



448 Gerrard St E Toronto Ontario M5A 2H2 Toronto C08 Cabbagetown-South St. James Town Toronto Taxes: \$4,132/2025 For: Sale % Dif: 98 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 45			Sold: \$735,000 List: \$749,900
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 10.33 x 44.75 Feet Irreg:	Rms: 4 + 2 Bedrooms: 2 Washrooms: 1 1x4x2nd	Dir/Cross St: SUMACH & GERRARD Directions: SOUTH OF SPRUCE & EAST OF SUMACH

MLS#: C13106040 **PIN#:** 210820357
Legal: PT LT 20 PL D177 TORONTO PT 163R1048

Kitchens: 1 Fam Rm: N Basement: criteria.basementFeatures,yn.Development / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Flat Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Grnbelt/Conserv, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, On Demand Water Heater, Storage, Sump Pump	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.19	x 9.55	Pot Lights	Hardwood Floor	Large Window
2	Kitchen	Main	11.61	x 9.42	W/O To Deck	Eat-In Kitchen	Beamed
3	Prim Bdrm	2nd	11.98	x 9.38	Skylight	Double Closet	Window
4	2nd Br	2nd	9.94	x 9.51	Large Window	Hardwood Floor	
5	Pantry	Bsmt	8.04	x 6.17	Combined W/Laundry	Tile Floor	
6	Office	Bsmt	14.76	x 7.74	Laminate	Above Grade Window	Sump Pump

Client Remks: Not your average condo alternative. Why wait for elevators and pay high monthly maintenance fees when you can own a charming freehold in Cabbagetown for under \$750K? 448 Gerrard St E offers an incredibly rare opportunity for buyers craving character, lifestyle, and independence without the compromises of condo living. High ceilings, pot lighting, skylight, exposed beams, and thoughtfully designed spaces create a home that feels warm, urban, and full of personality. The private outdoor space is perfect for morning coffee before heading out to enjoy one of Toronto's most walkable neighbourhoods. Steps to Riverdale Farm, the Pam McConnell Aquatic Centre, transit, bike lanes, cafes, restaurants, and downtown access. Ideal for first-time buyers, professionals, creatives, downsizers, or anyone seeking a stylish city home with no condo fees and low carrying costs. A unique opportunity to get into one of Toronto's most beloved neighbourhoods with fabulous neighbours and at a price point rarely seen for freehold ownership. This is the kind of home buyers say they want... and then realize it actually exists under \$750K in Cabbagetown.

Inclusions: refrigerator, gas stove, range hood, built-in dishwasher, washer, dryer, tankless water heater, central air conditioning, BBQ outdoor gas hookup, forced air gas furnace, sump pump, all window coverings, all light fixtures, Ecobee thermostat

Listing Contracted With: EVANS REAL ESTATE **Ph:** 416-763-4189



452 Sumach St Toronto Ontario M4X 1V7 Toronto C08 Cabbagetown-South St. James Town Toronto Taxes: \$6,590.72/2025 For: Sale % Dif: 99 Sold Date: 06/26/2026 SPIS: No Last Status: SLD DOM: 25			Sold: \$940,000 List: \$949,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.75 x 75 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: Wellesley St E/ Sackville St Directions: Wellesley St E/ Sackville St

MLS#: C13224256 **PIN#:** 210840141
Legal: PT LT 1-3 PL 221 TORONTO AS IN CA282214; S/T & T/W CA282214; 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: 1898 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.86	x 14.44	Open Concept	Broadloom	Window
2	Dining	Main	10.04	x 10.04	Open Concept	Broadloom	Picture Window
3	Kitchen	Main	9.74	x 14.3	Tile Floor	Double Sink	W/O To Garden
4	Prim Bdrm	2nd	10.99	x 11.09	Broadloom	Window	Closet
5	2nd Br	2nd	7.55	x 10.63	Broadloom	Window	Double Closet
6	3rd Br	2nd	9.74	x 9.91	Broadloom	Window	
7	Rec	Lower	12.86	x 24.51	Unfinished	Laundry Sink	

Client Remks: Welcome to 452 Sumach Street, a charming Victorian Cottage in the Heart of Cabbagetown. Tucked away on a beautifully treed street, this recently updated 3 bedroom Victorian workers' cottage offers the perfect blend of historic character and modern comfort. Just steps to Wellesley Street and surrounded by two of the neighbourhood's most beloved parks, this is an exceptional opportunity to enjoy one of Toronto's most charming communities. Inside, bright and inviting living spaces are complemented by thoughtful updates, creating a move-in-ready home with timeless appeal. The flexible three-bedroom layout on the second level is ideal for a young couple seeking an alternative to condo living, or for buyers of any age who value the convenience of a dedicated home office, guest room, or creative workspace. Enjoy the benefits of a freehold home without sacrificing walkability. Cafes, restaurants, transit, green spaces, and the vibrant village atmosphere of Cabbagetown are all at your doorstep. A rare opportunity to own a beautifully updated Victorian cottage in one of Toronto's most picturesque neighbourhoods.

Inclusions: All electric light fixtures (except where excluded), all window coverings, stainless steel, fridge, gas stove, hood fan, skylight, LG clothes washer and dryer, laundry sink.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



184 Carlton St		Sold: \$900,000
Toronto Ontario M5A 2K6		List: \$998,000
Toronto C08 Cabbagetown-South St. James Town Toronto		
Taxes: \$19,574.26/2025	For: Sale	% Dif: 90
Sold Date: 05/28/2026		
SPIS: No	Last Status: SLD	DOM: 46
Store W/Apt/Office	Fronting On: N	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	19 x 100.79 Feet	Washrooms: 2
	Irreg: easements	1x2xGround, 1x4x2nd
Dir/Cross St: Sherbourne & Carlton Directions: Sherbourne & Carlton, 1 block east		

MLS#: C12995158 **PIN#:** 210870112
Legal: PT PARKLT 4 CON 1 FTB TWP OF YORK; PT PRIVATE LANE PL D144 TORONTO AS IN CA649445; T/W & S/T CA649445; CITY OF TORONTO

Kitchens: 1	Exterior:	Zoning:
Fam Rm: N	Brick / Concrete Block	CR 1.5 (c1.0; r1.0) SS2 (x1884)
Basement: Unfinished / Part Bsmt	Gar/Gar Spcs: None / 0	Cable TV:
Fireplace/Stv: N	Drive: Mutual	Gas:
Heat: Water / Gas	Drive Park Spcs: 0	Phone:
A/C: None	Tot Prk Spcs: 0	Water: Municipal
Central Vac: No	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 2000-2500	Prop Feat:	Waterfront:
Lot Size Source: Survey	Interior Feat: Water Heater Owned,	Retirement:
Roof: Asphalt Rolled, Asphalt Shingle	Separate Hydro Meter	HST Applicable to In Addition To
Foundation: Brick	Security Feat: None	Sale Price:
Assessment: 2025 POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Office	Ground	61.35	x 18.08	
2	Workshop	Ground	23.92	x 18.41	
3	Living	2nd	13.98	x 11.48	
4	Kitchen	2nd	13.06	x 6.73	
5	Prim Bdrm	2nd	17.98	x 10.66	Closet
6	2nd Br	2nd	17.98	x 6.73	Closet
7	3rd Br	2nd	12.34	x 11.22	Closet
8	Utility	Bsmt	33.43	x 17.85	

Client Remks: Cabbagetown Mixed-Use Opportunity positioned at the gateway to historic Cabbagetown, offers a rare "value-add" opportunity for investors, developers, or owner-users. This two-story, mixed-use freehold property is a blank canvas requiring work to reach its significant market potential. With high visibility and a deep footprint, the property is perfectly suited for a retail space or boutique office with a premium residential unit above. The main floor is deep, high-ceilinged commercial space with prominent street-front display windows. The layout extends into a rear addition previously used as a workshop/storage area, complete with an existing two-piece washroom. Approximately 1500 Sq. Ft. with access to the rear mutual lane. The 2nd floor (approx. 900 sq. ft.): A sprawling, sun-filled apartment featuring high ceilings & original hardwood floors. The unit includes a large common area with French doors and a walkout to an expansive rear patio-a rare amenity in the downtown core. The roof membrane and shingles, fully replaced in March 2026, providing a secure envelope for the upcoming interior revitalization. This is a strategic acquisition for a buyer looking to capitalize on the rapid appreciation of the Sherbourne corridor. The property is being sold in "as-is" condition, offering a clean slate to reconfigure and modernize the space to achieve top-tier market rents.

