood with real roots. Whether you're putting down roots, scaling back, or buying for the first time, this is a home that makes everyday life easier. From school runs to weekend skates, park playdates to nearby grocery runs, everything you need is close, in a neighbourhood that gives back every day.

Inclusions: All electric light fixtures, Fridge, Stove, Washer & Dryer.

Listing Contracted With: FREEMAN REAL ESTATE LTD. 416-535-3103



769 Euclid Ave Toronto Ontario M6G 2V3 Toronto C02 Annex Toronto Taxes: \$8,219.55/2025 Sold Date: 10/06/2025 SPIS: N			Sold: \$1,605,000 List: \$1,629,000
Semi-Detached	Fronting On: E Link: 3-Storey	For: Sale Last Status: SLD DOM: 31	Rms: 10 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x4xGround, 1x4x2nd, 1x3x3rd, 1x4xBsm
		Acreage: 20.25 x 85 Feet Irreg:	
Dir/Cross St: Bathurst and Bloor Directions: One way street; 2 blocks north of Bloor			

MLS#: C12384364

PIN#: 212560533

Legal: PT LT 104 PL 219 TORPNTO AS IN CA301276; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Patio Interior Feat: Carpet Free, In-Law Capability, In-Law Suite	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	O/Looks Frontyard	Window
1	Living	Main	11.84	x 17.72	Closed Fireplace	O/Looks Frontyard	Window
2	Dining	Main	7.48	x 15.39	Open Concept	Combined W/Laundry	Tile Floor
3	Kitchen	Main	8.5	x 5.38	Renovated	Double Closet	Window
4	Prim Bdrm	Main	10.53	x 10.73	B/I Shelves	O/Looks Backyard	Window
5	2nd Br	Main	10.79	x 14.57	Sliding Doors	Bay Window	Hardwood Floor
6	Living	2nd	15.98	x 13.62	B/I Bookcase	Hardwood Floor	Window
7	Dining	2nd	15.98	x 15.29	Open Concept	W/O To Deck	Granite Counter
8	Kitchen	2nd	15.98	x 13.25	W/O To Deck	W/O To Balcony	Combined W/Laundry
9	Prim Bdrm	3rd	15.98	x 23.79	3 Pc Ensuite	W/O To Balcony	B/I Closet
10	2nd Br	3rd	12.6	x 13.65	Closet	Bay Window	Hardwood Floor
11	Living	Lower	13.02	x 14.7	Combined W/Dining	B/I Shelves	Open Concept
12	Dining	Lower	14.7	x 13.02	Combined W/Living	B/I Shelves	Open Concept
13	Kitchen	Lower	14.37	x 12.04	Backsplash	Closet	Pot Lights
14	Br	Lower	8.63	x 11.25	Closet	Window	
15	Furnace	Lower	5.38	x 10.47			

Client Remarks: A True Cash-Flow Property. For investors seeking an income property that pays for itself, this is the one. With established rents and approx. a +5% CAP Rate upside, the numbers speak for themselves: Main floor 2-bedroom: rented mo to mo at \$2,710/month inclusive (due for increase), Upper 2 bedroom/2 Level suite (formerly the owners suite): projected ~\$3,800/month, Lower level 1-bedroom with soaring ceilings: projected ~\$1,700/month. Three separate hydro meters serving each unit keep operating costs lean, and extensive updates and upgrades mean less maintenance than most comparable properties. Whether your plan is pure investment, partial live-in with rental income, co-ownership, or multi-generational living, the flexibility here is unmatched. Set on an idyllic Seaton Village street, just steps to Bloor, the nearly completed Mirvish Village marketplace, and the subway, this address combines effortless income generation with prime downtown convenience. Check it out before its gone.

