



493 Jane St Toronto Ontario M6S 4A1 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$4,094.70/2025 For: Sale Sold Date: 04/09/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$650,000 List: \$699,000 % Dif: 93
Semi-Detached Link: Bungalow	Fronting On: E Acreage: 16.42 x 106.33 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x3xMain, 1x4xBsmt	Dir/Cross St: Jane/Annette Directions: N on Jane past Annette

MLS#: W12938106 Assignment: No Legal: PT LT 16 PL 916	PIN#: 105200049 Fractional Ownership: No	Vacant Land Condo: No
--	---	------------------------------

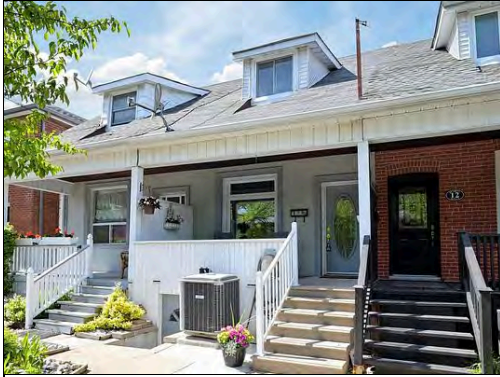
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Membrane, Shingles Foundation: Poured Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster / Concrete Block Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Library, Public Transit, School Exterior Feat: Paved Yard, Year Round Living, Porch Enclosed Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to Sale Price: Included In, Not Subject to HST Farm/Agr: Oth Struct: Survey Year: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N Bath Grab Bars Shed 1985 Available Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.61	x 9.19	Hardwood Floor Window
2	Prim Bdrm	Main	8.99	x 7.91	Laminate Window
3	2nd Br	Main	7.61	x 6.99	Hardwood Floor Window
4	Kitchen	Main	10.01	x 6.99	Ceramic Floor Stainless Steel Appl
5	Family	Main	18.01	x 10.79	Porcelain Floor W/O To Patio 3 Pc Bath

Client Remks: Offers welcome anytime! Sweet starter home close to great restaurants, Jane subway, parks, excellent local schools. For nature lovers, close to High Park or enjoy a hike along the Humber Trail to Old Mill! A permitted professional extension in 2022 included a 2nd full bathroom with heated floor, new front mudroom, freshly painted exterior and a paved rear yard. Key systems updated; roof (2024) central a/c and rented hot water tank (2021), furnace (2017). Legal front pad parking, 2nd parking available via street permit.

Inclusions: Whirlpool Washer & dryer, LG fridge & OTR microwave (2025), dishwasher and GE range (2021), Comfort Star ductless mini-split for heating/cooling in extension (2022), 2 wall-mounted Ikea shoe cabinets, wall-mounted mirrors in hallway, shed

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



14 Bradley Ave Toronto Ontario M6S 2N1 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$4,992.05/2025 For: Sale Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$770,000 List: \$739,900 % Dif: 104
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 14.9 x 120 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 1 1x3x2nd	Dir/Cross St: Jane/Annette Directions: Jane/Annette

MLS#: W13233928 **PIN#:** 105280378
Legal: PART LOT 45 PLAN 1001

Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Oil A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck 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: Survey Type: Available Spec Desig: Unknown
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	15.09	x 11.15	Hardwood Floor	Pot Lights
2	Dining	Main	12.8	x 9.51	Hardwood Floor	
3	Kitchen	Main	9.84	x 9.19	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	14.44	x 12.14	Closet	Hardwood Floor
5	Br	2nd	14.44	x 8.2	Hardwood Floor	
6		Bsmt	0	0		

Client Remks: A charming condo alternative on a 120ft deep lot offering a rarely available opportunity to enter Bloor West Village at an unthinkable price. This inviting home features high ceilings on the main floor, spacious living and dining rooms and an eat-in kitchen with a walkout to a large deck, and a beautifully private, garden with many perennials and flowering shrubs. Truly a gardener's paradise. Generously sized bedrooms offer comfortable living, while the unfinished basement with a separate street-level entrance presents outstanding potential for customization or future income. On a quiet 1-way street a short walk to bus or to Bloor West shops and restaurants make this an ideal place to renovate in your style and call it home.

Inclusions: Fridge, stove, washer, furnace, CAC.

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



33 Mapleview Ave Toronto Ontario M6S 3A6 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,557.62/2025 For: Sale % Dif: 113 Sold Date: 01/26/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$901,000 List: \$798,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.83 x 74.5 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 1 1x3x2nd	Dir/Cross St: Runnymede and Annette Directions: Runnymede and Annette

MLS#: W12708540 **PIN#:** 213780295
Legal: PT LT 11-12 PL 1758 TORONTO AS IN WT105034; S/T & T/W WT105034; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Other	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
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.61	x 3.84	Tile Floor		
2	Living	Main	9.15	x 11.91	Broadloom	O/Looks Frontyard	Window
3	Dining	Main	10.33	x 12.86	Broadloom	Window	
4	Kitchen	Main	10.66	x 13.09	Eat-In Kitchen	W/O To Deck	Window
5	Prim Bdrm	2nd	11.68	x 13.09	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	8.01	x 11.32	Hardwood Floor	Window	Closet
7	3rd Br	2nd	8.01	x 11.81	Broadloom	O/Looks Backyard	Window
8	Rec	Bsmt	13.09	x 15.98	Broadloom	Above Grade Window	
9	Laundry	Bsmt	13.09	x 19.75			

Client Remks: Located on a quiet, family-friendly street in the heart of Bloor West Village, This is a three-bedroom, one-bath semi-detached home offering a classic layout and a welcoming sense of privacy. Set back from the street, the home sits within an established residential pocket known for its walkability and long-standing community feel. The main floor is arranged in a traditional plan, with clearly defined living spaces and a bright kitchen with an eat-in breakfast area that anchors the rear of the home. Natural light is most prominent here, creating an inviting everyday space with direct walk out to the relaxing open deck and cozy private backyard perfect for gardening & gathering. Upstairs, three bedrooms provide comfortable accommodations, with original wood flooring present throughout the upper level. Set just steps from Bloor Street West, the property is close to Bloor West Village shops, restaurants, cafes, transit, and parks. Runnymede Public School and Humberside C.I District. An opportunity to establish a foothold in a true Bloor West Village location, with a well-proportioned home in one of Toronto's most enduring neighbourhoods.

Inclusions: Fridge, Stove, Window A/C wall unit in the DiningRm, Electrical light fixtures, window coverings. Washer and Dryer.

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



857 Windermere Ave Toronto Ontario M6S 3M5		Sold: \$850,000 List: \$799,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$5,565/2025	For: Sale	% Dif: 106
Sold Date: 04/10/2026		
SPIS: No	Last Status: SLD	DOM: 17
Semi-Detached	Fronting On: E	Rms: 8
Link:	Acreage:	Bedrooms: 3
2-Storey	21.58 x 105 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Dundas St W/Jane St Directions: Dundas St W/Jane St		

MLS#: W12915900 **PIN#:** 105200421
Legal: PT LT 53-54 BLK C PL 615 TWP OF YORK AS IN CA470324; S/T & T/W CA470324; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Unfinished	Drive: Front Yard Parking	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School	Retirement:
Year Built: 1925	Interior Feat: None	HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct: Shed
Roof: Asphalt Shingle		Survey Type: None
Foundation: Stone		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.69	x 15.55	
2	Living	Main	11.55	x 17.06	Combined W/Dining
3	Dining	Main	8.89	x 13.58	Combined W/Living
4	Kitchen	Main	7.35	x 11.58	
5	Br	2nd	7.97	x 19.88	
6	2nd Br	2nd	8.86	x 15.81	
7	3rd Br	2nd	10.63	x 11.58	
8	Bathroom	2nd	8.5	x 6.2	
9	Pantry	Main	6.69	x 7.35	

Client Remks: Opportunity knocks in prime West Toronto. Welcome to 857 Windermere Avenue, a rare chance to break into one of the city's most sought-after neighbourhoods at an accessible price point. This 3-bedroom semi-detached home sits on a 21.58 x 105 ft lot on a quiet, tree-lined street and is ready for a full transformation. Whether you're a first-time buyer looking to customize your forever home or a contractor/investor searching for your next high-upside project, this is the kind of opportunity that rarely comes to market in this location. Bring your vision and unlock the potential. Reimagine, redesign, and build equity in a neighbourhood where renovated homes command a premium. The bones are here, the lot is here, and the upside is undeniable. Location is everything, and this one delivers. Just steps to Bloor West Village, The Junction, High Park, and the Humber River trails. Enjoy top-rated schools, vibrant shops, cafes, restaurants, parks, and seamless TTC access. This is a highly walkable, family-friendly community with proven long-term value. Perfect for buyers priced out of turnkey homes who aren't afraid of a project. Perfect for builders who know what this pocket can become. Listed at \$799,000 with offers anytime after March 31. Don't miss your chance to create something special in one of West Toronto's most desirable neighbourhoods.

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



469 Beresford Ave Toronto Ontario M6S 3B8 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,131/2025 For: Sale % Dif: 117 Sold Date: 05/29/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,050,000 List: \$898,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.17 x 97.32 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Annette St & Beresford Ave Directions: Annette St & Beresford Ave

MLS#: W13169710 **PIN#:** 213780245
Legal: PT LT 10-11 PL 1599 TORONTO AS IN CT744213; S/T & T/W CT213658; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, 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: Unknown Spec Desig: Unknown
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	10.14	x 13.02	Large Window	O/Looks Frontyard	Hardwood Floor
2	Dining	Ground	8.86	x 13.29	Combined W/Living	Hardwood Floor	Window
3	Kitchen	Ground	14.53	x 11.58	Eat-In Kitchen	Window	Combined W/Family
4	Family	Ground	7.78	x 12.83	W/O To Yard	Window	O/Looks Backyard
5	Prim Bdrm	2nd	14.53	x 14.44	W/O To Patio	Bay Window	B/I Closet
6	2nd Br	2nd	8.83	x 11.15	Window	B/I Closet	
7	3rd Br	2nd	8.83	x 11.58	Window	B/I Closet	
8	Laundry	Bsmt	13.71	x 9.97			
9	Utility	Bsmt	10.04	x 12.89			
10	Rec	Bsmt	13.71	x 16.8			

Client Remks: Welcome To 469 Beresford Avenue! This Charming 2-Storey Semi-Detached Home Is Situated On A Quiet, Tree-Lined Street In The Heart Of Bloor West Village. Filled With Natural Light & Timeless Character, This Beautifully Maintained Home Offers Functional Family Living In One Of Toronto's Most Sought-After West-End Communities. The Main Floor Features A Bright & Inviting Living/Dining Area W/ Hardwood Floors, Large Windows & A Cozy Fireplace. The Spacious Eat-In Kitchen Opens Into A Rear Family Room, Creating A Seamless Extension Of The Living Space & The Perfect Setup For Everyday Family Living Or Entertaining. Upstairs Features 3 Well-Proportioned Bedrooms, Each Complete W/ Large Windows & Built-In Closet Space. The Primary Bedroom Showcases A Beautiful Bay Window, Walk-Out To A Private Terrace & Peaceful Views Overlooking The Quiet Residential Street. A Bright 3-Piece Family Bathroom Completes The Second Level. The Lower Level Offers Additional Flexible Living Space W/ A Spacious Recreation Area, Full 4-Piece Bathroom, Laundry Room & Convenient Walk-Out Access To The Backyard Oasis. Ideal For A Home Office, Kids Play Area, Guest Space Or Future Potential, The Basement Adds Incredible Versatility To The Home's Functional Layout. The Exterior Of The Property Is The Perfect Finishing Touch, W/ Mature Landscaping, Lush Green Space & A Spacious Shed W/ Room For Ample Storage. Framed By Established Trees & Garden Beds, The Backyard Creates A Private Outdoor Retreat Perfectly Suited For Summer Dining, Gardening Or Relaxing Evenings Outdoors. Steps To Vibrant Bloor Street West, Runnymede Subway Station, Top-Rated Schools, Local Shops, Cafes, Parks & Everyday Amenities. An Incredible Opportunity To Own A Character-Filled Home In One Of Toronto's Most Desirable Family Neighbourhoods.