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



238 River St Toronto Ontario M5A 3R1 Toronto C08 Cabbagetown-South St. James Town Toronto Taxes: \$6,145.81/2025 For: Sale % Dif: 92 Sold Date: 02/08/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,050,000 List: \$1,139,000
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 15.83 x 88.75 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: River St. & Gerrard St. E. Directions: River St. & Gerrard St.E.

MLS#: C12723748 **PIN#:** 210820415
Legal: PT LT 33 PL D177 TORONTO AS IN CA664015; T/W CA664015; CITY OF TORONTO

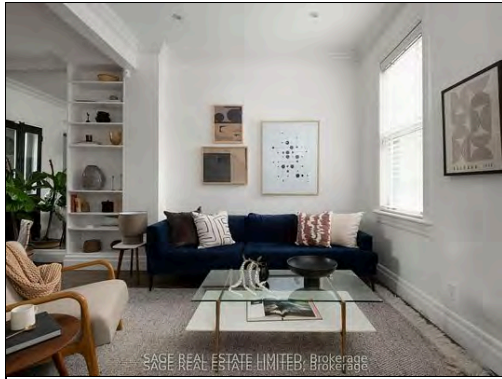
Kitchens: 1 Fam Rm: N Basement: Finished / Part Bsmt Fireplace/Stv: Y Heat: Baseboard, Heat Pump, Other, Radiant / Electric, Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1880 Apx Sqft: 700-1100 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School, Wooded/Treed Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.7	x 12.6	Fireplace	Open Concept	Pot Lights
2	Dining	Main	12.34	x 10.63	Wood Floor	Combined W/Living	Walk-Out
3	Kitchen	Main	9.58	x 11.58	Window	W/O To Deck	Galley Kitchen
4	Prim Bdrm	2nd	15.52	x 11.19	Skylight	Wood Floor	Double Closet
5	2nd Br	2nd	9.58	x 11.58	Casement Windows	B/I Shelves	Double Closet

Client Remks: Something special sits on River... a home so beautiful, it will make you shiver! Welcome to 238 River Street in Toronto's highly desirable and uniquely charming Cabbagetown neighbourhood. Step off the inviting front porch and enter the proper foyer that provides separation from the home's living spaces. A warm fire burns in the raised living room overlooking the dining room beyond and natural light pours in from the east facing window. The updated kitchen features stainless steel appliances and sliding glass double-doors to the backyard beyond - lush in summer and picturesque with snow in winter. The finished partial basement features laundry and a fully-updated bathroom, plus some extra room for storage. Upstairs on the second level find two family-sized bedrooms plus another completely updated bathroom with stylish designer finishes. Parking can easily be added by moving fence at the rear, or street parking on Spruce St. a few metres away is simple and easy. Located in Cabbagetown, one of Toronto's quaintest, most charming, and unique neighbourhoods, 238 River St. is a home that dreams are made of. Runners, cyclists, and dog parents will be thrilled to have Riverdale Park West and the Lower Don River Trail right outside your front door, and transit has never been easier with the 506 TTC streetcar stop right outside as well, taking you downtown in minutes. If transit isn't your thing, hop on the DVP and head anywhere in the city with ease. The area is a foodie paradise with all the best restaurants in Cabbagetown, east Chinatown, and Riverside a quick stroll away. Got a big wish list and need a home that will deliver? Look no further than this gem at 238 River!

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer & Dryer, All Window Coverings & All Electrical Light Fixtures, Smart Door Lock, Bathroom Mirrors Where Hung.

Listing Contracted With: REMAX CONNECT REALTY **Ph:** 416-588-8248



438 Sumach St Toronto Ontario M4X 1V7 Toronto C08 Cabbagetown-South St. James Town Toronto Taxes: \$6,356.95/2026 For: Sale % Dif: 94 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 25			Sold: \$1,100,000 List: \$1,165,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 29.96 x 24.93 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Wellesley St E & Parliament St Directions: Wellesley St E & Parliament St

MLS#: C13141052 **PIN#:** 210840148
Legal: PT LT 23 PL 221 TORONTO AS IN CA730474; 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: 1854 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Wood Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 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 Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.11	x 9.55	Laminate	Open Concept	Window
2	Dining	Main	16.11	x 8.07	Laminate	Open Concept	W/O To Deck
3	Kitchen	Main	10.79	x 4.59	Laminate	Stainless Steel Appl	Open Concept
4	Prim Bdrm	2nd	9.22	x 15.35	Laminate	Window	Closet
5	2nd Br	2nd	10.4	x 9.35	Laminate	Window	
6	Br	Bsmt	16.11	x 11.84	Laminate	Pot Lights	Ensuite Bath
7	Utility	Bsmt	9.22	x 10.07			

Client Remks: Tucked along a quiet stretch of Sumach Street, beneath a canopy of mature trees in the heart of Cabbagetown, this two-bedroom semi feels like something out of a storybook with the perfect blend of charm and style. Behind a literal white picket fence (yes, really) and a front garden that quietly steals the show, this is the kind of home that makes you pause before you even step inside. And once you do, it delivers. Lofty ceilings and generous windows bring in beautiful natural light, giving the main floor a wondrous sense of volume. The kitchen has been tastefully updated with form and function in mind to create a space that feels polished, practical, and ready to enjoy from day one. Out back, a private deck extends the living space in all the right ways. It's an easy setting for summer evenings, weekend barbecues, or simply a moment to unwind. The garden and deck strike that rare balance of lush enough to enjoy, but thoughtfully scaled for low-maintenance living. This home offers the privacy and charm of a freehold, with a simplicity that condo dwellers can appreciate. Upstairs, the primary bedroom opens up with vaulted ceilings that add an expansive sense of space and calm. A second bedroom offers flexibility, whether for guests, a home office, or whatever comes next. The finished lower level adds versatility, ideal as a media room, workspace, or additional bedroom. This home also features a private drive at the front, a detail that makes a meaningful difference in this neighbourhood. Just steps from Riverdale Park, Wellesley Park, and Riverdale Farm, and a short stroll to the energy of Parliament Street where cafes, restaurants, and local shops create a rhythm that's distinctly Cabbagetown. Walkability is a given, transit is seamless, and access to the DVP keeps commuting within easy reach. For those drawn to homes with personality and spaces that feel inspired, this one doesn't try too hard. It simply gets it right.

Inclusions: Stove (2021), Fridge, Dishwasher, Microwave, Washer and Dryer, TV and bracket, All Window Coverings, All Electric Light Fixtures (excluding principal bedroom), BBQ, Garden Shed.

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



487 Sackville St		Sold: \$1,239,000
Toronto Ontario M4X 1T6		List: \$1,239,000
Toronto C08 Cabbagetown-South St. James Town Toronto		
Taxes: \$7,239.24/2025	For: Sale	% Dif: 100
Sold Date: 04/03/2026		
SPIS: No	Last Status: SLD	DOM: 3
Att/Row/Twnhouse	Fronting On: E	Rms: 7
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	14.62 x 116 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xBsmt
Dir/Cross St: Wellesley St East & Parliament St		
Directions: South of Bloor, East of Parliament		

MLS#: C12940936	PIN#: 210850030
Legal: see schedule C	

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Part Fin	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer:
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Interior Feat: None	Retirement:
Year Built: 1875		Under Contract: Hot Water Heater
Yr Built Source: MPAC		HST Applicable to Included In
Apx Sqft: 1100-1500		Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Flat		Oth Struct:
Foundation: Block, Brick		Survey Type: None
Assessment: 2025 POTL:		Spec Desig: Heritage,Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 11.71	Open Concept	Parquet Floor	Window
2	Dining	Main	13.09	x 12.66	Open Concept	Parquet Floor	Window
3	Kitchen	Main	15.06	x 11.48	Tile Floor	Window	Double Sink
4	Breakfast	Main	11.48	x 9.28	Tile Floor	W/O To Deck	
5	Prim Bdrm	2nd	13.48	x 11.68	Hardwood Floor	Window	Closet
6	2nd Br	2nd	10.79	x 8.17	Hardwood Floor	Window	Closet
7	3rd Br	2nd	11.29	x 7.22	Hardwood Floor	B/I Shelves	Skylight
8	Sunroom	2nd	11.58	x 7.97	Hardwood Floor	Window	
9	Bathroom	2nd	7.55	x 5.84	4 Pc Bath	Window	
10	Rec	Bsmt	13.09	x 11.32			
11	Utility	Bsmt	13.09	x 12.7			
12	Bathroom	Bsmt	11.19	x 6.5			
13	Laundry	Bsmt	7.28	x 6.69			