Listing Contracted With: FREEMAN REAL ESTATE LTD. 416-535-3103



596 Palmerston Ave Toronto Ontario M6G 2P9 Toronto C02 Annex Toronto Taxes: \$7,842.60/2025 Sold Date: 11/03/2025 SPIS: N Last Status: SLD DOM: 27			Sold: \$1,635,000 List: \$1,698,800
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.91 x 125 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 5 1x4x2nd, 2x3x2nd, 1x3xGround, 1x3xBsmt	Dir/Cross St: Bloor & Bathurst Directions: Bloor & Bathurst

MLS#: C12448627

PIN#: 212560578

Legal: Part Lot 98, Plan 219

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Auto Garage Door Remote, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal None Included In Available Unknown
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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 21.95	Hardwood Floor	Combined W/Dining	Open Concept
2	Dining	Main	14.99	x 21.95	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	15.88	x 10.96	Hardwood Floor		
4	Office	Main	10.83	x 9.32	Hardwood Floor	W/O To Yard	
5	Prim Bdrm	2nd	14.93	x 9.84	Hardwood Floor	Closet	3 Pc Bath
6	Br	2nd	9.84	x 9.02	Hardwood Floor	3 Pc Bath	
7	Br	2nd	10.96	x 8.76	Hardwood Floor	4 Pc Ensuite	
8	Living	Bsmt	14.99	x 21.95	Laminate	Combined W/Laundry	
9	Br	Bsmt	13.62	x 8.86	Laminate		

Client Remarks: Prime location in the Annex, this solid brick, two storey semi-detached home features a detached double car garage with rear lane access for effortless downtown parking. Meticulously renovated from top to bottom, the bright, spacious interior boasts soaring ceilings and an open concept layout that seamlessly connects the living and dining areas. The gourmet, family sized kitchen offers custom cabinetry, high end appliances and a versatile breakfast room that doubles as a home office. Upstairs, three sunlit bedrooms each with their own ensuite bath. Fully finished basement provides a second living room, dedicated laundry area, an additional bedroom and a three piece bath; perfect for guests, media or a home gym. Just steps to Bathurst subway station, Bloor Streets shops and restaurants, parks and top-rated schools, you'll savour the convenience of downtown transit, dining and shopping alongside Seaton Village's quiet charm. This home is truly turnkey, just unpack and enjoy your new lifestyle!

Inclusions: Fridge, stove, dishwasher, washer and Dryer, all window covering

Listing Contracted With: HOMELIFE LANDMARK REALTY INC. 905-305-1600



681 Manning Ave Toronto Ontario M6G 2W3			Sold: \$1,795,000 List: \$1,890,000
Toronto C02 Annex Toronto			
Taxes: \$8,355.29/2025	For: Sale		% Dif: 95
Sold Date: 07/05/2025			
SPIS: N	Last Status: SLD	DOM: 54	
Semi-Detached	Fronting On: E	Rms: 9	
Link: 3-Storey	Acreage: <.50 18.08 x 125 Feet	Bedrooms: 4 + 1 Washrooms: 3 1x4x3rd, 1x3x2nd, 1x4xBsmt	
	Irreg:		
	Dir/Cross St: Bloor and Bathurst	Directions: Bloor and Manning	

MLS#: C12141476

PIN#: 212560280

Legal: PLAN 219 PT LOT 75

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive:	Gas:
Heat: Fan Coil / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 2	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1910	Prop Feat: Family Room	Waterfront:
Yr Built Source: MPAC	Interior Feat: Auto Garage Door	Retirement:
Apx Sqft: 1500-2000	Remote, Bar Fridge, Carpet Free, Guest Accommodations, In-Law Suite	HST Applicable to: Not Subject to HST
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Other		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: An exceptional chance to own a fully renovated, architecturally stunning 3-storey home in the coveted heart of the Annex. This thoughtfully redesigned residence offers an functional living and dining space that flows effortlessly into a chefs kitchen, ideal for entertaining. Upstairs, bright and generously sized bedrooms open onto an expansive deck with sweeping views of the city skyline and iconic CN Tower. The home boasts 4 bedrooms plus a finished basement living space with separate entrance. private laundry, mudroom, and walk-in closet, perfect as a guest suite, in-law space, or income-generating rental. With a total of 5 bedrooms, this home is designed for both flexibility and comfort. Additional features include a landscaped backyard, three outdoor decks, and a two-car garage. There's also potential for a laneway house (buyer to confirm), offering future development opportunities. Ideally located between two subway stations and within walking distance to top schools, parks, restaurants, and shops. this is a rare opportunity to own a turnkey property in one of Toronto's most desirable neighbourhoods.					
Inclusions: Stainless Steel kitchen appliances including: 8 burner gas stove, convection oven, vent hood, fridge, wine cooler, and dishwasher. Washer & dryer, all electric light fixtures & all window coverings. Hot water tank is owned.					
Listing Contracted With: HOMELIFE LANDMARK REALTY INC. 905-305-1600					