Inclusions: Stove and Fridge in kitchen. Washer, Dryer, Fridge, Chest freezer in Laundry Room. All Window Coverings and Appliances
Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



18 Page Ave		Sold: \$899,000
Toronto Ontario M6S 2P5		List: \$899,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$4,667.80/2025	For: Sale	% Dif: 100
Sold Date: 03/10/2026		
SPIS: No	Last Status: SLD	DOM: 5
Semi-Detached	Fronting On: N	Rms: 5 + 1
Link:	Acreage:	Bedrooms: 2
2-Storey	13.08 x 96.17 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Jane St & Dundas St W Directions: Jane St & Dundas St W		

MLS#: W12848748	PIN#: 105280335
Legal: PT LT 32 PL 1001 TWP OF YORK AS IN CA492508, S/T & T/W CA492508; TORONTO (YORK) , CITY OF TORONTO	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Part Fin	Drive: Private, Right Of Way	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Electric	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 700-1100	Interior Feat: Carpet Free, On Demand	HST Applicable to Included In
Roof: Shingles	Water Heater, Solar Owned, Upgraded	Sale Price:
Foundation: Concrete	Insulation	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 11.81	Hardwood Floor	Crown Moulding	Large Window
2	Dining	Main	11.81	x 10.17	Hardwood Floor	Crown Moulding	Large Window
3	Kitchen	Main	11.81	x 8.2	Quartz Counter	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	13.42	x 11.78	Hardwood Floor		
5	2nd Br	2nd	10.5	x 7.02	Hardwood Floor		
6	Rec	Bsmt	39.7	x 33.17	Pot Lights	Laminate	
7	Laundry	Bsmt	11.81	x 8.2			

Client Remks: Beautifully renovated 2-bedroom semi with modern upgrades and energy efficiency throughout. Features a fully owned solar-powered HVAC system(2022) and newer energy-efficient windows and doors(2022). Bright main floor with new hardwood floors, LED lighting, crown moulding, and large windows. Cozy living room, separate dining area, and sleek galley kitchen with stainless steel appliances, quartz counters/backsplash, ample storage, and walkout to a private deck and fenced backyard. Upstairs offers two spacious bedrooms and a fully renovated bath with large vanity and glass-enclosed tub (2025). Finished basement includes a large rec room (ideal as 3rd bedroom), full bath, and laundry with storage. Prime location between Junction & Bloor West-steps to TTC, shops, cafes, schools (French immersion), parks, trails, Humber River & Baby Point Club.

Inclusions: Stainless Steel Fridge, Stainless Steel Stove, Stainless Steel B/I Dishwasher, Washer and Dryer, Bosch All Electric Heating and Cooling, Solar Panels Owned on demand hot water tank (2022)

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



648 Willard Ave Toronto Ontario M6S 3S4 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$4,939.27/2025 For: Sale Sold Date: 01/14/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$900,000 List: \$949,900 % Dif: 95
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.79 x 95 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: St. John's Rd/Willard Ave Directions: St. John's Rd/Willard Ave

MLS#: W12682330 **PIN#:** 105200144
Legal: PT LT 5-6 BLK A PL 615 TWP OF YORK AS IN CY405848; S/T & T/W CY405848; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1929 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Golf, Hospital, Park, Public Transit, School, School Bus Route Interior Feat: Other	Zoning: RM(f12;u2;d0.8*252) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.51	x 24.18	
2	Dining	Main	10.3	x 12.5	
3	Breakfast	Main	6.56	x 9.25	
4	Kitchen	Main	6.69	x 9.22	
5	Living	Main	9.38	x 11.35	
6	Prim Bdrm	2nd	13.25	x 8.83	
7	2nd Br	2nd	7.35	x 10.43	
8	3rd Br	2nd	7.35	x 11.61	

Client Remks: Well maintained 2-storey semi-detached home in the Runnymede-Bloor West Village area offering 1,032 sq. ft. above grade (MPAC) plus an unfinished basement. This property features 3 bedrooms, 1 bathroom, original oak woodwork, and ample natural light. The home has been cared for over the years and presents a great opportunity to get into this sought-after neighbourhood at this price point - a blank canvas to renovate, update, and add your own finishing touches. A large detached garage at the rear offers one parking space, plus an additional surface spot for a total of two-car parking. Located steps to grocery stores, shopping, top-rated restaurants, cafes, and transit along Bloor Street West, with quick access to High Park, the Humber Marshes and river trails, Lambton Golf & Country Club, and St. Joseph's Hospital. Families will appreciate proximity to well-regarded schools, including King George Junior Public School, Humbercrest Public School, and Runnymede Collegiate Institute, as well as convenient access to the Gardiner Expressway, downtown Toronto, Etobicoke, and the Runnymede/Jane subway stations. Book your private viewing today!

Inclusions: See Schedule B

Listing Contracted With: REAL BROKER ONTARIO LTD. Ph: 888-311-1172



582 Runnymede Rd Toronto Ontario M6S 2Z7 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,904.50/2025 For: Sale % Dif: 121 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,200,000 List: \$995,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 19 x 148.64 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Annette St & Runnymede Rd Directions: Annette St & Runnymede Rd

MLS#: W12930192 **PIN#:** 105200678
Legal: PT LT 131 BLK E PL 615 ANNETTE RUNNYMEDE ANNEX AS IN CT807351; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Window Unit Central Vac: No Apx Age: Year Built: 1918 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: 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	Kitchen	Ground	11.68	x 14.83	Tile Floor	Breakfast Area	Walk-Out
2	Dining	Ground	12.5	x 9.22	Large Window	Vinyl Floor	
3	Living	Ground	11.32	x 10.33	Large Window	Vinyl Floor	
4	Br	2nd	12.34	x 11.32	Large Window	Vinyl Floor	Closet
5	2nd Br	2nd	12.01	x 9.51	Window	Vinyl Floor	Closet
6	3rd Br	2nd	10.83	x 9.51	Window	Vinyl Floor	Closet
7	Laundry	Lower	14.34	x 9.25	Double Sink		

Client Remks: An incredible opportunity to make your mark in the coveted upper Bloor West Village. This wide semi, on a deep 148 ft lot, has 4 bedrooms, 2 bathrooms and is bursting with potential for your dream family home. With soaring 8'8" ceilings on the main floor and an already excellent floor plan, this level could easily accommodate a powder room addition and an upgrade to the mudroom. The second floor has 3 ample sized bedrooms with 3 closets to match and the third floor bedroom also boasts a closet and a large east facing window to greet the rising sun every morning. With 7 ft high ceilings in the basement, a bathroom and a separate entrance, the possibilities for a luxury family room/rec room and home gym compete with the dreamy option of a nanny suite or income generating stand alone unit. All this and still room for plenty of storage! Outside, the private, fenced-in backyard is perfect for kids (and pets!) to play safely. With an additional laneway parking spot for guests and future laneway suite potential, this home provides exceptional value. Steps to boutique shops, restaurants, coffee shops at Runnymede and Annette and a short stroll to the shops, cafes, and restaurants of Bloor West Village and The Junction - this home is your chance to get the best deal on the block and make it your forever home. Some rooms are Virtually Staged. **** Pre-emptive offer received, presenting Monday March 30 at 6:30pm. ****

Inclusions: See Schedule B
Listing Contracted With: BABIAK TEAM REAL ESTATE BROKERAGE LTD. Ph: 416-717-8853



489 Durie St Toronto Ontario M6S 3G8 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,764.18/2025 For: Sale % Dif: 105 Sold Date: 05/14/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,050,000 List: \$998,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 26.58 x 72.58 Feet Irreg:	Rms: 9 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Bloor & Runnymede Directions: Bloor & Runnymede

MLS#: W13079094 **PIN#:** 213780134
Legal: PT LT 12 BLK F PL 874 WEST TORONTO JUNCTION AS IN CA256104; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.12	x 8.1	Tile Floor	Closet	
2	Living	Main	8.76	x 13.55	Hardwood Floor	Combined W/Sitting	Window
3	Sitting	Main	9.84	x 10.96	Hardwood Floor	B/I Shelves	O/Looks Frontyard
4	Dining	Main	11.25	x 16.4	Hardwood Floor	Closet	Walk-Out
5	Kitchen	Main	11.35	x 11.75	Tile Floor	Pot Lights	W/O To Yard
6	Prim Bdrm	2nd	12.27	x 16.44	Hardwood Floor	Closet	Bay Window
7	2nd Br	2nd	8.46	x 10.37	Hardwood Floor	Window	Closet
8	3rd Br	2nd	10.37	x 10.99	Hardwood Floor	Closet	Pass Through
9	Laundry	2nd	9.71	x 11.35	Tile Floor	Window	Combined W/Br
10	Rec	Bsmt	7.41	x 11.12	Concrete Floor	4 Pc Bath	
11	Utility	Bsmt	7.61	x 18.93	Concrete Floor	Concrete Sink	

Client Remks: This inviting semi-detached corner home sits in the heart of sought-after Bloor West Village and offers warmth and character! Set on a wide lot with great curb appeal and a private garage. The main floor is bright and open, with a sun-filled living room featuring high ceilings, hardwood floors, and built-in shelves. There's a natural flow into a cozy sitting area and then into a spacious dining room with extra storage and a walk-out. The kitchen is both functional and comfortable, with tile floors, pot lights, and direct access to a private, generously sized backyard-perfect for everyday living or hosting friends and family. Upstairs, you'll find 3 bright bedrooms, all with hardwood floors, closets, and large windows. A pass-through laundry room adds everyday convenience, and 4-piece bathroom. The basement offers additional flexible space-great for a rec room or home office along with a utility room and 2nd 4-piece bathroom. Location truly stands out here. You're just a short walk to the shops, cafes, and restaurants of both Bloor West Village and The Junction, with High Park nearby for nature lovers. Excellent schools, including Runnymede Jr & Sr P.S and Humberside Cl, are within the district, and Lake Ontario is just a short drive away. A great opportunity to settle into a vibrant, family-friendly neighbourhood with everything close at hand.

Inclusions: Fridge, Stove, Washer and Dryer. Electrical Light Fixtures, Window Coverings. **Updates: Flat roof garage, new Ac unit. Updated electrical, Kitchen tiles, front foyer and laundry room, And backsplash, garage door with opener.