Client Remks: Welcome to Cabbagetown! Nestled on a quiet, tree-lined street in one of Toronto's most sought-after historic neighbourhoods, this charming Victorian end-unit townhouse offers a rare opportunity to own a true piece of the city's heritage. Set on a leafy corner lot with laneway access to a private garage. Featuring 3+1 bedrooms and 2 bathrooms, the home is highlighted by a spacious primary bedroom, large eat in kitchen, high ceilings, a sunroom and skylights. Third bedroom has a tandem room- would make a great home office or studio. Step outside to a beautifully fenced in backyard, shaded by a magnificent mature maple tree, with a walkout from the kitchen to a newer two-tiered deck-perfect for entertaining or relaxing. Tucked away on a idyllic dead-end street, it's easy to forget you're in the heart of the city, offering one of the most peaceful settings you'll find anywhere downtown. Lovingly maintained by the same family for over 50 years, this 1875 heritage home is rich in history-once the residence of Josef Skvorecky, the renowned Canadian-Czech literary giant. Perfectly located just steps to Cabbagetown's cafes, shops, and amenities, and within walking distance to Riverdale Farm, local schools and the scenic Don Valley trails. Opportunity awaits!

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



547B Parliament St		
Toronto Ontario M4X 1P7		
Toronto C08 Cabbagetown-South St. James Town Toronto		
Taxes: \$8,018.40/2026	For: Sale	% Dif: 105
Sold Date: 06/24/2026		
SPIS: No	Last Status: SLD	DOM: 9
Att/Row/Townhouse	Fronting On: E	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
3-Storey	14.14 x 54.41 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x4x3rd, 1x2xGround
Dir/Cross St: Between Wellesley & Carlton		
Directions: Prime Cabbagetown; townhouse is set well back from Parliament Street		

MLS#: C13445666	PIN#: 210830398
Legal: CON 1 PT PARK LOT 2 RP 66R22895 PART 8	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished	Drive:	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Yes	Pool: None	Waterfront:
Apx Age: 16-30	Prop Feat: Central Vacuum, Family	Retirement:
Year Built: 2007	Room, Park, Public Transit, School	Under Contract: Hot Water Tank-Gas
Yr Built Source: MPAC	Interior Feat: Central Vacuum, Auto	HST Applicable to Included In
Apx Sqft: 2000-2500	Garage Door Remote	Sale Price:
Roof: Flat		Farm/Agr:
Foundation: Concrete		Oth Struct: Shed
Assessment: POTL: Y		Survey Type: None
POTL Mo Fee: 200		Spec Desig: Heritage
Laundry lev: Upper		

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Ceramic Floor	Closet	Leaded Glass
2	Living	Main	13.09	x 12.76	Window	Crown Moulding	Open Concept
3	Dining	Main	15.42	x 8.83	Large Window	O/Looks Frontyard	Crown Moulding
4	Kitchen	Main	14.99	x 8.99	Stainless Steel Appl	Granite Counter	Breakfast Bar
5	2nd Br	2nd	14.01	x 13.25	Double Closet	Window	Wall Sconce Lighting
6	3rd Br	2nd	13.25	x 9.84	Closet	Closet Organizers	Window
7	Bathroom	2nd	0	0	4 Pc Bath	Ceramic Floor	Soaker
8	Laundry	2nd	0	0	Laundry Sink	Tile Floor	
9	Prim Bdrm	3rd	16.24	x 13.16	W/I Closet	Juliette Balcony	Crown Moulding
10	Bathroom	3rd	0	0	4 Pc Ensuite	Separate Shower	Ceramic Floor
11	Family	Lower	12.6	x 11.58	2 Pc Bath	Window	Access To Garage

Client Remks: Discover sophisticated urban living in this exceptional freehold townhouse, quietly tucked at the back of a friendly, private laneway mews in the heart of Cabbagetown. Completed in 2007 and meticulously maintained, this residence offers approx 2121 sqft of versatile living space across four fully finished levels, combining the autonomy of freehold ownership with the quiet, community-oriented feel of a private mews. Designed for entertaining, the main floor features soaring 10ft ceilings, engineered hardwood flooring, and spacious living and dining areas filled with natural light. The upgraded kitchen is significantly larger than those typically found in Toronto townhomes, boasting Crema Marfil marble floors, granite countertops, extensive cabinetry, and stainless-steel appliances. The upper levels offer generously sized secondary bedrooms with ample closet space and large windows. Occupying the entire third floor, the expansive primary retreat is larger than many Toronto studio apartments and features double walk-in closets with custom built-ins and a beautifully appointed ensuite bathroom. Crowning the home is a spectacular approximately 467 sq. ft. rooftop terrace with panoramic views, an outdoor summer kitchen cabana, built-in irrigation, and gas, water, and electrical connections-an exceptional setting for entertaining, dining, and relaxing outdoors. The finished lower level adds valuable flexibility with a comfortable family room, two-piece powder room, and direct access to the attached 285 sq. ft. garage. Thoughtfully outfitted for urban living, the garage provides excellent storage and dedicated space for tools, bicycles, and seasonal gear. A modest \$200 monthly fee covers private laneway landscaping (snow removal extra). Located in the heart of the historic Cabbagetown Heritage Preservation District, this home is surrounded by beautiful parkland and is just steps from Riverdale Farm, shops and cafes.

Inclusions: See Schedule B - Kitec present - see report
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



34 Nasmith Ave			Sold: \$1,190,000
Toronto Ontario M5A 3J3			List: \$1,299,000
Toronto C08 Cabbagetown-South St. James Town Toronto			
Taxes: \$7,450.59/2026	For: Sale		% Dif: 92
Sold Date: 05/16/2026			
SPIS: No	Last Status: SLD	DOM: 99	
Semi-Detached	Fronting On: W	Rms: 5 + 1	
Link:	Acreage:	Bedrooms: 2	
2-Storey	17.83 x 83.75 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xLower	
Dir/Cross St: Parliament and Carlton Street Directions: Parliament and Carlton Street			

MLS#: C12724362				PIN#: 210820193			
Legal: PT LT 40-41 PL 556E TORONTO AS IN CA284218; S/T & T/W CA284218; CITY OF TORONTO							
Kitchens: 1				Exterior: Stucco/Plaster		Zoning:	
Fam Rm: N				Gar/Gar Spcs: None / 0		Cable TV:	
Basement: Finished				Drive: Mutual		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: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School		Retirement:	
Apx Sqft: 700-1100				Interior Feat: None		HST Applicable to Included In	
Roof: Shingles				Sale Price:			
Foundation: Unknown				Farm/Agr:			
Assessment: POTL:				Oth Struct:			
POTL Mo Fee:				Survey Type: Available			
Laundry lev:				Spec Desig: Heritage			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.19	x 13.81	Hardwood Floor	Gas Fireplace	Crown Moulding
2	Dining	Main	9.81	x 10.37	Hardwood Floor	French Doors	Walk-Out
3	Kitchen	Main	13.19	x 9.42	Centre Island	Stainless Steel Appl	W/O To Garden
4	Prim Bdrm	2nd	13.19	x 11.45	Gas Fireplace	Closet	B/I Bookcase
5	Br	2nd	13.19	x 9.55	Hardwood Floor	B/I Bookcase	Walk-Out
6	Rec	Lower	24.38	x 12.63	Pot Lights	Above Grade Window	3 Pc Bath
Client Remks: Welcome to 34 Nasmith Avenue, an elegant semi-detached home blending classic Cabbagetown character with refined European-inspired design. Set on a picturesque, tree-lined street, this two-bedroom, two-bathroom residence offers a rare opportunity to live in one of Toronto's most sought-after historic neighbourhoods. The inviting main level features custom millwork, large sun-filled windows, and a gas fireplace anchoring the living space. An open-concept kitchen and dining area is ideal for everyday living and entertaining, with French doors opening to a private garden oasis for seamless indoor-outdoor living. Upstairs skylights brighten the space, with two light-filled bedrooms, and a gas fireplace in the primary bedroom and a luxurious marble bathroom offering a spa-like retreat. The finished lower level adds versatile living space with a recreation room and third gas fireplace. Steps to Riverdale Park, transit, cafes, shops, and neighbourhood amenities, this home offers the perfect balance of village charm and downtown convenience.							
Inclusions: All window coverings, all existing appliances (Kitchenaid microwave, Kitchenaid oven, fridge, dishwasher, hoodfan, clothes washer and dryer) all existing electric light fixtures, three gas fireplaces, hot water tank, security system and equipment (monitoring not included)							
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA Ph: 416-960-9995							