683 Manning Ave Toronto Ontario M6G 2W3 Toronto C02 Annex Toronto Taxes: \$7,797/2024 Sold Date: 07/08/2025 SPIS: N			Sold: \$1,899,000 List: \$1,899,000
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 18.17 x 125 Feet Irreg:	For: Sale Last Status: SLD DOM: 27	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x3xMain, 2x4x2nd, 1x6x3rd, 1x3xBsm
Dir/Cross St: Bloor & Christie Directions: Bloor & Christie			

MLS#: C12213584

PIN#: 212560279

Legal: PT LT 75 PL 219 TORONTO AS IN WD149637, S/T & T/W WD149637; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Porch, Privacy, Patio Interior Feat: Accessory Apartment, Auto Garage Door Remote, In-Law Capability, In-Law Suite, On Demand Water Heater, Storage, Water Heater Owned, Workbench Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST 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	27.59	x 14.73	Fireplace	Open Concept	Ceramic Floor
2	Dining	Main	27.59	x 14.73	Open Concept	Ceramic Floor	Picture Window
3	Kitchen	Main	12.47	x 14.73	Stainless Steel Appl	Granite Counter	Family Size Kitchen
4	Family	Main	10.17	x 8.07	3 Pc Bath	W/O To Garden	Ceramic Floor
5	2nd Br	2nd	11.22	x 8.99	4 Pc Ensuite	W/O To Deck	Hardwood Floor
6	3rd Br	2nd	14.93	x 10.76	Hardwood Floor	Closet	Picture Window
7	4th Br	2nd	11.32	x 8.99	Hardwood Floor	Fireplace	Closet
8	Prim Bdrm	3rd	15.26	x 13.88	Hardwood Floor	6 Pc Ensuite	W/O To Deck
9	Kitchen	Bsmt	29.2	x 13.39	Combined W/Living		
10	Living	Bsmt	29.2	x 13.39	Open Concept	B/I Shelves	

Client Remarks: Welcome to 683 Manning Ave, a beautifully reimagined and fully renovated 3-storey semi-detached home, nestled on a quiet, tree-lined street in one of Toronto's most sought-after neighbourhoods. With 4+1 bedrooms and 5 bathrooms, this home offers just the right mix of style, comfort, and flexibility ideal for modern living. Step inside to warm exposed brick accents, a fireplace and spacious open-concept living and dining areas. The sleek, chef-inspired kitchen features premium stainless steel appliances including an 8-burner gas stove, convection oven, and stylish hood vent ideal for both everyday meals and entertaining. Indoor living flows effortlessly outdoors, with three private decks across different levels. The bright and spacious bedrooms include walkouts to an oversized deck with stunning, unobstructed views of the CN Tower and Toronto skyline, your own peaceful retreat above the city. The fully finished lower level offers a self-contained apartment with a separate entrance, kitchen, full bath, and laundry, perfect as an in-law suite, private space for a nanny or guests, or an income-generating rental opportunity. Additional Highlights: Detached 2-car garage. Backyard for entertaining (with bonus shed for storage). All this just steps from the TTC, top-rated schools, parks, and the vibrant resto, shops, and culture that make Seaton Village one of Toronto's most beloved neighbourhoods. This is more than a home...it's a lifestyle.

Inclusions: Pls see schedule B.

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



820 Palmerston Ave Toronto Ontario M6G 2R9 Toronto C02 Annex Toronto Taxes: \$7,442.84/2025 Sold Date: 10/23/2025 SPIS: N			Sold: \$1,960,000 List: \$1,997,000
Semi-Detached	Fronting On: W	Rms: 8 + 3	
Link: 2 1/2 Storey	Acreage: 17.67 x 82 Feet	Bedrooms: 3 + 1	Washrooms: 3
Dir/Cross St: Bathurst and Dupont Directions: On the West side of Palmerston Ave just south of Dupont St - right across from Vermont Square Park			
MLS#: C12434259 PIN#: 212580270 Legal: PT LT 27 PL 1287 CITY WEST AS IN CA46931; CITY OF TORONTO			