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



670 Beresford Ave
Toronto Ontario M6S 3C5
 Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$6,199/2025 **For:** Sale **% Dif:** 125
Sold Date: 02/10/2026
SPIS: No **Last Status:** SLD **DOM:** 6
Att/Row/Townhouse **Fronting On:** W **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 15.71 x 155 Feet **Washrooms:** 2
Irreg: 1x5x2nd, 1x3xLower
Dir/Cross St: Dundas St W & Runnymede Avenue **Directions:** South of Dundas

MLS#: W12756758 **PIN#:** 105190395
Assignment: No **Fractional Ownership:** No **Vacant Land Condo:** No
Legal: PT LT 33-34 PL 692

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Deck Interior Feat: Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal 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
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.41	x 12.24	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	18.41	x 12.24	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	14.99	x 14.5	W/O To Deck	Centre Island	Open Concept
4	Prim Bdrm	2nd	12.99	x 12.17	Hardwood Floor	Closet	
5	2nd Br	2nd	10.99	x 8.33	Hardwood Floor	Skylight	Closet
6	3rd Br	2nd	12.01	x 9.25	Hardwood Floor	Double Closet	O/Looks Garden
7	Rec	Lower	16.27	x 13.25	Ceramic Floor	B/I Bookcase	Above Grade Window
8	Laundry	Lower	10.01	x 8.01	Concrete Floor	Laundry Sink	

Client Remks: Welcome To This Beautifully Renovated Two-Storey Row/Townhouse In The Heart Of North Bloor West Village, Situated On A Deep West-Facing Lot Measuring Approximately 15.71 X 155 Ft And Offering Legal Front Pad Parking. This Charming 3-Bedroom Home Features A Functional Layout, Abundant Natural Light, over 9-Foot Ceilings On The Main Floor, Wide Plank Hardwood Floors Throughout, Pot Lights, And Classic Wood Trim Details. The Completely Renovated Open Concept Main Floor Offers A Welcoming Living Space Along With a Renovated Eat-In Kitchen with Centre Island, Equipped With Stainless Steel Appliances, Caesarstone/Granite Countertops, A Breakfast Area, And A Walkout To The Deck/Backyard-Ideal For Everyday Living And Entertaining. The Deep, Fully Fenced Backyard Provides Excellent Outdoor Space For Relaxation And Gatherings. The Second Level Offers Three Well-Sized Bedrooms And A Renovated Five-Piece Family Bathroom. The Finished Lower Level Includes Additional Living Space For Rec Room Or Theatre, A Three-Piece Bathroom, And A Dedicated Laundry Area. Major Updates Include A New Roof, Furnace, Air Conditioning, Main Plumbing Drainpipe And Backflow Valve (2018), A Full Second-Floor Renovation With The Addition Of A Third Bedroom (2021), And New Driveway And Front Landscaping (2023). Located In A Mature, Family-Friendly Neighbourhood Steps To Bloor West Village, The Junction, Roncesvalles, High Park, Excellent Schools, TTC, Shops, And Restaurants. A Fantastic Opportunity To Own In One Of Toronto's Most Desirable Communities.

Inclusions: Elfs, Samsung Stainless Steel Fridge/Freezer, Samsung Stainless Steel Glass Top Range, NuTone Stainless Steel Fan Hood, Samsung Stainless Steel Dishwasher, Samsung Washer and Dryer, Covered Porch, Large Back Deck.

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



420 Jane St Toronto Ontario M6S 3Z8 Toronto W02 Lambton Baby Point Toronto Taxes: \$4,366/2025 Sold Date: 01/23/2026 SPIS: No		Sold: \$1,050,000 List: \$1,075,000 For: Sale % Dif: 98 Last Status: SLD DOM: 16
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19.95 x 94.58 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x4xUpper, 1x2xMain, 1x3xBsmt
Dir/Cross St: Jane/Baby Point Directions: Jane/Baby Point		

MLS#: W12674178 **PIN#:** 105210279
Legal: PT LT 9-10 PL 1548 TWP OF YORK AS IN CY423114; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1943 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free, On Demand Water Heater, Water Heater Owned	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
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.65	x 7.41	
2	Dining	Main	13.98	x 8.23	
3	Living	Main	17.98	x 10.5	
4	Bathroom	Main	4.33	x 3.41	
5	Prim Bdrm	2nd	16.24	x 9.97	
6	2nd Br	2nd	10.24	x 8.99	
7	3rd Br	2nd	10.33	x 10.24	
8	Bathroom	2nd	6.66	x 4.99	
9	Br	Bsmt	15.49	x 9.25	

Client Remks: Beautifully updated 3+1-bedroom home nestled in the heart of desirable Baby Point Village. This bright, spacious residence features an open dining area, spacious living room w/ electric fireplace, and stylishly renovated bathrooms. Elegant hardwood flooring on the main and second level. The customized modern eat-in kitchen includes a large kitchen island with white caesarstone countertops, large porcelain floor tiles, backsplash and sleek stainless steel appliances. Fully finished basement provides additional living space. Owned boiler system and tankless water heater (2024). All electrical wiring has been updated throughout the home with a new panel. Step outside to a private backyard with a detached garage at the rear of the property. Steps to trendy shops, restaurants, parks, and walkable to Jane subway station.

Inclusions: Stainless Steel: Fridge, built-in microwave, stove, dishwasher. Washer/dryer laundry combo (main level). 1 Whirlpool Washer & 1 Whirlpool Dryer (basement). TCL Flat Screen TV. All ELF's, window coverings. **All furniture negotiable**

Listing Contracted With: QUEENSWAY REAL ESTATE BROKERAGE INC. **Ph:** 416-259-4000



72 Watson Ave		Sold: \$1,080,000
Toronto Ontario M6S 4E1		List: \$1,080,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$4,931.73/2026	For: Sale	% Dif: 100
Sold Date: 02/27/2026		
SPIS: No	Last Status: SLD	DOM: 10
Semi-Detached	Fronting On: W	Rms: 5 + 2
Link:	Acreage:	Bedrooms: 2 + 1
1 1/2 Storey	18.08 x 115 Feet	Washrooms: 2
	Irreg:	1x3xGround, 1x4xBsmt
Dir/Cross St: Watson Ave & St Johns Rd Directions: Watson Ave & St Johns Rd		

MLS#: W12793580			PIN#: 105280255					
Legal: Pt Lt 20 Pl 1001 Twp Of York As In Tb788277; PT LT 20 PL 1001 TWP OF YORK AS IN TB788277; TORONTO (YORK) , CITY OF TORONTO								
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Library, Park, Public Transit, School Interior Feat: None			Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Other HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Sitting	Main	14.34	x 7.12	Fireplace	Skylight	Large Window	
2	Living	Main	14.34	x 12.11	Open Concept	Spiral Stairs	Hardwood Floor	
3	Dining	Main	15.16	x 9.22	Open Concept	B/I Bookcase	Hardwood Floor	
4	Kitchen	Main	15.16	x 13.52	Quartz Counter	Centre Island	Backsplash	
5	2nd Br	Main	12.5	x 15.22	Large Window	Hardwood Floor	W/O To Yard	
6	Prim Bdrm	2nd	14.34	x 20.11	Skylight	Double Closet	Spiral Stairs	
7	Rec	Lower	15.16	x 36.55	4 Pc Bath	Broadloom	Closet	
Client Remks: Tucked away on a quiet residential street, this charming 2+1 bedroom home offers far more space than you'd ever expect, with a warm, inviting layout and thoughtful updates throughout. Step inside to a bright open-concept living and dining area, complete with a gas fireplace, ideal for everyday living and entertaining. The updated kitchen features quartz countertops, ample cabinetry, centre island with breakfast bar and a functional flow to the main living space. New flooring runs throughout the main and lower levels, giving the home a fresh, cohesive feel. Upstairs, the loft-style primary retreat is a bright and inviting space featuring skylights, ample closet space, and additional storage, a perfect private escape above it all. The finished lower level adds valuable flexibility with a renovated family room, an additional space that could be used as a bedroom, and a new 4-piece bathroom with heated floors. Outside, the newly built deck (2023) overlooks a beautifully private, west-facing backyard with great afternoon sun, featuring a stone patio, grassy area, gas line for BBQ, garden shed, and plenty of space to relax and unwind.								
Inclusions: 2 Fijitsu Wall mounted ductless A/C/heat pumps (2022), Samsung Fridge (2022), Bosch Dishwasher (2022), Frigidaire Stove, Allure Hood Fan, GE Side by Side Washer and Dryer (2021), lower level storage units in recreation room, outdoor shed, front yard garbage shed, coat and shoe rack in foyer, bookshelves in dining room, all light fixtures, all window coverings, bathroom mirrors.								
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191								



75 Priscilla Ave Toronto Ontario M6S 3W4 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,029.76/2026 For: Sale % Dif: 109 Sold Date: 04/23/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,188,000 List: \$1,088,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: < .50 17.83 x 100 Feet Irreg:	Rms: 5 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Jane & St. John's Directions: Bloor West Village

MLS#: W13005420 **PIN#:** 105190045
Legal: PT LT 67 PL 829 TWP OF YORK AS IN CY592545, S/T AND T/W CY592545; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1917 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Flat, Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Place Of Worship, Public Transit, School, Wooded/Treed Exterior Feat: Deck, Landscaped, Patio, Privacy, Porch Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Guest Accommodations, Sump Pump, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: Under Contract: Hot Water Heater HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Fence - Full, Garden Shed, Other, Storage Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
---	---	--	--

Topography: Flat Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	13.09	x 11.98	Hardwood Floor	Open Concept	Bay Window
2	Living	Main	13.09	x 12.47	Open Concept	Hardwood Floor	Window
3	Kitchen	Main	11.12	x 9.22	Stainless Steel Appl	Stone Counter	Custom Backsplash
4	Prim Bdrm	2nd	13.25	x 12.17	Vaulted Ceiling	Hardwood Floor	Large Closet
5	2nd Br	2nd	12.34	x 7.58	Hardwood Floor	Closet Organizers	4 Pc Bath
6	3rd Br	Lower	11.71	x 10.83	Pot Lights	Above Grade Window	3 Pc Bath
7	Laundry	Lower	11.71	x 9.91	Open Concept	Pot Lights	
8	Utility	Lower	11.68	x 9.97			

Client Remks: Welcome to 75 Priscilla Ave, A Fantastic Century Home Located on a Quiet Residential Street in Toronto's Beloved Bloor West Village, just steps from the Junction. This Tastefully Renovated, Solid Brick, Open Concept Home offers Fantastic Value and Entry into this Sought After Family Friendly Neighbourhood, surrounded by some of the Best Rated Schools in the City. Gourmet Kitchen with Stainless Steel Appliances, Built-in Stainless Steel Oven & Microwave, Stainless Steel Exhaust Hood over Cooktop and Quartz Counter Tops, Walks Out to a Large, Fully Fenced, Beautifully Private & Tasteful Rear Garden, featuring Private, Spacious Deck, Built-in Seating & Metal Planters, Perfect for Entertaining or Relaxing. This Home features an Open Concept Main Floor with Separate Living and Dining Rooms divided by Custom Floating Metal Stairs on both levels. Large Primary Bedroom with Vaulted Ceilings, Large Picture Window, New Hardwood Floors and Triple Wardrobe. New Front & Interior Doors, New Hardwood Upstairs, Renovated Main Bath with Glass Shower, New Windows Throughout Main & Second Floor. Also Offering a Finished Basement with Large Guest Room, Second Full Bathroom, Laundry Room, Furnace Room and Large Storage Area. Exterior Foundation Fully Waterproofed & Sump Pump Installed. An Excellent Starter Home for a small Family or Retirement Oasis, only 5 mins transit from Bloor Subway, Fabulous Restaurants & Shops, High Park and The Humber River Valley Walking & Biking Trails. Live in One of the Most Sought After Neighborhoods' in the City.