32 Sackville Pl		
Toronto Ontario M4X 1A4		
Toronto C08 Cabbagetown-South St. James Town Toronto		
Taxes: \$5,919.59/2026	For: Sale	% Dif: 99
Sold Date: 05/24/2026		
SPIS: No	Last Status: SLD	DOM: 32
Att/Row/Townhouse	Fronting On: N	Rms: 6
Link:	Acreage:	Bedrooms: 3
2-Storey	15 x 96 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Winchester St. + Sackville St.		
Directions: Access off Rawlings Ave. (South of Winchester, North of Carlton)		

MLS#: C13030314 **PIN#:** 210840284
Legal: PT LT 7 PL 220E TORONTO PT 8, 9 63R650; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Wood	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Drive: Lane	Gas:
Fireplace/Stv: N	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: Park, Public Transit	Retirement:
Year Built: 1904	Interior Feat: Water Heater, Workbench	HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: GeoWarehouse		Oth Struct:
Roof: Cedar, Flat		Survey Type: None
Foundation: Unknown		Spec Desig: Heritage
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.99	x 14.17	Centre Island	Stone Counter	B/I Shelves
2	Dining	Main	14.01	x 14.17	Hardwood Floor	Open Concept	O/Looks Living
3	Living	Main	14.76	x 11.15	Hardwood Floor	Open Concept	W/O To Yard
4	Prim Bdrm	2nd	10.01	x 14.17	Hardwood Floor	Picture Window	B/I Closet
5	2nd Br	2nd	8.99	x 11.15	Hardwood Floor	Closet	Picture Window
6	3rd Br	2nd	9.09	x 10.5	Hardwood Floor	Closet	Window

Client Remks: An effortless balance of calm, character and community on coveted Sackville Place! This impeccably cared for century old home will have your heart from the moment you lay eyes on it. Set on a storybook cul-de-sac where children run free and ball hockey still exists! Designed with intention to create a quiet sense of calm, while supporting the rhythm of every day life! The magazine worthy, renovated kitchen anchors the home, designed for real living and elevated entertaining, with abundant storage, expansive prep space, and serene views over the front perennial gardens. The Calming Taj Mahal quartzite island is both a functional workspace and a natural gathering point. The spacious dining and living room accommodate full scale furniture and can host large dinner parties or intimate evenings. At the rear of the house, a custom sliding door system seamlessly connects the interior space with the outdoors. Upstairs, three bright, well proportioned bedrooms offer excellent closet space and flexibility for growing families or work from home needs. The lower level provides a clean, highly functional space with a built-in workbench, laundry area, and exceptional storage ready to use as is or customize over time. The professionally hardscape and landscaped backyard is a private urban retreat, thoughtfully designed as an extension of the home, perfect for quiet mornings, summer dining, and everything in between. Step outside and you're moments to some of the east end's most beloved amenities: Steps to Wellesley Park, Riverdale Farm, Riverdale Park, and Don Valley Trails, or explore the shops, cafes, and restaurants along Parliament Street. With easy access to transit and downtown, 32 Sackville Place offers the perfect balance of urban convenience and historic Cabbagetown charm!

Inclusions: Stainless steel Kitchen aid range, built-in hood vent, BOSCH dishwasher panelled, BOSCH stainless steel french door fridge, GE Washer, Electrolux Dryer, all existing light fixtures, all existing window coverings and roller , gas burner and equipment, central air conditioning, primary bedroom closet organizers, middle bedroom wall cabinets, living room built-in. Thoughtful improvements throughout: kitchen (2022), windows and doors (2017/2022), furnace (2021), A/C (2017), new flooring on the main, refinished upstairs (2022), backyard landscaping and hardscaping (2022), cedar shake (2024), and more.

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



47 Geneva Ave Toronto Ontario M5A 2J9 Toronto C08 Cabbagetown-South St. James Town Toronto Taxes: \$6,767.68/2026 For: Sale % Dif: 100 Sold Date: 06/16/2026 SPIS: No Last Status: SLD DOM: 6		
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 13.25 x 90 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Carlton & Sumach Directions: end of Geneva Ave		

MLS#: C13428578 PIN#: 210850366 Legal: PT LT 46-47 PL 414 CITY EAST AS IN CT708030; CITY OF TORONTO		
Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Membrane, Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Vinyl Siding / Wood Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Clear View, Cul De Sac, Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre Exterior Feat: Landscape Lighting, Patio, Privacy, Deck Interior Feat: Carpet Free, Floor Drain, On Demand Water Heater, Sewage Pump, Storage, Sump Pump, Upgraded Insulation Security Feat: Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: On Demand Water Heater HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Heritage

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: What does your happily ever after look like? If it's a storybook heritage home with a white picket fence opening directly onto a park with unobstructed views, then 47 Geneva Avenue is meant for you. One of Cabbagetown's most unique offerings, this charming English cottage-style residence enjoys a coveted position directly beside Riverdale Park West, blending timeless character with thoughtful modern upgrades. Carefully preserved and meticulously improved, the home offers 3+1 bedrooms, 3 bathrooms, a rare main-floor family room and powder room, and a beautifully finished lower level. Behind its enchanting facade lies a home that has been extensively updated to modern standards, including new mechanical systems, insulation, windows, and appliances. The underpinned and waterproofed basement, complete with sump pump, provides exceptional additional living space with peace of mind. Step outside and embrace a lifestyle that few city homes can offer - winter mornings sledding down the hill, spring afternoons at Riverdale Farm, summer evenings playing softball, fall dinner parties with the tapestry of autumn leaves as your backdrop, plus year-round walks meandering through charming Cabbagetown. A city laneway at the rear provides parking potential for a small vehicle if you allow the fence to open, adding everyday convenience to this truly special urban retreat. Don't miss this rare opportunity to own a beautifully restored heritage home where character, comfort, and an unparalleled park-side setting come together in perfect harmony. Inclusions: All existing appliances: Stainless steel fridge, gas range, dishwasher, microwave, Black Samsung washer & dryer, Insignia mini fridge in basement. Existing electric light fixtures, existing window screens and coverings (not belonging to the stager), floating side tables in primary bedroom, office privacy curtain, basement stairwell curtain, existing TVs and brackets, storage system in basement, shoe cabinet, hooks in mudroom and basement stairs, storage system in basement bedroom closet, shelf in basement rec room, attached shelving. Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



9 Metcalfe St		
Toronto Ontario M4X 1R5		
Toronto C08 Cabbagetown-South St. James Town Toronto		
Taxes: \$7,772.86/2026	For: Sale	% Dif: 110
Sold Date: 06/29/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2 1/2 Storey	17.33 x 57 Feet	Washrooms: 3
	Irreg:	1x3x3rd, 1x4x2nd, 1x4xLower
Dir/Cross St: Parliament and Carlton St		
Directions: Super prime Cabbagetown location, east of Parliament		

MLS#: C13473538 **PIN#:** 210830338

Legal: LT 4 PL 882 TORONTO; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Available	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: Arts Centre, Family Room, Fireplace/Stove, Park, Public Transit, Rec Centre, School	Retirement:
Year Built: 1880	Exterior Feat: Landscaped, Patio	Under Contract: Hot Water Heater
Yr Built Source: MPAC	Interior Feat: Sauna	HST Applicable to Included In
Apx Sqft: 1500-2000		Sale Price:
Lot Shape: Rectangular		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle, Flat		Survey Type: None
Foundation: Brick		Spec Desig: Heritage
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Upper		