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Street Only	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1909	Prop Feat: Family Room, Library, Park, Public Transit, Rec Centre, School	Waterfront:
Yr Built Source: MPAC	Interior Feat: In-Law Capability, Water Heater Owned	Retirement:
Apx Sqft: 1500-2000		HST Applicable to: Not Subject to HST
Lot Size Source: MPAC		Sale Price:
Roof: Shingles		Farm/Agr:
Foundation: Unknown		Oth Struct: Garden Shed
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 15.81	Hardwood Floor	O/Looks Park	Pot Lights
2	Dining	Main	13.09	x 13.32	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	10.3	x 16.04	Hardwood Floor	B/I Appliances	Breakfast Bar
4	Bathroom	Main	2.82	x 5.54	2 Pc Bath		
5	Prim Bdrm	2nd	12.73	x 14.5	B/I Closet	O/Looks Park	Bay Window
6	Family	2nd	12.73	x 14.73	B/I Closet	Large Window	
7	Bathroom	2nd	6.79	x 10.07	Marble Floor	5 Pc Bath	Double Sink
8	Laundry	2nd	6.04	x 8.23	Marble Floor	Laundry Sink	
9	2nd Br	3rd	13.52	x 13.65	Closet		
10	3rd Br	3rd	13.52	x 12.04	W/O To Sundeck		
11	Living	Bsmt	8.6	x 15.75			
12	Kitchen	Bsmt	9.19	x 8.5			
13	Br	Bsmt	12.4	x 14.01			
14	Bathroom	Bsmt	5.74	x 5.81			
15	Laundry	Bsmt	5.18	x 8.2			

Client Remarks: Peaceful Palmerston Perfection. Welcome to 820 Palmerston Avenue, a meticulously renovated 3 + 1 bedroom, 3-bathroom semi-detached gem located in the highly sought-after Seaton Village. This 2 1/2 storey home has been thoughtfully transformed with a designer's eye and a craftsman's hand, blending modern elegance with timeless character. Every inch of the renovation was approached with care, quality, and the intention to create a forever home. The chef's kitchen is a showstopper, boasting over \$150k in upgrades, including Gaggenau appliances, a Thermador range, custom cabinetry, a designer hood fan, and natural stone counters and backsplash. Throughout the home, you'll find real white oak flooring and solid-core doors, paired with custom black steel railings. Elegant touches include Toto toilets, Brizo fixtures, and honed marble flooring in the bathroom and laundry room. The home is equipped with all new windows and doors from Clera, new window treatments, and custom cove lighting. The infrastructure has been modernized with a new roof (2022), a hot water tank (2024), a new electrical panel (2022), and copper drainpipes. Safe & Sound insulation between floors and interior walls ensures comfort and quiet. Outside, enjoy the beautifully redone backyard with fresh turf, a storage shed, and a fully refinished black vinyl exterior. The front has been revitalized with new paving stones and a custom wood porch and bench. Yet another standout feature of the home is the brand-new and completely private rooftop deck on the third floor - perfect for entertaining or relaxing in privacy. If that's not enough, you'll find yourself located across the street from Vermont Square Park - a cherished local gathering spot. The park frequently hosts neighbourhood events, and its friendly, welcoming atmosphere makes it a natural extension of your backyard. Every detail of this home has been carefully considered and expertly crafted - all that's left to do is move in and make it yours.

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 8:00:48 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: All Appliances - Built-in Gaggenau Fridge/Freezer, Dishwasher, Thermador Range, Hood fan All ELF's and Window coverings. Basement Fridge and Oven. 2 Wall mounted ductless A/C units on Third Floor. All heating & cooling equipment - Furnace, Central Air Conditioner, Hot Water Tank (Owned). Outdoor Storage Shed and string lights.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-205-0355



**3 Olive Ave
 Toronto Ontario M6G 1T7**
 Toronto C02 Annex Toronto
Taxes: \$10,119.84/2025
Sold Date: 07/13/2025
SPIS: N **Last Status:** SLD **DOM:** 3

For: Sale **% Dif:** 100

Semi-Detached **Fronting On:** S **Rms:** 9 + 2
Link: **Acreage:** **Bedrooms:** 4 + 1
 3-Storey 20 x 103 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x3x2nd, 1x4x2nd,
 1x4xBsmt