Inclusions: New Stainless Steel Fridge, Stainless Steel Built-in Oven, Stainless Steel Built-in Microwave, Cooktop with New Stainless Steel Exhaust Hood & New Stainless Steel Dishwasher, New Washing Machine, Dryer, All Electric Light Fixtures, Curtain Rods and Blinds, Large Wardrobe in Primary Bedroom & Closet Organizer in small Walk-in, Large Wooden Seating Benches and Planters in Backyard, Garden Shed.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-245-9933



687 Durie St		Sold: \$1,202,500
Toronto Ontario M6S 3H4		List: \$1,089,000
Toronto W02 Runnymede-Bloor West Village Toronto		
Taxes: \$5,573/2026	For: Sale	% Dif: 110
Sold Date: 06/01/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: E	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	18 x 102 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x1xBsmt
Dir/Cross St: St. John's /Runnymede		
Directions: North of St. John's Road on the east side of Durie Street		

MLS#: W13176272 **PIN#:** 105190362
Legal: PT LT 7 PL 651 TWP OF YORK AS IN TB819875, S/T AND T/W TB819875; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Part Fin	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Year Built: 1918	Interior Feat: Water Heater Owned, Carpet Free, Built-In Oven	HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Stone		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 10.99	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	14.9	x 12.3	Hardwood Floor	O/Looks Living	Crown Moulding
3	Kitchen	Main	14.67	x 10.99	Breakfast Bar	Pantry	Granite Counter
4	Sunroom	Main	7.55	x 7.41	W/O To Deck	O/Looks Backyard	Combined W/Laundry
5	Prim Bdrm	2nd	13.12	x 9.84	Hardwood Floor	Double Closet	Bay Window
6	2nd Br	2nd	14.93	x 8.53	Hardwood Floor	Double Closet	
7	3rd Br	2nd	10.5	x 9.84	Hardwood Floor	O/Looks Garden	
8	Rec	Bsmt	14.76	x 13.35	Pot Lights	Laminate	
9	Workshop	Bsmt	21.65	x 11.81	Closet		

Client Remks: North Bloor West Village Charmer with renovations in all the right places! This wide three-bedroom semi-detached gem offers coveted legal pad parking. The main floor has 9 foot ceilings and high baseboards and is perfect for entertaining with an inviting living room, a cozy fireplace, a generous dining room and a well-equipped kitchen featuring ample cupboards, a pantry, granite counters and a handy breakfast bar. The rear extension allows for convenient main floor laundry and a walkout to the fully fenced, treed backyard with a great garden shed. Upstairs you'll find three good size bedrooms with recently-installed engineered white oak hardwood floors and a tastefully-updated four piece bathroom. The primary bedroom has amazing storage with wall-to-wall closets. Movie nights are the best in the versatile lower level family/media room with a cool brick accent wall, alongside an unfinished area primed for your custom expansion. This is your chance to get into an amazing family-friendly enclave celebrated for its top-tier schools and vibrant community spirit--with an Annual Street Fair! It delivers prime access to Bloor West Village and The Junction, vibrant shops, cafes, top-rated schools, and seamless TTC transit within walking distance. High Park and the Humber River trails are also within easy reach, offering the perfect blend of urban convenience and natural beauty in a highly walkable, family-friendly community.

Inclusions: Stainless Steel Side-By-Side Refrigerator, Built-In Wall Oven, Built-In Stainless Steel Dishwasher, Smooth Quartz Cooktop, Stainless Steel Microwave, Front Loader Samsung Clothes Washer & Dryer, All Existing Custom Electric Light Fixtures, All Existing Window Coverings, All Existing Closet Organizers, Nest Thermostat, High Efficiency Gas Furnace & Equipment, Central Air Conditioner & Equipment, Hot Water Tank.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



450 Armadale Ave Toronto Ontario M6S 3X9 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,153.35/2025 For: Sale % Dif: 115 Sold Date: 06/16/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,290,000 List: \$1,119,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.75 x 107.58 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Jane St and Annette St Directions: Jane St and Annette St

MLS#: W13420476 **PIN#:** 213790050
Legal: PT LT 27 PL 1119 WEST TORONTO JUNCTION AS IN WT97325; S/T & T/W WT97325; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Available Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: 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
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	7.45	x 10.07	
2	Breakfast	Main	5.54	x 10.07	
3	Living	Main	13.52	x 14.73	
4	Dining	Main	9.61	x 10.66	
5	Prim Bdrm	2nd	13.52	x 12.11	
6	2nd Br	2nd	7.61	x 12.86	
7	3rd Br	2nd	7.61	x 12.3	
8	Bathroom	2nd	5.58	x 8.3	3 Pc Bath
9	Bathroom	Bsmt	6.17	x 7.12	4 Pc Bath
10	Rec	Bsmt	13.52	x 17.45	
11	Utility	Bsmt	13.52	x 16.86	

Client Remks: Pride of ownership shines throughout this lovingly maintained 3-bedroom, 2-bathroom semi-detached home. Nestled on a sought-after street in the heart of Bloor West Village, this exceptional property combines timeless charm with outstanding potential. Featuring laneway access to a detached garage, this home offers a highly desirable urban convenience rarely found in the neighbourhood. Spacious principal rooms, a functional layout, and meticulous care over generations create the perfect opportunity for families, renovators, or those looking to make a cherished home their own. Located within coveted school catchments and just steps to the vibrant shops, cafes, restaurants, and amenities of Bloor West Village. Enjoy easy access to the neighbouring communities of The Junction and Roncesvalles, along with nearby parks, transit, and everything Toronto's west end has to offer. A truly special home in one of Toronto's most beloved neighbourhoods - don't miss this once-in-a-generation opportunity.

Inclusions: All existing appliances, window coverings and electrical light fixtures.

Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



673 Durie St
Toronto Ontario M6S 3H4
 Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$5,107/2025 **For:** Sale **% Dif:** 97
Sold Date: 04/10/2026
SPIS: No **Last Status:** SLD **DOM:** 3
 Semi-Detached **Fronting On:** E **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 19.85 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Runnymede and Saint Johns
Directions:
 Take Dundas to St. Johns Road and then to Durie or can turn directly on Durie from Dundas St. W

MLS#: W12962584 **PIN#:** 105190355
Legal: PT LT 4 PL 651 TWP OF YORK AS IN TB558474, S/T AND T/W TB558474; TORONTO (YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1925 Yr Built Source: Other Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Brick Front Gar/Gar Spcs: Detached / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability, Water Heater	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	12.8	x 10.99	Hardwood Floor	French Doors
2	Dining	Main	15.58	x 12.8	Hardwood Floor	Greenhouse Window
3	Kitchen	Main	15.42	x 9.19	Walk-Out	East View O/Looks Backyard
4	Br	2nd	13.12	x 12.8	Hardwood Floor	
5	2nd Br	2nd	11.15	x 10.17	Hardwood Floor	
6	3rd Br	2nd	15.42	x 9.35	Hardwood Floor	
7	Games	Bsmt	14.11	x 14.11		
8	Rec	Bsmt	14.76	x 13.12		

Client Remks: Welcome to 673 durie street--an exceptional opportunity to own a charming semi-detached home ona quiet, tree-lined, quiet street in the heart of Runnymede-Bloor West Village. This home blends warmth, character, and everyday functionality, offering a thoughtfully designed layout that flows effortlessly room to room. The main floor is bright and inviting, featuring a seamless transition from the living room to the dining area and into the kitchen--perfect for both daily living and entertaining. With direct access to the backyard, enjoy easy summer BBQs and get togethers as well as having direct access to the kitchen for grocery drop off. Upstairs, you'll find a spacious primary retreat along with two generously sized bedrooms; ideal for families, guests, or a home office. Set in a highly sought-after neighbourhood, you're steps from beautiful parks, top-rated schools, and the vibrant energy of Bloor West Village and the Junction. Stroll to local boutiques, cozy cafes, and some the city's best restaurants, all while enjoying the charm and community feel this area is known for. The large finished basment offers excellent versatility, with potential to create a separate walk-out and future income suite. Additional features include a ear garage (best suited for storage or for a very small vehicle or motorbike or garden/lawn-care equipment and supplies) and a mutual driveway. Ideally located near Malta and Runnymede Parks, and within proximity to Mountview, King George and Annet Schools. A rare chance to move into a fantastic neighbourhood and customize a home to make it your own. Please Note: Some images are virtually staged.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All ELF's, All Window Coverings

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



597 Beresford Ave Toronto Ontario M6S 3C2 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,995/2025 For: Sale % Dif: 109 Sold Date: 03/10/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,305,000 List: \$1,198,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 18.04 x 149 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Beresford Ave & Annette St Directions: Beresford Ave & Annette St

MLS#: W12845832 **PIN#:** 105200625
Legal: PT LT 121-122 BLK E PL 615 TWP OF YORK AS IN TB346936; S/T & T/W TB346936; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	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
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.69	x 3.48	Closet	Tile Floor	
2	Living	Main	14.17	x 12.96	Pot Lights	Hardwood Floor	Window
3	Dining	Main	12.11	x 9.15	B/I Bookcase	Hardwood Floor	Picture Window
4	Kitchen	Main	15.32	x 12.96	W/O To Yard	Centre Island	Pot Lights
5	Prim Bdrm	2nd	10.2	x 12.96	Hardwood Floor	Closet	Large Window
6	2nd Br	2nd	11.61	x 7.38	Hardwood Floor	Closet	Window
7	3rd Br	2nd	10.47	x 7.38	Hardwood Floor	Closet	O/Looks Backyard
8	Rec	Bsmt	25.56	x 12.96	Above Grade Window	3 Pc Bath	Walk-Out

Client Remks: Beresford Avenue is more than just a street - it's a true community. Neighbours know each other by name, kids play together, and there's a genuine sense of looking out for one another. It's also home to the highly regarded King George school, also known for welcoming community. Each September, the entire street comes alive for the annual Beresford street party - a much-loved tradition that perfectly captures the friendly, close-knit spirit that makes this such a special place to call home. Step inside and you'll immediately feel the warmth and spaciousness of this beautifully designed home. The open-concept living and dining area is anchored by stunning built-ins, creating both style and function. It flows effortlessly into a spectacular kitchen with an oversized island, abundant counter space, and the perfect gathering spot for family and friends. From the kitchen, a walk-out invites easy summer entertaining - whether it's weekend BBQs, relaxing evenings, or hosting friends in the backyard. Upstairs, the second floor offers a king-sized primary bedroom at the front of the home, along with two generous additional bedrooms - ideal for a growing family or easily used as a home office or guest space. The lower level provides valuable additional living space, featuring a bright recreation room with above-grade windows, plenty of room for a home office or play area, and a convenient three-piece bathroom - perfect for busy family life. Also a walk-up from the lower level to the backyard. Ideally located within walking distance to The Junction's vibrant shops and restaurants, the trails of Baby Point, and the charming boutiques and cafes of Bloor West Village. With High Park, top-rated schools, and TTC transit all nearby, this home offers the perfect blend of lifestyle, convenience, and community in one of Toronto's most sought-after west-end neighbourhoods.