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.17	x 4.82	Ceramic Floor	Stained Glass	Double Doors
2	Living	Main	16.24	x 8.99	Hardwood Floor	Large Window	Crown Moulding
3	Dining	Main	12.17	x 11.58	Open Concept	Hardwood Floor	Crown Moulding
4	Kitchen	Main	15.09	x 10.5	Updated	Breakfast Bar	Granite Counter
5	Family	2nd	14.34	x 12.4	Gas Fireplace	B/I Bookcase	Hardwood Floor
6	2nd Br	2nd	10.66	x 8.43	Hardwood Floor	Window	Wall Sconce Lighting
7	3rd Br	2nd	9.42	x 9.15	Double Closet	B/I Desk	Combined W/Laundry
8	Bathroom	2nd	0	0	4 Pc Bath	Pocket Doors	Wall Sconce Lighting
9	Prim Bdrm	3rd	13.25	x 11.84	W/O To Terrace	B/I Closet	Hardwood Floor
10	Bathroom	3rd	0	0	3 Pc Ensuite	Updated	Separate Shower
11	Rec	Lower	14.93	x 10.66	Hardwood Floor	Window	Stained Glass
12	4th Br	Lower	14.01	x 11.75	Hardwood Floor	Cedar Closet	Recessed Lights
13	Bathroom	Lower	0	0	4 Pc Bath	Pedestal Sink	Sauna

Client Remks: Walk into the front door from this circa 1880 heritage front porch and immediately you will fall in love. Filled with charm and character. High ceilings. Open concept living - dining room with crown mouldings, original ceiling medallions, and wall panel detailing. Original staircase with runner. Note the spectacular marble fireplace mantel. Stained glass throughout. Beautifully updated kitchen with stainless-steel appliances (including every cook's dream Wolf stove), granite countertops, shaker style cabinetry. Walk-out through French patio doors to the deck in the small and easy-to-care for backyard courtyard. There is a total of 1688 square feet above grade (+ 640 sq ft in the finished lower level). The second floor has the most spectacular family room space at the front of the house with open bookcases and gas fireplace. Arguably will be your favourite room to spend evenings in. Glamorous green marble clad main bathroom and two other bedrooms are found on this level (the house has four bedrooms including the one in the lower level). Ascend to the third floor, and you'll love the scale of the primary bedroom. Easily accommodates a king-sized bed. Wall-to-wall closets, by California Closets, will easily fit your wardrobe. The beautifully updated ensuite bathroom was done in harmony with the design of this period home. Best of all, step out and onto the brand-new private rooftop deck and embrace the urban lifestyle. This is your outdoor escape, perfect for morning coffee, evening cocktails, or stargazing under the open sky. The finished lower level has a recreation room, 4-piece bathroom with cedar sauna ("as is" condition), extra bedroom, and utility room. Prime street. Beyond your front door, vibrant Cabbagetown beckons. Stroll to charming cafes, eclectic shops, and lush parks. Immerse yourself in the rich history and artistic spirit of this coveted neighbourhood. Handy parking is leased (across the road).

Inclusions: See Schedule B

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



389 Carlton St
Toronto Ontario M5A 2M3
 Toronto C08 Cabbagetown-South St. James Town Toronto
Taxes: \$8,129/2025 **For:** Sale **% Dif:** 110
Sold Date: 03/17/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Att/Row/Twnhouse **Fronting On:** S **Rms:** 7 + 1
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 16.01 x 90.03 Feet **Washrooms:** 2
Irreg: 1x2xMain, 1x3x2nd
Dir/Cross St: Carlton & Sumach **Directions:** Carlton Street fronting on Riverdale Farm Park

MLS#: C12866708 **PIN#:** 210850500
Legal: PART OF LOT 3 PLAN 876, DESIGNATED AS PART 3 PLAN 66R-24228 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Asphalt Rolled Foundation: Brick, Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Brick Front Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscape Lighting, Landscaped, Porch Interior Feat: Water Heater Owned, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.92	x 4.59	Slate Flooring	Window	Crown Moulding
2	Living	Main	18.08	x 12.6	Hardwood Floor	Fireplace	Large Window
3	Dining	Main	17.26	x 12.34	Hardwood Floor	Skylight	Window
4	Kitchen	Main	12.01	x 11.25	Eat-In Kitchen	Coffered Ceiling	W/O To Deck
5	Powder Rm	Main	0	0	Hardwood Floor	Pedestal Sink	Pot Lights
6	Prim Bdrm	2nd	12.4	x 12.4	Double Closet	Coffered Ceiling	Large Window
7	Sitting	2nd	6.69	x 5.38	Combined w/Primary	O/Looks Park	Broadloom
8	Study	2nd	13.16	x 9.51	B/I Desk	B/I Shelves	Hardwood Floor
9	Bathroom	2nd	7.84	x 7.51	Skylight	Stone Counter	Tile Floor
10	2nd Br	2nd	11.25	x 10.76	Large Window	Double Closet	O/Looks Backyard

Client Remks: Welcome to genteel living on the park! Located mid-block on a charming cobblestone stretch of Carlton St overlooking Riverdale Park, this handsome solid brick Victorian has been beautifully renovated preserving the timeless character expected of a classic Cabbagetown home. Imagine warm summer mornings on the gracious front porch coffee in hand as birdsong drifts across the park, or relaxing at day's end with a glass of wine & gentle breeze wafting through the trees. Living on this coveted block is the Quintessential Cabbagetown Dream! Gracious by design, sep front foyer w/slate tile & French drs opens to elegant main floor where period charm meets modern comfort. Open concept living room has gas fireplace, hardwd flrs & large picture window framing leafy park views. Architectural details include crown mouldings, deep baseboards, stained glass, decorative brackets & panelled archway creating a warm & sophisticated ambiance. Main flr powder room & closet. Spacious skylit dining room ideal for entertaining & hosting large gatherings. Eat-in kitchen has striking coffered ceiling, marble countertops, s/s appls & w/o to deck w/gas BBQ hookup perfect for summertime grilling! Upstairs, a beautifully renovated study w/custom millwork is the perfect work-from-home space & could easily be converted back to 3rd bed. A tranquil primary suite enjoys treetop & park views, cozy sitting rm, 2 double closets w/organizers, coffered ceiling & luxe broadloom. The oversized bathroom has classic black-&white tile, heated floors, rain head shower, heated towel rack & skylight. A bright 2nd bed o/l garden w/dble closet. Full basement w/laundry, ample storage & access to backyrd. Fenced backyrd has been professionally re-landscaped w/stone hardscaping, new fencing w/laneway gate, exterior lighting & dedicated pet area. Beautifully renovated, meticulously maintained & 100% turnkey, this exceptional home offers elegant living just steps to the fabled Riverdale Farm. OPEN HOUSE SAT & SUN 2-4PM

Inclusions: All electrical light fixtures; All stainless-steel kitchen appliances: KitchenAid refrigerator/freezer, BOSCH dual fuel stove, ventahood hoodvent, BOSCH dishwasher; LG front load washer & dryer; All window coverings; York gas furnace, Ducane central air conditioner; AOSmith ProLine XE hot water tank (owned); GE 14.1 cu ft freezer; Kichler exterior lighting system; Outdoor shed; All garden tools including snow shovels, ladders, work bench, three (3) shelves in basement, Broil King natural gas BBQ

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



417 Sherbourne St			Sold: \$1,650,000
Toronto Ontario M4X 1K5			List: \$1,649,000
Toronto C08 Cabbagetown-South St. James Town Toronto			
Taxes: \$10,934.26/2025	For: Sale		% Dif: 100
Sold Date: 06/02/2026			
SPIS: No	Last Status: SLD	DOM: 19	
Multiplex	Fronting On: E	Rms: 12 + 5	
Link:	Acreage:	Bedrooms: 4 + 1	
3-Storey	30 x 118.29 Feet	Washrooms: 4	
	Irreg:	1x4x2nd, 1x4x3rd, 1x4xBsmt, 1x4xMain	
Dir/Cross St: Sherbourne St. and Carlton St. Directions: Sherbourne St. and Carlton St.			