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

MLS#: C12277349

PIN#: 212570510

Legal: LT 46 PL 807 TORONTO; CITY OF TORONTO

Kitchens: 1	Exterior: Brick Front / Other	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: None	Hydro:
Fireplace/Stv: Y	Drive: None	Gas:
Heat: Radiant / Gas	Drive Park Spcs: 0	Phone:
A/C: Other	Tot Prk Spcs: 0	Water:
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer:
Apx Sqft: 2000-2500	Prop Feat: Family Room, Fireplace/Stove	Waterfront:
Roof: Asphalt Shingle	Interior Feat: Sump Pump	Retirement:
Foundation: Block		HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Lower		Oth Struct:
		Survey Type:
		Spec Desig:
		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.17	x 4.59	B/I Shelves	Closet	Pot Lights
2	Living	Main	11.09	x 16.67	Gas Fireplace	Hardwood Floor	Open Concept
3	Dining	Main	15.68	x 8.99	Open Concept	Hardwood Floor	Built-In Speakers
4	Kitchen	Main	15.68	x 18.18	Granite Counter	Breakfast Bar	Combined W/Family
5	Family	Main	15.68	x 18.18	B/I Bookcase	Hardwood Floor	W/O To Deck
6	Prim Bdrm	2nd	15.68	x 10.83	3 Pcs Ensuite	Hardwood Floor	His/Hers Closets
7	2nd Br	2nd	15.68	x 12.07	B/I Desk	South View	Hardwood Floor
8	3rd Br	3rd	10.17	x 10.99	Double Closet	Hardwood Floor	Ceiling Fan
9	Great Rm	3rd	15.68	x 29.66	Open Concept	Skylight	W/O To Deck
10	Rec	Lower	14.5	x 16.5	B/I Shelves	Closet	Recessed Lights
11	Laundry	Lower	8.99	x 6.66	Closet	Window	Laundry Sink
12	Other	Lower	14.07	x 21.16	Unfinished	Raised Rm	

Client Remks: Welcome to this beautifully updated, 4+1 bedroom home where timeless Victorian charm meets modern convenience. Located on a quiet, tree-lined street just a 7-minute walk to the subway, this home offers exceptional space, light, and functionality in one of Toronto's most sought-after neighbourhoods. Step inside and be greeted by soaring 10-foot ceilings on the main floor (9 feet on the second), expansive natural light-filled rooms, and a thoughtfully functional layout designed for entertaining and comfortable family living. Perfect for lively dinners or quiet weekends, this home adapts to every occasion. The kitchen is a cook's dream, well-equipped and open, its ideal for both weekday meals and weekend gatherings. A bright third-floor family room offers the perfect spot to work, play, or unwind, while the private, spacious roof deck elevated above surrounding homes provides a rare outdoor oasis with stunning views and total privacy. With integrated built-in storage on all levels, including a massive 350 sqft basement storage room, and smart design choices like basement storage that's been finished with custom built-ins instead of drywall, this home is as practical as it is beautiful. The upgraded heating system ensures comfort year-round. Enjoy a private backyard, front bike parking, and easy access to everything that makes this neighbourhood shine: Vermont Square Park, Palmerston P.S., Bill Bolton Arena, St. Albans Boys & Girls Club, the Palmerston Library, Karma Co-op, Fiesta Farms, and Summerhill Market are all nearby. Walk or cycle to the University of Toronto, Christie Pits, and a vibrant mix of shops and cafes on Bathurst and Bloor. This is a family-, transit- and cycle-friendly neighbourhood where community and convenience come together. Walk to both Bathurst and Spadina stations (Line 1 and 2) and enjoy a short bike commute downtown. More than just a home, this is your gateway to one of Toronto's most vibrant, connected, and character-rich communities.

Inclusions: SS Microwave, Kitchen Aid built in stove, Kitchen Aid fridge, Kitchen Aid dishwasher, Kitchen Aid stove top, LG washer and dryer

Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232



799 Euclid Ave Toronto Ontario M6G 2V3			Sold: \$2,199,900 List: \$2,199,000
Toronto C02 Annex Toronto			
Taxes: \$9,403/2025		For: Sale	% Dif: 100
Sold Date: 11/24/2025			
SPIS: N	Last Status: SLD	DOM: 0	
Semi-Detached	Fronting On: E	Rms: 7 + 1	
Link: 3-Storey	Acreage: 15 x 125 Feet	Bedrooms: 4	Washrooms: 4
	Irreg:	1x1xLower, 1x2xLower, 1x3x2nd, 1x3x3rd	
Dir/Cross St: Bathurst/Bloor Directions: Bathurst/Bloor			