Inclusions: S/S Fridge, Stove, Range Hood, B/I Dishwasher, Microwave. Washer & Dryer, All Electric Light Fixtures

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



106 Brookside Ave
Toronto Ontario M6S 4G9
 Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$6,055/2025 **For:** Sale **% Dif:** 118
Sold Date: 05/25/2026
SPIS: No **Last Status:** SLD **DOM:** 6
Semi-Detached **Fronting On:** W **Rms:** 7 + 3
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 24.42 x 111 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Jane & Dundas St W
Directions:
 Located halfway down Brookside Ave. between Dundas & St. John's Rd. 6 minute walk north from Humbercrest Public School.

MLS#: W13143862 **PIN#:** 105280129
Legal: PT LT 76 PL 878 TWP OF YORK AS IN TB521604; TORONTO (YORK) CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Brick Front Gar/Gar Spcs: None / 0 Drive: Mutual, Lane Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, Sump Pump, Water Heater Owned, 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	Foyer	Ground	9.25	x 3.9	Hardwood Floor
2	Living	Ground	12.24	x 11.84	Hardwood Floor
3	Dining	Ground	12.4	x 10.93	Hardwood Floor
4	Kitchen	Ground	20.18	x 14.17	Hardwood Floor
5	Prim Bdrm	2nd	13.91	x 12.34	Hardwood Floor
6	2nd Br	2nd	9.09	x 7.91	Hardwood Floor
7	3rd Br	2nd	11.75	x 7.35	Hardwood Floor
8	Rec	Bsmt	22.74	x 13.68	Laminate
9	Laundry	Bsmt	11.91	x 4.76	Laminate
10	Cold/Cant	Bsmt	14.4	x 6.43	Concrete Floor

Client Remks: Elegant semi-detached, brick home. Understated luxury blends with effortless comfort on every floor. Ideally situated on quiet, family street. Superbly balanced, generous floorplan. Massive patio door wall for indoor-outdoor flow to large back yard. Parking galore - 3 spots! Direct 6-minute walk to highly sought after Humbercrest P.S. Steps to Summerhill Market or Loblaws for quick convenience & mere minutes to Bloor West Village shops, cafes, subway stations, Humber River trails, Etienne Brule Park, Old Mill etc. The search ends here.

Inclusions: All Samsung Smart Appliances: 1 Cooktop, 1 Rangehood, 1 Dishwasher, 1 French Door Fridge, 1 Built In Oven, 1 Built In Combination Microwave Oven. 4 Kitchen Island Barstools. 1 Electric Fireplace. 1 TV Mounting Bracket in Living Room. 1 Washer & 1 Dryer. All window coverings where installed, including Smart Blinds & Magic Window Screens, Blackout & Sun shades. All electrical light fixtures. Mounted TV & Bracket & Illuminated Vanity Mirror in Primary Bedroom. Shed in Backyard.

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



44 Thornhill Ave
Toronto Ontario M6S 4C5
 Toronto W02 Lambton Baby Point Toronto
Taxes: \$7,857.58/2025 **For:** Sale **% Dif:** 111
Sold Date: 03/09/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Sold: \$1,380,000
List: \$1,248,000
Link:
 Semi-Detached **Fronting On:** W **Rms:** 7 + 2
Acreage: **Bedrooms:** 3 + 1
 2-Storey 26.37 x 130 Feet **Washrooms:** 2
Irreg: 1x3xGround, 1x4x2nd
Dir/Cross St: BABY POINT RD/JANE/ANNETTE **Directions:** BABY POINT RD/JANE/ANNETTE

MLS#: W12835800 **PIN#:** 105210254
Legal: PT LT 22-23 PL 1548 TWP OF YORK AS IN CY665039; S/T & T/W CY665039; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Sep Entrance	Drive: Mutual	Gas: Hydro:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Yes	Pool: None	Waterfront:
Apx Age:	Prop Feat: Central Vacuum, Cul De Sac,	Retirement:
Apx Sqft: 1500-2000	Fenced Yard, Park, Public Transit, Rec	HST Applicable to Included In
Roof: Shingles	Centre, School	Sale Price:
Foundation: Block, Concrete	Interior Feat: Built-In Oven, Central	Farm/Agr:
Assessment: POTL:	Vacuum	Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.76	x 15.29	Broadloom	Closet	3 Pc Bath
2	Living	Ground	11.09	x 15.29	Hardwood Floor	Imitation Fireplace	Wood Trim
3	Dining	Ground	10.5	x 12.96	Plate Rail	Hardwood Floor	
4	Kitchen	Ground	7.19	x 10.99	Eat-In Kitchen	Skylight	W/O To Deck
5	Kitchen	Ground	11.55	x 16.17	Tile Floor	L-Shaped Room	B/I Oven
6	Prim Bdrm	2nd	11.98	x 12.24	Hardwood Floor	Wood Trim	Window
7	2nd Br	2nd	9.61	x 12.93	Hardwood Floor	Closet	Window
8	3rd Br	2nd	8.73	x 8.76	Hardwood Floor	Closet	French Doors
9	Office	2nd	6.27	x 13.91	Combined	Hardwood Floor	Window
					W/Sunroom		
10	Family	Bsmt	17.45	x 18.41	Broadloom	Pot Lights	
11	Utility	Bsmt	18.77	x 19	Combined W/Laundry		

Client Remks: Wow! Estate Sale! Absolutely unique opportunity in prime Baby Point on a picturesque cul-de-sac! Never before available on MLS! This fabulous, very large semi-detached home with an addition is located on a huge lot - over 26 ft wide and 130 ft deep. A welcoming porch leads into the foyer with wood trim and closet, Spacious living room with fireplace (not operational), hardwood floors, and thermo windows. Spacious dining room with plate railing, original hardwood floors, and wood trim. Newer 3-piece modern bath with marble and glass shower. The large newer addition features a huge eat-in kitchen with office space, custom cabinets, composite tile floor, cooktop, built-in oven, dishwasher, skylight, and sliding glass doors leading to a party-size deck and gorgeous perennial garden surrounded by mature trees. Single-car garage and wide shared driveway. The 2nd floor features 3 spacious bedrooms plus a large office/sunroom that can be used as a bedroom. Hardwood floors throughout the second floor. Updated main 4-piece bathroom with window. The house has neutral decor. Finished basement with separate entrance and crawl space under the addition. Combined family room with broadloom flooring, laundry room, workshop, and large utility room with new furnace (February 2026). The home has central vacuum and central air conditioning. Located on a very quiet, tree-lined cul-de-sac near Humbercrest Public School, Baby Point Gates shops, restaurants, Baby Point Club, many parks, and TTC. Only 15 minutes to Bloor West Village boutiques, subway, and restaurants. This home is under probate. All offers conditional upon probate. Property is being sold in "As is" condition.

Inclusions: All Appliances, window coverings and Electrical light fixtures **Furnace Feb 2026, A/C July 2025, Main floor bathroom Reno Dec 2023**

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



601 Beresford Ave Toronto Ontario M6S 3C2 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,100.56/2025 For: Sale % Dif: 109 Sold Date: 04/13/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,362,700 List: \$1,249,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20.03 x 149.09 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: RUNNYMEDE RD/ANNETTE ST Directions: RUNNYMEDE RD/ANNETTE ST

MLS#: W12975486 **PIN#:** 105200627
Legal: PT LT 120-121 BLK E PL 615 TWP OF YORK AS IN CA549243; S/T & T/W Beresford Ave 2026 Ave CA549243; S/T EXECUTION 00-001997, IF ENFORCEABLE; TORONTO (YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Porch Interior Feat: Auto Garage Door Remote, Floor Drain, Generator - Partial, Guest Accommodations, Storage, Water Heater 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: Available Spec Desig: Unknown
---	--	---

Topography: Level							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.22	x 10.89	Fireplace	Hardwood Floor	Combined W/Dining
2	Dining	Main	15.06	x 8.89	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	11.98	x 7.68	W/O To Garden	Stainless Steel Appl	
4	Kitchen	Main	9.97	x 8.04	Combined W/Kitchen	Breakfast Area	
5	Prim Bdrm	2nd	14.86	x 10.83	Bay Window	Closet	Hardwood Floor
6	2nd Br	2nd	12.24	x 10.83	Closet	Hardwood Floor	
7	3rd Br	2nd	8.96	x 7.74	Closet	Hardwood Floor	
8	4th Br	Lower	13.16	x 7.12	Laminate	Combined W/Office	
9	Office	Lower	10.07	x 8.76	B/I Shelves	Combined W/Office	
10	Laundry	Lower	14.3	x 7.51			

Client Remks: Welcome to this spacious 3 Bedroom semi-detached home in the coveted Runnymede - north Bloor West Village community. This solid masonry home is situated on a large 20 X 149 ft lot with a double detached garage accessed by a public lane at the rear. The garage may offer potential for a future laneway suite. Lovingly cared for by the same owner for over 30 years, the home retains some of the classic charm of the period as well as numerous upgrades including a basement renovation in 2019, an updated eat-in kitchen with stainless steel appliances, a 100 amp electrical service and some upgraded windows. The wide proportions and high ceilings of the home make the house feel like a detached house with generous room sizes. The separate entrance at the rear provides access to a basement with a renovated 3pc washroom, and 2 offices or guest spaces and a laundry/storage space. The fireplace in the living room is not working. This friendly neighbourhood has a rich mix of families, young professionals and is a close knit community with an annual street party, neighbours who enjoy interacting and who look out for one another. This community is well served by a mix of excellent public, Catholic and private schools and by public transit (buses on Runnymede and Annette and the Bloor subway a short distance away). There is easy access to great shopping in the Junction, on Annette and in Bloor West Village with its many cafes and restaurants, specialty stores, pharmacies and professional offices. High Park and the Humber River are a short distance away.

Inclusions: Existing S/S: Samsung gas stove, LG microwave & exhaust fan, Maytag fridge (working fine but as is), B/I KitchenAid dishwasher, white Whirlpool washer, white Electrolux gas dryer, Champion Global Power Equipment Portable Generator (6250 Starting watts/5500 Rated watts), shelves in furnace room, electric light fixtures, built-in shelving, all existing window coverings, FAG furnace & related equipment, central air conditioning system, garage door opener & 2 remotes.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-921-1112



32 Ardagh St Toronto Ontario M6S 1Y3 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,643.50/2025 For: Sale % Dif: 123 Sold Date: 02/18/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,535,000 List: \$1,249,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19.5 x 105 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Runnymede Rd. & Bloor St W Directions: Runnymede Rd. & Bloor St W

MLS#: W12792104 **PIN#:** 213780194
Legal: PT LT 25-26 PL 991 WEST TORONTO JUNCTION AS IN CT557119; S/T & T/W CT557119; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, Floor Drain, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.74	x 12.83	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	9.32	x 12.93	Hardwood Floor	Combined W/Living	Large Window
3	Kitchen	Main	14.5	x 9.91	Modern Kitchen	Quartz Counter	Stainless Steel Appl
4	Breakfast	Main	5.35	x 5.25	Sliding Doors	Skylight	W/O To Garden
5	Prim Bdrm	2nd	12.76	x 13.68	Closet	Large Window	Hardwood Floor
6	Br	2nd	9.32	x 12.76	Closet	Window	Hardwood Floor
7	Br	2nd	8.99	x 10.99	Closet	Window	Hardwood Floor
8	Rec	Bsmt	12.99	x 18.34	Pot Lights	Vinyl Floor	4 Pc Bath
9	Laundry	Bsmt	5.91	x 8.5	Laundry Sink		

Client Remks: Welcome to 32 Ardagh Street, a standout semi-detached home set on an impressive large 19.5ft wide lot in the heart of Bloor West Village, just steps to Runnymede Jr. & Sr. PS and Humberside Collegiate. Full of warmth and personality, this solid brick residence blends original charm with thoughtful updates and a layout that truly works for everyday living. Begin your mornings on the covered front porch, coffee in hand, watching the neighbourhood come to life. Inside, the bright living room features a large picture window, classic millwork, and a cozy wood burning brick fireplace, flowing seamlessly into a welcoming dining room designed for both family dinners and easy entertaining. The updated kitchen showcases new quartz countertops, freshly painted cabinetry, and excellent storage. It opens into a sun filled rear sunroom with a skylight and sliding glass doors that lead to the backyard, creating a natural extension of the main living space. Hardwood floors run throughout the main and upper levels, adding warmth and continuity. Upstairs offers three generous bedrooms, including a king sized primary retreat, a four piece family bathroom, and a large linen closet. A skylight fills the upper hallway with natural light, enhancing the bright and airy feel. The renovated basement provides exceptional flexibility, complete with a laundry room and a four piece bathroom. Ideal as a recreation room, gym, guest suite, or home office, this level adapts easily to your needs. Extensive renovations include waterproofing, installation of a back flow water valve and re-wiring of the home. Access a concrete parking pad off the rear of the property from the laneway for everyday convenience. Just move in and enjoy this beautiful home and amazing neighbourhood.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer. All Window Coverings. All Electric Light Fixtures (except where excluded). All mechanics - Furnace, AC unit, Hot Water tank. Rogers alarm motion sensors. (Console and monitoring contract to be setup by buyers). Ring Doorbell.