MLS#: C13127772 **PIN#:** 210870090
Legal: PT LT 6 PL D58 TORONTO AS IN CT442972; CITY OF TORONTO

Kitchens: 3 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 0 Drive: Available Drive Park Spcs: 4 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre Interior Feat: Floor Drain, Separate Hydro Meter, Storage Area Lockers, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	13.45	x 10.17	Hardwood Floor	O/Looks Backyard	Picture Window
2	Kitchen	Main	14.11	x 17.06	Combined W/Dining	Open Concept	Breakfast Bar
3	Dining	Main	14.11	x 17.06	Combined W/Kitchen	Open Concept	Breakfast Bar
4	Living	Main	12.14	x 19.36	Open Concept	Hardwood Floor	Bay Window
5	Prim Bdrm	2nd	13.45	x 19.36	O/Looks Backyard	Hardwood Floor	Closet
6	Br	2nd	11.81	x 10.83	Hardwood Floor	Closet	
7	Dining	2nd	12.14	x 8.86	Open Concept	Combined W/Family	Hardwood Floor
8	Family	2nd	12.8	x 13.12	Open Concept	Combined W/Dining	Bay Window
9	Kitchen	2nd	7.22	x 10.83	Hardwood Floor		
10	Living	3rd	14.11	x 14.44	Hardwood Floor	O/Looks Backyard	W/O To Balcony
11	Br	3rd	9.19	x 15.75	Hardwood Floor	Closet	
12	Kitchen	3rd	6.89	x 13.12	Hardwood Floor		
13	Br	Bsmt	11.48	x 8.86	Laminate		
14	Rec	Bsmt	12.14	x 13.45	Laminate		
15	Kitchen	Bsmt	8.2	x 14.44	Laminate		
16	Utility	Bsmt	31.17	x 14.11			
17	Laundry	Bsmt	12.8	x 9.51	Walk-Out	Window	

Client Remks: A Sure bet on Sherbourne! A glorious investment opportunity awaits via the epicenter of downtown vibrancy, at 417 Sherbourne Street. This solid, character filled detached property, is a well maintained multiplex with 4 units - 3-1 bedroom and 1-2 bedroom. It sits on a 30 ft frontage with private drive and detached garage. Just steps from lively Carlton St, Parliament St and Cabbagetown, this prime location offers unparalleled access to downtown Toronto, blending historic "Edwardian" charm with modern convenience. Enjoy immediate and easy TTC access - just 1 bus ride to either Sherbourne station or Sugar beach! This bustling neighborhood offers a bevy of cafes, restaurants and shops. Only minutes to UofT, TMU, Eaton Centre and Church/Wellesley Village. Experience exceptional walkability - a 97 walk score - and easy commutes surrounded by Greenspace, Allan Gardens, Riverdale Farm and interspersed, serene parks. Ideally positioned in an evolving and high demand area with rapidly appreciating property values. Come invest for the long haul and experience the best of both worlds - historic significance and a thriving downtown pulse!

Inclusions: 4 fridges, 4 stoves, one of each in each unit and 1 washer and 1 dryer in basement.

Listing Contracted With: HOMELIFE/CIMERMAN REAL ESTATE LIMITED **Ph:** 416-534-1124



360 Wellesley St E			Sold: \$1,650,000
Toronto Ontario M4X 1H4			List: \$1,675,000
Toronto C08 Cabbagetown-South St. James Town Toronto			
Taxes: \$7,624/2025		For: Sale	% Dif: 99
Sold Date: 04/01/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Att/Row/Twnhouse	Fronting On: N	Rms: 7 + 3	
Link:	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	14.67 x 100.37 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Wellesley & Parliament		Directions: East of Parliament	

MLS#: C12924622 **PIN#:** 210850022
Legal: CON 1 FB PT PARK LOT 1

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Baseboard, Forced Air / Electric, Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1860 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Accessory Apartment	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: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.16	x 10.43	Bay Window	B/I Shelves	Open Concept
2	Dining	Main	13.42	x 10.83	Open Concept	Window	Hardwood Floor
3	Kitchen	Main	13.25	x 10.24	Renovated	Stainless Steel Appl	Hardwood Floor
4	Breakfast	Main	12.07	x 10.17	Picture Window	Walk-Out	
5	Prim Bdrm	2nd	12.93	x 11.75	Double Closet	Hardwood Floor	Large Window
6	2nd Br	2nd	14.67	x 10.01	Hardwood Floor	O/Looks Backyard	Closet
7	3rd Br	2nd	12.93	x 11.75	Hardwood Floor	Window	Combined W/Laundry
8	4th Br	3rd	14.93	x 10.93	Broadloom	Window	Closet
9	Living	Bsmt	12.6	x 10.93	Broadloom	Walk-Out	
10	Kitchen	Bsmt	12.6	x 12.5	Stainless Steel Appl	Eat-In Kitchen	Walk-Out
11	Br	Bsmt	12.83	x 8.66	Window	Closet	

Client Remks: Rarely offered 4-bedroom, 2.5-storey Victorian in the heart of prime Cabbagetown, thoughtfully renovated to preserve character with timeless finishes. The main floor features 10-foot ceilings, large windows, and white oak floors. A chef's kitchen with premium appliances, custom cabinetry, and a built-in banquette. Kitchen walks out to a private deck and backyard. Upstairs, four bedrooms, a renovated 4-piece bath, and the convenience of second-floor laundry. With drawings already in place for a future third-floor primary luxury retreat, this home offers both immediate comfort and expansive possibilities! Parking available via laneway if desired (currently fenced) or street permit parking. The lower level features a fully self-contained one-bedroom secondary suite with a private entrance, offering flexibility for immediate income, or connect it back to the main home to create a spacious family room with a guest bedroom. Wonderful family neighbourhood, steps to local cafes, shops, restaurants and Riverdale Park.

Inclusions: LG Washtower, Dacor Professional Gas Stove, Dacor Fridge w/icemaker & water dispenser, Avanti Beverage Fridge, Whirlpool Dishwasher, all electric light fixtures (except as excluded) all window coverings. Accessory apartment: Whirlpool kitchen appliances - Existing Whirlpool fridge, stove and dishwasher (2019) Samsung washer and dryer (2023).

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



14 Wellesley Ave		Sold: \$1,825,000
Toronto Ontario M4X 1V3		List: \$1,874,900
Toronto C08 Cabbagetown-South St. James Town Toronto		
Taxes: \$10,136.18/2026	For: Sale	% Dif: 97
Sold Date: 06/12/2026		
SPIS: No	Last Status: SLD	DOM: 22
Semi-Detached	Fronting On: W	Rms: 9
Link:	Acreage:	Bedrooms: 3 + 1
3-Storey	17.42 x 98.58 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4x3rd
Dir/Cross St: Sackville / Sumach Directions: Via Google Maps		

MLS#: C13155558	PIN#: 210850441
Legal: See Schedule B	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Crawl Space / Part Fin	Drive: None	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000	Interior Feat: Other	HST Applicable to: Included In
Roof: Other		Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Heritage

Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14	x 4.5	Double Closet	Heated Floor	Tile Floor
2	Dining	Main	11.67	x 10.42	Picture Window	Built-In Speakers	Hardwood Floor
3	Kitchen	Main	15.09	x 11.75	Centre Island	Stainless Steel Appl	Stone Counter
4	Living	Main	12.99	x 10.01	Pot Lights	Gas Fireplace	W/O To Deck
5	Family	2nd	15.91	x 14.83	Pot Lights	B/I Shelves	Hardwood Floor
6	2nd Br	2nd	12.3	x 9.48	Window Flr to Ceil	B/I Closet	Hardwood Floor
7	3rd Br	2nd	11.98	x 7.15	South View	Closet	Hardwood Floor
8	Prim Bdrm	3rd	12.07	x 11.06	4 Pc Ensuite	W/I Closet	Hardwood Floor
9	Rec	Lower	26.9	x 14.9	Pot Lights	Broadloom	

Client Remks: Tucked away on a quiet cul-de-sac, 14 Wellesley Avenue beautifully blends its restored 1880s Victorian facade with modern elegance, honouring Cabbagetown's heritage. Inside, a heated porcelain-tiled foyer with a custom-built closet greets you, leading into the dining room where an arched window frames views of Wellesley Avenue. The panelled feature wall, custom roller blinds, and Kentwood brushed oak hardwood flooring unify the space with a sophisticated touch. The kitchen is a chef's dream, featuring high end appliances, a large island with seating for six, custom cabinetry, Caesarstone countertops, and integrated speakers. The living room centres around a Heat & Glo gas fireplace, with an oversized sliding glass door opening to a low-maintenance backyard complete with a deck, turfed gardens, gas BBQ line, and a heated side walkway. Upstairs, the second floor bedrooms boast custom blinds, artistic wall features, and ample storage. A built in entertainment centre in the family room, east-facing windows, and a serene bathroom with hexagonal tile surround and floating vanity elevate the experience. The laundry area includes cabinetry and a front-loading washer/dryer. The third-floor primary suite offers privacy with an enclosed stairwell, a king-sized room with a media wall, and a California Closet system. The refreshed ensuite leads to a flat roof with potential for a future rooftop deck. The finished lower level adds functionality with broadloom carpeting, new cabinetry, and additional storage, with a contractor quote available for a lower-level bathroom addition.