MLS#: C12571642

PIN#: 212560548

Legal: Plan 219 Part Lot 109

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance / Finished with Walk-Out	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School	HST Applicable to: Included In
Roof: Not Applicable	Exterior Feat: Deck, Lighting	Sale Price:
Foundation: Not Applicable	Interior Feat: Other	Farm/Agr:
Assessment: POTL:	Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.76	x 9.51	Hardwood Floor	Bay Window
2	Dining	Main	13.45	x 10.5	Hardwood Floor	Window
3	Kitchen	Main	16.08	x 9.19	Hardwood Floor	B/I Appliances
4	2nd Br	2nd	14.76	x 11.48	Hardwood Floor	His/Hers Closets
5	3rd Br	2nd	16.4	x 10.17	Hardwood Floor	Window
6	4th Br	2nd	16.4	x 10.17	Hardwood Floor	Picture Window
7	Prim Bdrm	3rd	13.78	x 13.45	Hardwood Floor	3 Pc Ensuite
8	Rec	Bsmt	27.89	x 12.8	Laminate	Pot Lights

Client Remarks: A rare Victorian gem in the heart of Seaton Village, this three-storey home blends historic character with refined, modern living. Set on an exceptionally deep lot with European-inspired landscaping and a detached garage, the property offers both beauty and practicality in one of Toronto's most beloved neighbourhoods. The main floor features tall ceilings, abundant natural light, and a seamless open flow ideal for family life and entertaining. Custom lighting, hardwood floors, and a contemporary chef's kitchen with upgraded countertops, new backsplash, premium fixtures, and a walkout to the yard create a warm yet elevated daily experience. The private, fenced outdoor space, finished with lush European turf, functions as an extension of the home—an all-season play area and an elegant setting for gatherings. The second level includes three generous bedrooms, each bright and well proportioned. The entire third floor is dedicated to the primary retreat, a full-level sanctuary with a serene bedroom lined with closets, a spa-inspired ensuite, and a private rooftop deck with treetop views. The lower level offers exceptional flexibility with its own front entrance/walk-up, a kitchenette, a steam shower with separate water closet, and impressive ceiling height. Perfect as a teen suite, in-law or nanny space, private gym, or an income-generating rental with complete separation. Modern upgrades include a full security camera system at every entry, integrated alarm panels, electric Hunter Douglas blinds, and custom window treatments—family-forward comforts that enhance daily living. Located steps to Palmerston School, Vermont Square Park, the subway, and the vibrant Bloor strip, this home sits in one of the city's most tightly held pockets. A rare Victorian that truly functions as a long-term, future-proof family home—beautiful today and adaptable for years to come.

Inclusions: Existing Light Fixtures (minus exclusions), Ss GE French Door Fridge, Jenn Air Gas Stove, Double Oven, Bosch Dishwasher, LG Washer & Dryer, Cac, 3rd Flr Ductless A/C, Bwt (Owned), Hunter Douglas motorized blinds, custom curtains, 1 car garage, steam shower, European Turf

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



68 Olive Ave Toronto Ontario M6G 1V1			Sold: \$2,300,000
Toronto C02 Annex Toronto			List: \$2,268,000
Taxes: \$9,350.68/2025		For: Sale	% Dif: 101
Sold Date: 07/20/2025			
SPIS: N		Last Status: SLD	DOM: 9
Semi-Detached		Fronting On: N	Rms: 8 + 3
Link: 3-Storey		Acreage: 16.5 x 102.75 Feet	Bedrooms: 3 + 2
		Irreg:	Washrooms: 3
			1x2xMain, 1x6x2nd, 1x3xBsmt
Dir/Cross St: Bathurst & Olive Directions: North of Bloor; South of Dupont			