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



612 Beresford Ave Toronto Ontario M6S 3C3 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,572.71/2025 For: Sale % Dif: 96 Sold Date: 03/19/2026 SPIS: No Last Status: SLD DOM: 73		
Sold: \$1,240,000 List: \$1,289,000		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.3 x 149.5 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt
Dir/Cross St: Runnymede and Annette Directions: Runnymede and Annette		

MLS#: W12665270	PIN#: 105200552
Legal: PLAN 615 BLK D PT LOT 105	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane, Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Public Transit, School Exterior Feat: Lawn Sprinkler System, Porch Interior Feat: Auto Garage Door Remote, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
Hydro: Phone: Municipal Sewers		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.65	x 12.57	Open Concept	Picture Window	Pot Lights
2	Dining	Main	10.89	x 9.61	Hardwood Floor	Open Concept	O/Looks Living
3	Kitchen	Main	12.57	x 9.94	Quartz Counter	Renovated	Eat-In Kitchen
4	Breakfast	2nd	8.92	x 6.5	O/Looks Garden	W/O To Yard	
5	Prim Bdrm	2nd	12.7	x 10.73	Hardwood Floor	Closet	
6	2nd Br	2nd	11.12	x 7.45	Hardwood Floor	Closet	
7	3rd Br	Bsmt	11.02	x 7.38	Hardwood Floor	Closet	
8	Family	Bsmt	14.57	x 12.24	Above Grade Window		
9	Laundry	Bsmt	13.52	x 12.24	Above Grade Window		
10	Workshop	Bsmt	8.2	x 6.3	Above Grade Window		

Client Remks: Experience the perfect blend of modern sophistication and classic charm in this stunning, move-in-ready 3-bedroom, 2-bathroom residence in the heart of coveted Bloor West Village. Ideal for first-time buyers and young families, the sun-drenched main floor boasts a spacious open-concept layout designed for seamless entertaining. High-quality improvements throughout: A fully renovated main floor (2017), walls removed to create an airy, open-concept plan, pot lights. The heart of the home is a beautifully renovated, Stylish Kitchen That Exudes Both Form & Function: Custom white Cabinets, Sleek Stainless Steel Built-in Appliances & a family-size breakfast nook overlooking the lush greenery of the backyard. A Sprawling peninsula Quartz counter, with optional counter seating, overlooks the living and dining areas - perfect for casual mornings or keeping an eye on the kids while cooking or where your guests can just hang out. Hardwood floors span the entire home. The second floor has a spacious master, two additional bedrooms and a bright white renovated bathroom with a soaker tub. Meticulously maintained with updated mechanicals, this home offers true peace of mind. Nestled in a premier family-friendly pocket, you are just one block from the TTC bus stop and a short stroll to the artisan bakeries, boutiques, and cafes of Bloor West. Enjoy proximity to top-rated schools and lush parks in one of Toronto's most walkable communities. Simply move in and enjoy the quintessential village lifestyle. Your search ends here!

Inclusions: Gas furnace (2019), central Air, Roof (2014) Eaves (2014). Stainless Steel Appliances: Double-Door Fridge, Stove, Built-in Dishwasher, built-in microwave. Washer and Dryer. Electrical Light Fixtures & Window Coverings. Installed sprinkler system (seller advised it's not working, reason unknown) Updated Electrical panel and wiring.

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



706 Durie St Toronto Ontario M6S 3H3 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$5,708.44/2025 For: Sale % Dif: 100 Sold Date: 04/06/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,300,000 List: \$1,299,900
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 21.5 x 100 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xMain	Dir/Cross St: Dundas & Runnymede Directions: South of Dundas

MLS#: W12945724 **PIN#:** 105190327
Legal: PT LT 1-2 PL 2043 TWP OF YORK AS IN CY238977; S/T & T/W CY238977; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Park, Public Transit, Rec Centre, 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: Survey Type: None Spec Desig: Unknown
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	25.43	x 4.17	Hardwood Floor	Walk Through	
2	Dining	Main	11.52	x 10.66	Hardwood Floor	Large Window	Separate Rm
3	Living	Main	12.93	x 9.91	Hardwood Floor	Large Window	Separate Rm
4	Kitchen	Main	15.32	x 12.83	Centre Island	W/O To Deck	
5	Prim Bdrm	2nd	15.32	x 13.16	Hardwood Floor	Bay Window	W/W Closet
6	2nd Br	2nd	12.34	x 9.68	Hardwood Floor	Large Closet	Large Window
7	3rd Br	2nd	10.93	x 7.91	Linoleum	Large Closet	Large Window
8	Utility	Bsmt	38.32	x 15.32	Unfinished	Laundry Sink	

Client Remks: Bright and spacious 3-bedroom home in Upper Bloor West offering 1,416 sq ft of well-designed living space. This home features dedicated living and dining rooms with good flow and natural light, ideal for everyday living. The kitchen boasts a large island and provides a walkout to a beautiful deck with a large retractable awning, perfect for relaxing and entertaining. The primary bedroom comfortably fits a king-size bed and features a wall-to-wall closet and bay window, while the second and third bedrooms offer ample closet space. Wide mutual drive. Annual Durie Street gathering reflects the strong sense of community on this family-friendly street. Conveniently located with easy access to TTC subway and bus routes. Just steps to top-rated schools, Bloor West Village and The Junction shops and restaurants, High Park, Humber River trails, and local community centre.

Inclusions: Fridge, Stove, Range Hood, Dishwasher. Washer and Dryer. All Electrical Light Fixtures. All Window Coverings. Primary Bedroom Closet. Backcheck Valve and Sump Pump (2017). All Walls Insulated and Drywalled (2014). Hot Water Tank. Central Air Conditioner.

Listing Contracted With: OULAHEN TEAM REALTY INC. **Ph:** 416-222-1212



723 Annette St Toronto Ontario M6S 2E3 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,990.21/2026 For: Sale % Dif: 104 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,385,000 List: \$1,329,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 21.5 x 122.04 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Willard and Annette Directions: Willard and Annette

MLS#: W13085802 **PIN#:** 213790150
Legal: PT LT 17 PL D1402 TORONTO AS IN CT677305; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Landscaped, Patio, Porch Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.6	x 6.17	Tile Floor		
2	Living	Main	11.25	x 10.07	Hardwood Floor	B/I Shelves	Closed Fireplace
3	Dining	Main	12.83	x 8.76	Hardwood Floor		
4	Kitchen	Main	14.24	x 10.83	Renovated	Stainless Steel Appl	Porcelain Floor
5	Prim Bdrm	2nd	13.85	x 12.5	B/I Closet	Hardwood Floor	
6	2nd Br	2nd	11.58	x 9.09	Double Closet	Closet	Hardwood Floor
7	3rd Br	2nd	11.68	x 8.83	B/I Shelves	Hardwood Floor	
8	Rec	Lower	14.44	x 12.01	B/I Shelves	Pot Lights	W/O To Yard
9	Office	Lower	11.58	x 9.91	B/I Shelves	Pot Lights	
10	Kitchen	Lower	7.68	x 6.43			

Client Remks: Wonderfully renovated Bloor West Village home set on a gorgeous south-facing lot, with an extra-wide drive and easy parking for a full-size SUV. A spacious, multi-purpose entry - currently used as a music room - leads to formal living and dining rooms, and a beautifully updated kitchen on the main floor. Top quality finishes in the kitchen include custom cabinetry, stone countertops, Bosch appliances, including an induction cooktop and porcelain floors. Walk out from the kitchen to the covered back porch and sunny, landscaped yard. Upstairs offers three bedrooms and a renovated bathroom. Excellent storage throughout, including an oversize linen closet and sensational wall-to-wall custom closets in the king-size primary bedroom. The former basement apartment is ready to go as an in-law suite and is currently set up as a rec room and spacious home office, featuring built-ins throughout, plus a brand new guest bath. The kitchen area is roughed in for appliances - ideal for an upright freezer and bar fridge. Recent mechanical updates provide peace of mind: the roof was entirely replaced in 2017, energy-efficient windows were installed in 2019, and a brand new furnace was installed in 2025. Other recent improvements include a professionally landscaped patio in 2021. Ideal location at the blossoming Gates of Baby Point, with incredible cafes, restaurants, and specialty shopping at the door. Just a short walk to top-rated schools, shops and services along Bloor West Village, as well as Jane subway and your choice of nearby parks. Easy access in and out of the city via the Gardiner, and uptown via Jane. A must see!