Inclusions: See Schedule B
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191



382 Sackville St		Sold: \$1,950,000
Toronto Ontario M4X 1S5		List: \$1,925,000
Toronto C08 Cabbagetown-South St. James Town Toronto		
Taxes: \$8,980/2026	For: Sale	% Dif: 101
Sold Date: 05/06/2026		
SPIS: No	Last Status: SLD	DOM: 7
Att/Row/Twnhouse	Fronting On: W	Rms: 8 + 1
Link:	Acreage:	Bedrooms: 4
2 1/2 Storey	20.83 x 93 Feet	Washrooms: 4
	Irreg: End Of Row	1x2xGround, 1x4x2nd, 1x5x3rd, 1x4xLower
Dir/Cross St: South Of Winchester Directions: 382 Sackville Street		

MLS#: C13056578 **PIN#:** 210830309
Legal: PT LT 18 S/S WINCHESTER ST, 19 S/S WINCHESTER ST PL 26 TORONTO AS IN CA535319; S/T & T/W CA535319; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: None	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	Retirement:
Apx Sqft: 2000-2500	Interior Feat: In-Law Capability	Under Contract: Hot Water Heater
Roof: Asphalt Shingle		HST Applicable to Included In
Foundation: Stone		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev: Upper		Survey Type: Unknown
		Spec Desig: Heritage

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	30.15	x 16.5	Fireplace	Bay Window	Stained Glass
2	Dining	Ground	30.15	x 16.5	Hardwood Floor	Crown Moulding	Combined W/Living
3	Kitchen	Ground	29.49	x 13.48	Centre Island	Stone Counter	Backsplash
4	Family	Ground	29.49	x 13.48	Hardwood Floor	W/O To Terrace	Combined W/Kitchen
5	Laundry	2nd	7.68	x 4.99	Window	B/I Shelves	
6	2nd Br	2nd	16.5	x 11.32	B/I Closet	Window	Hardwood Floor
7	3rd Br	2nd	14.5	x 10.01	B/I Closet	Window	Hardwood Floor
8	4th Br	2nd	11.42	x 10.99	Double Closet	Broadloom	O/Looks Garden
9	Prim Bdrm	3rd	13.32	x 12.34	5 Pc Ensuite	Hardwood Floor	B/I Closet
10	Tandem	3rd	10.17	x 7.58	B/I Closet	Hardwood Floor	
11	Rec	Bsmt	28.35	x 15.49	Closet		

Client Remks: Positioned at the very end of a stretch of row-homes with nearly 21 foot frontage, this elegant Cabbagetown brick residence offers a rare sense of privacy along a quiet, community-minded stretch. Black iron gates open to a lush front garden, setting the tone for a home that pairs timeless charm with refined, turnkey living. Quietly generous in scale (2,308 sq ft + additional 675 sq ft in lower level) this renovated space delivers 10 ft ceilings featured on the main floor along with a wood-burning fireplace, stained glass windows that enrich spacious formal living and dining rooms, while a beautifully renovated kitchen with newer appliances, featuring an island/ breakfast bar and clever storage options which flows into a sunlit family room area with a wall of glass doors. This space reveals a beautifully composed, low-maintenance garden and flagstone patio. A discreet main floor powder room completes the level. Upstairs, brand new wood floors run throughout, with four spacious bedrooms offer excellent ceiling height and versatility, and a recently renovated second-floor laundry adds convenient fictionality. The third-floor primary bedroom is absolutely refined, with newly built, custom wardrobes, integrated desk with bespoke wood closet paired with tailored storage solutions, a private ensuite, and direct access to a potential rooftop, all enhanced by its own cooling system for year-round comfort. The lower level has been recently redesigned, introducing a full bathroom and expanding the home's functionality into a rare four-bedroom, four-bathroom offering complete with separate side entrance for potential of a fully private nanny suite. Freshly painted throughout and truly move-in-ready, this is a home that honours its historic roots while delivering the elevated lifestyle expected in Toronto's most beloved Cabbagetown.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910



435 Ontario St
Toronto Ontario M5A 2V9
 Toronto C08 Moss Park Toronto
Taxes: \$10,172.63/2025 **For:** Sale **% Dif:** 92
Sold Date: 03/19/2026
SPIS: No **Last Status:** SLD **DOM:** 22
Semi-Detached **Fronting On:** E **Rms:** 8 + 1
Link: **Acreage:** **Bedrooms:** 3
 3-Storey 20.5 x 122 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x5x2nd
Dir/Cross St: Parliament & Carlton **Directions:** West of Parliament just south of Carlton St

MLS#: C12820040 **PIN#:** 210880155
Legal: PT LT 10 BLK C PL D138 TORONTO AS IN CA251627; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Half / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 100+ Year Built: 1870 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Stone, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Library, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Patio Interior Feat: Central Vacuum, On Demand Water Heater	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.09	x 4	Glass Doors	Stained Glass	Tile Floor
2	Living	Main	15.49	x 11.32	Open Concept	Gas Fireplace	Bay Window
3	Dining	Main	14.34	x 10.66	Open Concept	Hardwood Floor	Pot Lights
4	Kitchen	Main	16.24	x 11.52	Open Concept	Centre Island	Breakfast Bar
5	Powder Rm	Main	5.97	x 2.99	2 Pc Bath	B/I Vanity	Stone Floor
6	Family	Main	14.6	x 13.42	Open Concept	W/O To Deck	B/I Closet
7	Prim Bdrm	2nd	17.59	x 15.09	5 Pc Ensuite	Picture Window	B/I Closet
8	Bathroom	2nd	12.76	x 10.33	5 Pc Bath	Soaker	Heated Floor
9	2nd Br	2nd	15.09	x 10.5	4 Pc Ensuite	Large Window	O/Looks Frontyard
10	Bathroom	2nd	10.5	x 8.43	4 Pc Bath	B/I Vanity	Tile Floor
11	3rd Br	3rd	23.59	x 16.83	Combined W/Office	W/O To Sundeck	B/I Bookcase
12	Rec	Lower	23.75	x 12.17	Large Closet	B/I Shelves	Vinyl Floor
13	Furnace	Lower	10.6	x 5.68			

Client Remks: Stylish, sophisticated, fully renovated RARE 20.5 wide, 3-storey, Bay-and-Gable Cabbagetown Victorian will literally take your breath away! Wide open contemporary main floor with chefs kitchen, powder room & family room is built for entertaining. Large separate front entry, open concept living, dining, high ceilings, luxurious gas fireplace, lustrous hardwood floors & bay window overlooking lush front garden. Sleek open concept eat-in kitchen has high-end appliances, 6-burner gas range and massive centre island equally suited for gathering large groups for celebratory soirees or breakfast with the kids. Main floor family room has wall-to-wall windows, custom millwork built-in closet, integrated wall-mounted TV + sound bar, open shelving & w/o to brand new backyard deck & patio. The sprawling 2nd floor primary suite impresses with wall-to-wall picture window overlooking leafy lush backyard, custom built-in closets, credenza & true-spa 5-pc ensuite with separate shower, large soaker tub, heated floors & contemporary floating vanity. 2nd bedroom has 4-pc ensuite and vaulted 2-storey ceiling w/soaring windows that let the sunshine in and super sweet window seat for stolen moments of quiet retreat, reading or just watching the world go by. Entire 3rd floor retreat makes an ideal home office, 3rd bed, or guest suite with w/o to large rooftop sundeck way up in the treetops. Finished basement makes great kids play space w/loads of built-in storage, closets & utility room. Fully fenced, private backyard has brand new deck, patio and charming ivy-clad rare double car garage with 2-car parking, work bench and loads of storage. Located just steps to Parliament St shops, restaurants, cafes & TTC, this totally turn-key property offers a rare opportunity to enjoy historic Toronto charm paired with luxurious modern design you'll be thrilled to call home. See attached Feature Sheet for list of improvements. OPEN HOUSE Sat & Sun 2-4PM

Inclusions: All electrical light fixtures (except as noted); All stainless-steel kitchen appliances: SAMSUNG French door refrigerator/freezer, KitchenAid 6burner gas range, Thermador Professional hood vent, Miele built-in dishwasher; LG under counter microwave; Wall mounted TV + sound bar in Family Room; SAMSUNG front load washer & dryer; All window coverings (blinds); TRANE gas furnace; Carrier HRV; Carrier central air conditioner; 3rd floor home office desk and shelving units; 3rd floor LG wall mount a/c; Rinnai on demand hot water tank (owned); VACUFLO central vac; Built-in wine storage unit in basement; Danby & Frigidaire stand up freezers in basement