MLS#: C12280154

PIN#: 212580342

Legal: LT 9 PL 1225 CITY WEST S/T & T/W CA668844; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished with Walk-Out / Separate Entrance	Park/Drive: Other	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Phone:
A/C: Central Air	UFFI:	Water:
Central Vac: Y	Pool: None	Municipal
Apx Age:	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	Water Supply Type:
Apx Sqft: 1500-2000	Interior Feat: Bar Fridge, Brick & Beam, Carpet Free, Central Vacuum, Guest Accommodations, In-Law Capability, On Demand Water Heater, Sauna, Separate Heating Controls, Sump Pump, Water Heater Owned, Water Purifier, Workbench	Sewer:
Roof: Unknown	Security Feat: Alarm System, Carbon Monoxide Detectors, Other, Smoke Detector	Waterfront:
Foundation: Unknown		Retirement:
Assessment: POTL:		Under Contract: None
POTL Mo Fee:		HST Applicable to Sale Price:
Laundry lev: Lower		Farm/Agr:
		Oth Struct: Shed
		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	13.88	x 8.1	Stained Glass	Wall Sconce Lighting	
2	Living	Main	13.88	x 15.85	B/I Bookcase	Gas Fireplace	Hardwood Floor
3	Dining	Main	11.02	x 14.83	W/O To Deck	Window Flr to Ceiling	Open Concept
4	Kitchen	Main	13.88	x 14.27	Centre Island	Open Concept	Breakfast Bar
5	Powder Rm	Main	2.69	x 5.48	Pocket Doors	2 Pc Bath	
6	3rd Br	2nd	13.88	x 13.62	W/O To Balcony	W/I Closet	B/I Shelves
7	2nd Br	2nd	10.04	x 17.98	B/I Desk	Double Closet	O/Looks Backyard
8	Prim Bdrm	3rd	13.88	x 30.45	Skylight	W/O To Deck	Combined W/Family
9	Great Rm	3rd	30.45	x 13.88	Combined W/Br	Wood Floor	Vaulted Ceiling
10	4th Br	Lower	10.01	x 11.68	Heated Floor	Double Closet	B/I Shelves
11	5th Br	Lower	13.88	x 18.64	Heated Floor	Sauna	B/I Shelves
12	Laundry	Lower	13.88	x 13.48	B/I Shelves	W/O To Yard	

Client Remarks: Tucked along a renowned stretch of Seaton Village between Palmerston & Manning, 68 Olive Avenue is a rare expression of modern design and timeless comfort. Architecturally distinct & masterfully customized, this remarkable home feels both grounded in community & elevated in spirit, just steps from Vermont Square Park & its beloved community centre and playground. From the moment you enter, it is clear this is no ordinary residence. Every inch has been purposefully curated with refined materials, custom millwork, & thoughtful spatial planning, creating a sanctuary for modern city living. Designed to evolve with your lifestyle, whether welcoming guests, working remotely, or entertaining with ease. The main floor unfolds in warm, textural layers with seamless built-ins, integrated lighting, & a layout that balances openness with intimacy. Pamper yourself and indulge in the spa inspired bathrooms with elevated finishes & serene palettes. Premium window & door systems flood the home with natural light while ensuring privacy & energy efficiency. Smart climate control & automation complete the picture of effortless living. And then, the showstopper: a third floor loft retreat that feels plucked from a Muskoka escape. Vaulted ceilings, wood beams, & natural reclaimed textures evoke a lakeside cabin right here in the heart of Toronto. Step onto the 3rd floor deck & breathe in the rare quietude of this urban enclave. Downstairs, the lower level becomes a private wellness zone with radiant heated floors, an infrared sauna, & a walkout to the lush backyard. Outdoors, retractable awnings, living walls, & sleek two tiered decking create a serene al fresco haven. Even the utility spaces inspire, like the smart garage style shed, ideal for storage or studio. A bespoke retreat that fuses bold architecture with soulful living, nestled in one of Toronto's most neighbourly pockets. Inspection Report Available. Parking available via nearby garage rental.

Inclusions: All electric light fixtures, All built-In: bookshelves, cabinets, shelves, buffet, benches, bed and closets throughout, security system (monitoring not included), framed TV/mirror in living room, gas fireplace with remote, All window coverings including motorized shades, drapes and equipment, Liebherr fridge, Monogram gas stove, Miele dishwasher, Microwave, Danby Freezer, Bosch Dryer and Washer, Dining Room table with 8 chairs, electric fireplace with remote (2nd floor bedroom), 2 gas stoves, skylight shade, ductless Mitsubishi system with remote, bar fridge, infrared sauna, floating shelves, wall mounted TV in basement, freestanding linen cabinet (basement bathroom), bathroom mirror with light, central vac and equipment, 7 on-demand hot water tanks, greenwalls in backyard, irrigation system for greenwall and equipment, 3 motorized awnings and remote, gas deck fireplace, backyard shed, frontyard lawnbox.

Listing Contracted With: FREEMAN REAL ESTATE LTD. 416-535-3103