Inclusions: Includes: existing appliances, including Bosch induction range, Bosch built-in venting microwave, Bosch refrigerator, Bosch built-in dishwasher, clothes washer and dryer; attached light fixtures (except as excluded); window coverings and associated hardware; existing HVAC

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



117 Evans Ave Toronto Ontario M6S 3V9 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,892.36/2025 For: Sale % Dif: 112 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,515,000 List: \$1,349,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19.33 x 109.17 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Jane and Annette Directions: South of Annette East of Jane

MLS#: W13160898 **PIN#:** 213790172
Legal: PLAN 874 BLK C PT LOT 2

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Public Transit, School Interior Feat: Auto Garage Door Remote, Water Heater Owned	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
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 10.5	Hardwood Floor	Gas Fireplace	Combined W/Dining
2	Dining	Main	11.68	x 12.17	Hardwood Floor	Closet	Combined W/Living
3	Kitchen	Main	12.24	x 14.07	B/I Appliances	Quartz Counter	Ceramic Floor
4	Prim Bdrm	2nd	12.83	x 14.4	Hardwood Floor	Closet Organizers	Casement Windows
5	2nd Br	2nd	11.68	x 9.15	Hardwood Floor	Double Closet	Casement Windows
6	3rd Br	2nd	12.11	x 14.24	Hardwood Floor	Closet	Casement Windows
7	Rec	Bsmt	30.09	x 13.25	Galley Kitchen	Combined W/Laundry	3 Pc Bath

Client Remks: Welcome to 117 Evans Avenue, a Beautifully maintained three-bedroom, two-bathroom Semi-detached home nestled in the Heart of Bloor West Village. This property includes a renovated main floor kitchen that features Quartz counters, Stainless steel appliances, and Main Floor Laundry, discreetly integrated within the cabinetry, with a Washer and Dryer in the Kitchen. The Home is complemented by hardwood floors and original wood trim that add warmth and character throughout. The Authentic Pocket Doors between the Dining Room and Kitchen, complement the home's wood trim and timeless design. Enter into the inviting living room which is anchored by a cozy Gas Fireplace, creating a comfortable space for both relaxing and entertaining. The home has been thoughtfully updated over the years, including an updated second-floor bathroom and vinyl casement windows throughout the main and 2nd Floor. The bright and functional layout includes three well-sized bedrooms. The Primary bedroom features a full wall of custom closet organizers, while the two additional bedrooms each offer double closets, providing ample storage for family living. The finished basement with Separate Entrance, includes a self-contained studio space, complete with its own kitchen and bathroom-ideal for a private workspace, extended family, or play area for the kids. Step outside to a low-maintenance backyard featuring artificial turf, perfect for relaxing or entertaining without the upkeep. A rare offering, the Detached 1.5-car Garage off the laneway includes a loft space, providing additional storage. Located just steps from the shops, cafes, and restaurants along Bloor Street West, and a 10 minute walk to the subway, this home offers the perfect blend of convenience, community, and lifestyle.

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Washers, 2 Dryers, 1 Microwave, Front Porch IKEA Cupboard & Cabinet, Front Hall Coat Hooks, Primary Bedrm Wall Unit, Hunter Douglas Blinds in LR, DR. Window Blinds in 3 Bedrooms. Basement Wall Unit, Garage Metal Shelves & Work Bench.

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



413 Beresford Ave Toronto Ontario M6S 3B6 Toronto W02 Runnymede-Bloor West Village Toronto			Sold: \$1,800,000 List: \$1,389,000
Taxes: \$7,261.86/2025	For: Sale	% Dif: 130	
Sold Date: 02/06/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Semi-Detached	Fronting On: E	Rms: 11 + 4	
Link:	Acreage:	Bedrooms: 3	
2-Storey	23.5 x 100 Feet	Washrooms: 2	
	Irreg:	1x5x2nd, 1x3xBsmt	
Dir/Cross St: Runnymede & Bloor Directions: South of Ardagh			

MLS#: W12753562 Assignment: No Legal: PT LT 170 PL 714 WEST TORONTO JUNCTION AS IN CA125552; S/T & T/W CA125552		PIN#: 213770175 Fractional Ownership: No Vacant Land Condo: No	
Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Asphalt Rolled Foundation: Block Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Meter, Storage	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Year: 1978 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: A

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: ** Pre-emptive Offer Registered, offers will be reviewed 7:30pm Friday February 6, 2026 ** Discover this incredible Bloor West Village home. A handsome W-I-D-E semi that looks and feels like a detached home, set on one of the neighbourhood's most coveted streets. The heart of the home is the chef's kitchen and dining area; an epicurean's delight and natural gathering spot, perfect for entertaining family and friends, culinary exploration, or homework alike. A cook's dream with fresh quartz countertops, generous workspace, abundant storage, stainless steel appliances including an induction stove, all drenched in natural light and featuring a walk-out to the rear yard. Upstairs, the incredible primary suite overlooks the lush rear garden and boasts a walk-in closet, office nook, and a freestanding jacuzzi tub beneath a skylight; perfect for stargazing while you soak and unwind. The spectacular semi-ensuite offers double sinks, excellent storage, a glass shower, and classic marble finishes throughout. Two spacious front-facing bedrooms complete the second floor. The finished basement features a separate side entrance, media room, laundry, and a stylish 3-piece bathroom with heated floors. Professionally landscaped front and back gardens with a welcoming front porch; the perfect perch for watching sunsets. The tranquil, fully fenced backyard is the main summer attraction, ideal for BBQ-ing, entertaining, or relaxing under the gazebo. Enjoy Norman Rockwell views overlooking Beresford Park, where families and dogs gather year-round and neighbours lace up in winter at the beloved outdoor skating rink (hats off to the community hosers!). Ideally located in the coveted TDSB catchment for Runnymede PS and Humberside Cl. Steps to Runnymede subway station and an easy stroll to Bloor West Village shops, restaurants, and everyday amenities. Everything you love, right at your doorstep! Inclusions: stainless steel kitchen appliances: refrigerator, induction slide in range, dishwasher. Cabinet front range exhaust, clothes washer & dryer, gas burner & equipment complete (forced air gas furnace), central air conditioner, all electric light fixtures (except as noted), all closet organizers now attached, garden shed, gazebo - all in AS-IS condition. Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-465-7527					



581 Beresford Ave Toronto Ontario M6S 3C2 Toronto W02 Runnymede-Bloor West Village Toronto		Sold: \$1,735,000 List: \$1,449,000
Taxes: \$8,672/2025	For: Sale	% Dif: 120
Sold Date: 03/11/2026		
SPIS: No	Last Status: SLD	DOM: 9
Semi-Detached	Fronting On: E	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	22.79 x 139.11 Feet	Washrooms: 4
	Irreg:	2x4x2nd, 1x2xMain, 1x4xLower
Dir/Cross St: Runnymede / Annette St Directions: Runnymede / Annette St		

MLS#: W12833804 **PIN#:** 105200617
Legal: PT LT 98 BLK F PL 615 TWP OF YORK AS IN TB871300; S/T TB871300; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Hardboard Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Floor Drain, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
Hydro: Phone: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.75	x 11.15	Hardwood Floor	Open Concept	O/Looks Frontyard
2	Dining	Main	11.15	x 11.91	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	13.25	x 23.98	Modern Kitchen	Centre Island	Eat-In Kitchen
4	Prim Bdrm	2nd	14.4	x 14.76	Picture Window	B/I Closet	4 Pc Ensuite
5	2nd Br	2nd	10.99	x 12.76	Hardwood Floor	Double Closet	O/Looks Frontyard
6	3rd Br	2nd	9.15	x 10.83	Hardwood Floor	Closet	Window
7	Living	Lower	10.83	x 13.91	Concrete Floor	Combined W/Dining	W/O To Yard
8	Kitchen	Lower	7.15	x 13.42	Concrete Floor	Modern Kitchen	Stainless Steel Appl
9	Br	Lower	10.6	x 12.07	Concrete Floor	Closet	4 Pc Ensuite

Client Remks: 581 Beresford Avenue is classic from the curb yet dramatically transformed within. This extended and renovated semi detached home offers an exceptional layout, generous proportions, and beautifully curated finishes in sought after Upper Bloor West Village. Behind the charming traditional facade, the home unfolds with impressive scale and natural light across three thoughtfully designed levels. The main floor blends original character with modern functionality, featuring inviting living and dining spaces at the front of the home, complete with a discreetly tucked away entrance closet and powder room. At the rear, a significant extension creates an oversized kitchen that truly serves as the heart of the home, offering abundant custom cabinetry, an expansive centre island, and a generous eat-in area with built-in desk space overlooking the east facing backyard. The second level continues the bright and welcoming feel, enhanced by a large skylight above the staircase. This floor offers three well proportioned bedrooms and two bathrooms. The spacious primary retreat, located at the rear within the extension, features soaring ceilings, a large picture window, and a beautifully appointed ensuite bathroom. At the front of the home, a large sun filled second bedroom includes a double closet, while the third bedroom is equally spacious and versatile, ideal for family, guests, or a home office. A charming four piece family bathroom with an original claw foot tub adds warmth and character. The lower level with 8ft ceilings, offers a beautifully finished one bedroom, one bathroom apartment with sleek contemporary design, custom cabinetry, and heated concrete floors, ideal for multi generational living, guest space, or income potential. Beautiful mature gardens with new driveway & front landscaping. Optional rear laneway parking. 581 Beresford is a truly exceptional home offering space, flexibility, and thoughtful design in one of Toronto's most desirable west end neighbourhoods.

Inclusions: All Electrical Light Fixtures. All Appliances. Main floor: KitchenAid Stove, vent hood, Fisher Paykel fridge freezer, Asko dishwasher. 2nd floor stackable Miele washer / dryer . Basement: Whirlpool Stove, Broan exhaust hood, Whirlpool fridge freezer, Maytag dishwasher, stackable Haier washer / dryer. All window treatments where available. All Mechanics (Furance, AC Unit). Garden shed. 1 Rubbermaid storage unit. BBQ. Lawn Mower.

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



685 Annette St Toronto Ontario M6S 2C9 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$6,453.08/2026 For: Sale % Dif: 97 Sold Date: 06/16/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,400,000 List: \$1,450,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.5 x 120 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x3xBsmt, 1x4x2nd	Dir/Cross St: Annette/Willard Directions: Annette/Willard

MLS#: W13433022 **PIN#:** 213790318
Legal: PT LT 1-2 BLK D PL 874 WEST TORONTO JUNCTION AS IN CA704911; S/T & T/W CA704911; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Heat Pump, Radiant / Electric, Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School 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
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.75	x 13.65	Large Window	Hardwood Floor	Double Doors
2	Dining	Main	12.99	x 8.96	Open Concept	Hardwood Floor	
3	Kitchen	Main	15.98	x 10.7	Granite Counter	Stainless Steel Appl	Centre Island
4	Prim Bdrm	2nd	15.98	x 11.12	Window	Closet	Hardwood Floor
5	2nd Br	2nd	10.2	x 10.27	Window	Closet	Hardwood Floor
6	3rd Br	2nd	10.2	x 9.58	Window	Closet	Hardwood Floor
7	Rec	Bsmt	16.01	x 22.74	Laminate	Pot Lights	

Client Remks: Welcome to a classic, character-filled 3 bed, 2 bath, & RARE laneway garage parking, perfectly positioned in the heart of Bloor West Village. The main floor features a functional family-friendly layout, engineered bamboo flooring, & inviting principal rooms filled w/natural light. At the heart of the home is a beautifully appointed chef's kitchen, complete w/quartz countertops, a premium Viking cooktop, & KitchenAid double wall ovens, perfect for everyday living & entertaining. Upstairs, 3 bright & spacious bdrms provide a peaceful retreat for growing families, guests, or working from home flexibility. RARE laneway garage offering exceptional versatility for 2 car parking. Fully insulated & equipped w/a cozy WETT-certified wood stove, the space functions equally well as secure parking, a private studio, home office, gym, or creative retreat. An exterior parking pad positioned in front of the garage allows for a highly efficient 2-car parking. Designed w/year-round comfort in mind, the home features an owned on-demand hot water & radiant in-floor heating system serving 4 separate zones, delivering exceptional efficiency & personalized comfort throughout. A high-efficiency split-duct heat pump system provides a/c & supplemental heating, while the finished bsmnt offers valuable additional living space ideal for a family room, media room, playroom, or home office. Beyond the home itself, the location is second to none. Enjoy the walkable lifestyle that makes Bloor West Village one of Toronto's most sought-after neighbourhoods, w/top-rated schools, French Immersion pathway access to highly regarded Humberside Collegiate Institute, convenient subway access, & the natural beauty of High Park all within easy reach. Rarely does a home combine character, modern efficiency, flexible living space, & an unbeatable west-end location so effortlessly. A truly turnkey opportunity in one of Toronto's most coveted family communities.