313 Sumach St			Sold: \$1,900,000
Toronto Ontario M5A 3K4			List: \$2,195,000
Toronto C08 Cabbagetown-South St. James Town Toronto			
Taxes: \$9,690.02/2025	For: Sale		% Dif: 87
Sold Date: 05/26/2026			
SPIS: No	Last Status: SLD	DOM: 54	
Semi-Detached	Fronting On: S	Rms: 6	
Link:	Acreage:	Bedrooms: 3	
3-Storey	19 x 127 Feet	Washrooms: 3	
	Irreg:	1x3x2nd, 1x5x2nd, 1x4x3rd	
Dir/Cross St: Parliament & Gerrard Directions: Gerrard & Sumach			

MLS#: C12951386

PIN#: 210820337

Legal: PLAN D177 PT LOT 9 AND PT LOT 10

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: Carport / 2	Cable TV:
Basement: Unfinished		Drive: Lane	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000		Interior Feat: None	HST Applicable to: Included In
Roof: Asphalt Shingle			Sale Price:
Foundation: Concrete Block, Stone			Farm/Agr:
Assessment: POTL:			Oth Struct:
POTL Mo Fee:			Survey Type: Available
Laundry lev:			Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.58	x 5.09	Tile Floor	Stained Glass	
2	Living	Main	28.81	x 16.24	Combined W/Dining	Fireplace	Bay Window
3	Dining	Main	28.81	x 16.24	Combined W/Living	Hardwood Floor	
4	Kitchen	Main	12.24	x 11.25	Hardwood Floor	Granite Counter	W/O To Yard
5	Family	Main	17.65	x 11.25	Open Concept	Hardwood Floor	Window
6	Prim Bdrm	2nd	16.34	x 13.91	Broadloom	W/I Closet	5 Pc Ensuite
7	2nd Br	2nd	26.35	x 11.42	Broadloom	B/I Shelves	Bay Window
8	3rd Br	3rd	21.33	x 16.24	Double Closet	4 Pc Ensuite	W/O To Deck

Client Remks: This rare 3-storey Bay-and-Gable Victorian featured on the "Cabbagetown Tour of Heritage Homes" is one of the rare Cabbagetown homes that is coveted by all. A prime example of the architecture of the area, this beautiful red brick home reminds us of days gone by. While retaining its original and incredible street presence, it has been updated and modernized for today's sophisticated buyer. Originally built in the 1870s and meticulously renovated, the home showcases soaring ceilings, elegant finishes, and hardwood floors throughout the main living space which is designed for contemporary living and entertaining. Featuring a custom chef's kitchen with premium appliances, a generous family room, and French doors opening to a beautifully landscaped garden, this home has it all. Upstairs, the second floor offers an expansive primary suite with a spa-inspired 5-piece ensuite and wall-to-wall closets, alongside a second bedroom with its own hallway bathroom, built-ins, and room for a desk-perfect for a work from home. The third floor provides incredible flexibility with vaulted ceilings and a walk-out to a private terrace, perfect for a third bedroom, lounge, or reading retreat and its own ensuite. The lower level, with a separate entrance, includes laundry, abundant storage, and excellent potential for future customization. The landscaped backyard is a serene urban escape, complemented by a rare double car parking pad with electric garage door - a true luxury in this historic neighbourhood. Steps to shops, cafes, parks, and TTC. A timeless home in one of Toronto's most cherished neighbourhoods.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



458-460 Gerrard St E Toronto Ontario M5A 2H3 Toronto C08 Cabbagetown-South St. James Town Toronto			Sold: \$2,800,000 List: \$2,499,000
Taxes: \$16,137.49/2025		For: Sale	% Dif: 112
Sold Date: 04/01/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Att/Row/Twnhouse	Fronting On: N	Rms: 14 + 4	
Link:	Acreage:	Bedrooms: 3 + 1	
3-Storey	36.9 x 86 Feet	Washrooms: 4	
	Irreg: Double House	1x2xMain, 1x4x2nd, 1x3x2nd, 1x3x2nd	
Dir/Cross St: Parliament & Gerrard			
Directions: N/E Corner of Picturesque Sword St & Gerrard			

MLS#: C12915640 **PIN#:** 210820406
Legal: PT LT 21-22 PL D177 TORONTO AS IN CT546131; S/T CT546131 & CA774576; S/T & T/W CA774576; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1888 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Asphalt Shingle, Asphalt Rolled Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Board/Batten / Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre Exterior Feat: Landscaped, Lighting, Privacy, Awnings, Deck Interior Feat: Built-In Oven, Bar Fridge, Countertop Range, Floor Drain, On Demand Water Heater, Separate Hydro Meter, Storage, Water Heater Owned, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.32	x 4.82	Double Doors	Crown Moulding	Tile Floor
2	Living	Main	15.85	x 10.07	Bay Window	Gas Fireplace	Hardwood Floor
3	Dining	Main	13.85	x 9.51	Bay Window	Fireplace	Hardwood Floor
4	Kitchen	Main	25.98	x 12.5	Centre Island	Breakfast Bar	Quartz Counter
5	Mudroom	Main	17.32	x 4.82	Combined W/Kitchen	Pantry	W/O To Patio
6	Study	Main	14.01	x 11.42	Combined W/Family	B/I Shelves	Hardwood Floor
7	Powder Rm	Main	7.64	x 4.4	2 Pc Bath	B/I Vanity	Stone Counter
8	Mudroom	Main	8.01	x 7.25	Double Closet	Slate Flooring	Bar Sink
9	Prim Bdrm	2nd	16.01	x 12.76	Gas Fireplace	W/I Closet	4 Pc Ensuite
10	Bathroom	2nd	13.85	x 11.42	4 Pc Ensuite	Soaker	Stone Floor
11	Study	2nd	12.6	x 6.43	Combined w/Primary	Large Window	Broadloom
12	2nd Br	2nd	12.6	x 12.5	Large Window	3 Pc Ensuite	Broadloom
13	Bathroom	2nd	12.66	x 10.66	3 Pc Ensuite	Double Closet	Large Window
14	3rd Br	2nd	12.6	x 11.58	B/I Shelves	Closet	Large Window
15	Bathroom	2nd	6.92	x 5.91	3 Pc Bath	Soaker	Pedestal Sink
16	Loft	3rd	29.59	x 18.67	Fireplace	Vaulted Ceiling	W/O To Sundeck
17	Office	3rd	21.75	x 15.75	Vaulted Ceiling	B/I Shelves	Broadloom
18	Exercise	Bsmt	31.5	x 15.68	Above Grade Window	Tile Floor	Pot Lights
19	Laundry	Bsmt	14.24	x 10.43	Laundry Sink	Tile Floor	

Client Remks: Rare Opportunity to own extraordinary Cabbagetown "Double House" masterfully combining two classic Victorians into one luxurious, design-forward ~5,000 sf family home! Spectacularly renovated contemporary Bellini chef's kitchen w/oversized sociable centre island, integrated breakfast bar & state-of-the-art appliances is heart of the home. The kitchen flows seamlessly into spacious formal dining room w/soaring ceilings, crown mouldings, wood burning fireplace & original mantle, while a separate salon-style living room w/gas fireplace offers an elegant retreat w/ample space for a grand piano! Impressive centre hall plan & front entry, sweeping staircases, 2 separate back entrances, main floor study & powder rm make for elevated daily living & effortless entertaining on a grand scale! Upstairs, an expansive primary retreat spans the entire east half of the house featuring a spa-inspired ensuite w/contemporary roll-top tub, large w/i closet dressing room & serene pvt study. The west half of the 2nd floor offers two more spacious bedrooms: one w/ensuite & dressing room, and a sumptuous family bath with soaker tub. Dramatic loft-style 3rd floor retreat features vaulted ceilings, spacious office/library & super cool family/media room with wet bar, circular wood-burning fireplace, striking round window framing southwest views to iconic CN Tower & w/o to private rooftop deck. Located in a coveted enclave at the corner of picturesque Sword & Gerrard this extraordinary home offers the best of both worlds with the charm of Cabbagetown at your back door & the energy of the city on your front doorstep. This is city living at its finest - ideal for the sophisticated urbanite looking for that elusive & unique downtown property without compare! Home gym, 2-car parking & just