Inclusions: Appliances, all existing window coverings, all electric light fixtures (except whats in exclusions)
Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



473 Beresford Ave Toronto Ontario M6S 3B8 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$7,555.95/2025 For: Sale % Dif: 99 Sold Date: 06/07/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,483,000 List: \$1,498,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.33 x 97.34 Feet Irreg:	Rms: 9 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Annette/Runnymede Directions: S of Annette/W of Runnymede

MLS#: W13228846 **PIN#:** 213780247
Legal: PT LT 10 PL 1599 TORONTO AS IN CA539553; S/T & T/W CA539553; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Wood A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Bar Fridge, Water Heater Owned, Storage, 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
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 11.25	Fireplace	Hardwood Floor	O/Looks Frontyard
2	Dining	Main	12.8	x 13.39	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	12.07	x 13.39	Centre Island	Stainless Steel Appl	Backsplash
4	Den	Main	8.89	x 8.6	Walk-Out	O/Looks Backyard	Hardwood Floor
5	Br	Upper	10.4	x 8.46	Hardwood Floor	O/Looks Backyard	Closet
6	2nd Br	Upper	11.61	x 8.46	Closet	Window	Hardwood Floor
7	Prim Bdrm	Upper	12.96	x 13.58	B/I Closet	Hardwood Floor	Walk-Out
8	Rec	Lower	21.72	x 13.39	Pot Lights	Open Concept	B/I Bookcase
9	Laundry	Lower	12.57	x 7.05	Tile Floor	Pot Lights	
10	Pantry	Lower	11.35	x 13.55	Walk-Out	Tile Floor	

Client Remks: Turnkey, stylish, and full of charm - welcome to 473 Beresford Ave, an incredible opportunity to get into one of Toronto's most sought-after west-end neighbourhoods. Perfect for first-time buyers or young families looking for a move-in-ready home with space, function, and a true sense of community. Thoughtfully renovated and meticulously maintained, this bright open-concept home features inviting living and dining spaces, a cozy wood-burning fireplace, custom built-ins, pot lights, and smart storage throughout. The chef-inspired kitchen offers a family-sized island, under-cabinet lighting, and seamless flow for everyday living and entertaining. A versatile main floor office/den provides the perfect work-from-home setup or could easily function as a mudroom for busy family life. Upstairs features generously sized bedrooms, updated bathrooms, and a spacious primary retreat with a custom closet, bay window, and private balcony. The finished basement adds valuable living space with a media area, bar fridge, full-size laundry room with folding counter and storage, plus a rare waterproofed cold room offering exceptional storage. Step outside to a beautifully landscaped backyard with mature perennial gardens, cedar deck, hot tub, and laneway access - an ideal setting for entertaining, kids, bikes, and everyday family life. Set on a dream street with slow traffic, kids playing outside, and a true sense of community. Unofficial front parking outside your home adds everyday convenience. Steps to parks, schools, transit, and the best of the west end. A rare chance to get into an incredible neighbourhood without the renovation headaches.

Inclusions: S/S Fridge, S/S gas stove, S/S dishwasher, washer/dryer, kitchen hutch/cabinet, mudroom bench and all decorative cushions, shoe storage/bench at front entrance, hot tub, basement bar fridge, deep freezer (furnace room), plastic shed, all ELFs & window coverings, hot water tank (owned). Basement walk out accessible through trap door in existing cedar deck.

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



139 Evans Ave
Toronto Ontario M6S 3V9
 Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$7,827.42/2025 **For:** Sale **% Dif:** 120
Sold Date: 04/09/2026
SPIS: No **Last Status:** SLD **DOM:** 1
Semi-Detached **Fronting On:** E **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 25.17 x 109.17 Feet **Washrooms:** 2
Irreg: As per MPAC 1x4x2nd, 1x4xLower
Dir/Cross St: Jane Street/Ardagh Street
Directions:
 Jane Street to Ardagh Street, East on Ardagh Street to Evans Avenue, North on Evans Avenue to 139 Evans Avenue.

MLS#: W12971866		PIN#: 213790161	
Legal: PT LT 25 BLK C PL 874 WEST TORONTO JUNCTION AS IN CA745453; S/T & T/W CA745453; CITY OF TORONTO			
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:	Hydro:
Basement: Finished	Drive: Mutual	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:	Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply Type:	
A/C: Wall Unit	UFFI:	Sewer:	Sewers
Central Vac: No	Pool: None	Waterfront:	
Apx Age:	Prop Feat: Library, Park, Public Transit, School	Retirement:	
Year Built: 1921	Exterior Feat: Deck, Landscaped	HST Applicable to Not Subject to HST	
Yr Built Source: MPAC	Interior Feat: Sump Pump, Storage, Water Heater Owned	Sale Price:	
Apx Sqft: 1100-1500		Farm/Agr:	
Lot Size Source: MPAC		Oth Struct:	
Roof: Asphalt Shingle		Survey Type: Boundary Only	
Foundation: Block		Spec Desig: Unknown	
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.49	x 7.41	Hardwood Floor	Tile Floor	
2	Living	Main	18.34	x 11.42	Hardwood Floor	Bay Window	Pot Lights
3	Dining	Main	14.01	x 8.5	Hardwood Floor	French Doors	Open Concept
4	Kitchen	Main	14.34	x 10.01	Hardwood Floor	Quartz Counter	W/O To Deck
5	Prim Bdrm	2nd	14.01	x 9.42	Hardwood Floor	W/I Closet	Closet
6	Br	2nd	15.75	x 9.42	Hardwood Floor	Large Closet	
7	Br	2nd	15.75	x 8.99	Hardwood Floor	Closet	
8	Rec	Lower	17.85	x 12.99	B/I Shelves	Pot Lights	Laminate

Client Remks: Your search ends here. This show-stopping, fully renovated extra-wide semi-detached home feels remarkably like a detached residence and shows like a dream from top to bottom. Situated in coveted Bloor West Village on a quiet, family-friendly street, this home has been meticulously updated - it is truly ALL DONE. The main floor is a masterclass in seamless entertaining, featuring a stunning chef's kitchen anchored by premium Ciot quartz countertops and a matching slab backsplash. The massive center island with a breakfast bar serves as the heart of the home, leading directly to a professionally landscaped backyard oasis. Whether you are hosting inside or out, the flow is effortless. The attention to detail continues upstairs with spacious, light-filled rooms and newer windows. The primary suite is a true retreat, boasting a custom walk-in closet tucked behind a stylish sliding barn door. Not to be outdone, the upper washroom is a striking sanctuary finished with elegant marble flooring. The lower level offers a fully finished basement designed for maximum utility, featuring stunning built-in cabinetry and oodles of clever storage solutions. Step outside to find curb appeal at its finest with a fully landscaped front yard and garden. The private rear grounds have been completely transformed with a patio, deck, turf, and fencing, providing a low-maintenance space for play and relaxation. Complete with highly sought-after private garage parking, this home offers the perfect blend of modern luxury and unbeatable location. Just move in and enjoy the village lifestyle!

Inclusions: Existing stainless steel appliances: KitchenAid fridge (2025), KitchenAid gas stove with griddle [downdraft stove] (2022), Miele dishwasher (2023), Panasonic microwave; Bosch stacked washer and dryer; electric light fixtures, metal shelving in utility room, existing window coverings, broadloom where attached, backyard play structure, automatic garage door opener and remote, wall mounted air conditioning unit, gas boiler and equipment, hot water heater.

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



756 Annette St Toronto Ontario M6S 2E2 Toronto W02 Runnymede-Bloor West Village Toronto Taxes: \$7,300/2025 For: Sale Sold Date: 05/07/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,675,000 List: \$1,779,000 % Dif: 94
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 14.93 x 51.09 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x5xUpper, 1x4x3rd, 1x2xMain	Dir/Cross St: Annette St/Jane St Directions: East on Annette from Jane

MLS#: W13027988 **PIN#:** 105200802
Vacant Land Condo: No
Legal: PT LTS 116, 117, 118 & 119, PL 893 ANNETTE RUNNYMEDE ANNEX (YORK/TORONTO), DES AS PT 9 PL 66R22263, CITY OF TORONTO T/W AN UNDIVIDED COMMON INTEREST IN TORONTO COMMON ELEMENTS CONDOMINIUM CORPORATION NO.1921.

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Golf, Hospital, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Level Entrance, Multiple Entrances, Ramped Entrance HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	25.59	x 12.8	Combined W/Den	Marble Floor	Gas Fireplace
2	Living	2nd	13.12	x 12.8	Open Concept	Fireplace	Hardwood Floor
3	Dining	2nd	19.36	x 12.47	Combined W/Living	Large Window	Hardwood Floor
4	Kitchen	2nd	12.8	x 12.47	Stainless Steel Appl	Marble Counter	W/O To Deck
5	Br	3rd	12.14	x 12.8	W/O To Balcony	4 Pc Ensuite	Hardwood Floor
6	2nd Br	3rd	12.47	x 10.5	Large Window	Large Closet	Hardwood Floor
7	Prim Bdrm	Upper	17.39	x 10.17	Vaulted Ceiling	W/O To Balcony	5 Pc Ensuite

Client Remks: Hidden Gem at 'Annette Lanes' in Bloor West Village: Sophisticated Freehold Townhome with live/work potential! Welcome to a truly exceptional & rarely offered 2700 square foot Townhome, where timeless elegance meets modern versatility across four above-grade thoughtfully designed levels. A grand double-door entrance with wrought iron detailing opens to an impressive entry level featuring exquisite marble flooring & an airy, light-filled ambiance enhanced by expansive windows with a privacy glass option. Perfect as a dream home office, this versatile space also features a cozy gas fireplace and inviting sitting area, easily doubling as a family room or den, with a powder room and dedicated laundry for added convenience. The second level reveals a bright open-concept living and dining area enhanced by a second gas fireplace, pot lights, and dramatic two-storey windows that flood the space with natural light. An atrium-style glass railing overlooks the level below, adding architectural sophistication. The kitchen is beautifully appointed with marble countertops, stainless steel appliances, & a functional layout for entertaining, with a walkout to a stunning south-west facing brick terrace featuring three charming cut-out windows - perfect for entertaining & relaxing. The third level offers two spacious bedrooms, including one with a private balcony, along with a well-designed double-entry 4-piece bathroom with glass shower. The top level is a true retreat, showcasing a luxurious primary suite with vaulted ceiling, skylight, & a striking oversized round window. Enjoy a private third balcony & a marble 5-piece ensuite complete with water closet, dual vanities, soaker tub, & separate glass shower. With a private garage & just steps to restaurants, cafes, boutique shopping, TTC and everyday amenities, as well as the Humber River trails, this is a rare opportunity to own a distinctive property that offers luxury, flexibility, and an unbeatable location all in one.

Inclusions: Dacor stainless steel counter depth fridge, Dacor stainless steel 4 burner gas stove, KitchenAid stainless steel built-in dishwasher, Dacor stainless steel over-the-range microwave, central vacuum and attachments, all window treatments, all electric light fixtures, all sound-proofing panels, built-in speaker system, existing privacy glass inserts, alarm system, garage door opener & remote, gate remote. Freehold Townhouse with POTL Fee \$330.00/Month, TCECC #1921.

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