



576 Gladstone Ave			Sold: \$1,058,000
Toronto Ontario M6H 3J2			List: \$699,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$5,663/2025		For: Sale	% Dif: 151
Sold Date: 04/28/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Att/Row/Twnhouse	Fronting On: W	Rms: 4	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	18 x 138 Feet	Washrooms: 3	
	Irreg:	1x4xMain, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Dufferin St & Bloor St W		Directions: Dufferin st & Bloor St	

MLS#: W13027028 Vacant Land Condo: No Legal: PLAN 622 BLK C PT LOT 37	PIN#: 212920119
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Kitchens: 1 + 2 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: No Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Shingles Foundation: Not Applicable Assessment: POTL: N 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: 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	16.4	x 10.99	Ceramic Floor	Combined W/Living	W/O To Yard
2	Kitchen	Main	16.4	x 10.99	Ceramic Floor	Open Concept	Backsplash
3	Br	Main	11.25	x 11.25	Laminate	Window	O/Looks Frontyard
4	Common Rm	Main	12.66	x 9.84	Laminate	Window	
5	Prim Bdrm	2nd	13.45	x 11.32	Closet	Large Window	
6	2nd Br	2nd	10.33	x 9.68	Closet	Window	
7	Kitchen	2nd	10.83	x 10.01	O/Looks Backyard	Combined W/Br	
8	4th Br	Bsmt	13.32	x 11.48	Tile Floor	Window	
9	Kitchen	Bsmt	9.19	x 5.09	Tile Floor	Combined W/Dining	

Client Remks: Welcome to Gladstone Ave - ideally situated on a quiet, tree-lined one-way street in the heart of Toronto's vibrant west end. From the inviting covered front porch to the functional interior layout and deep backyard, this home offers a warm living environment with exceptional potential. This charming end-unit townhouse is currently configured as three self-contained units, yet can be easily converted back into a single-family residence. It presents a fantastic opportunity for first-time buyers, investors, or end-users looking to expand and customize over time. The main level features a bright and airy living space with a large front-facing window overlooking the porch. The kitchen offers a practical eat-in layout with ample cabinetry and workspace, seamlessly connecting to a sun-filled dining area with a walk-out to the rear deck. The deep backyard offering abundant outdoor space, greenery, and a storage shed-ideal for entertaining, gardening, or future expansion. Three bathrooms including that ever rare downtown main floor 4PC bathroom. The second floor includes well-proportioned bedrooms with natural light, a family bathroom, and additional storage space. The primary bedroom is spacious and functional, offering generous closet capacity. The lower level provides a self-contained living space complete with a kitchen, bedroom, bathroom, and a separate walk-out to the backyard-ideal for multi-generational living or potential rental income. 9 feet ceilings on the main floor. Unbeatable location just steps to Dufferin subway station, and within walking distance to the shops, cafes, and restaurants along Bloor Street and Geary Avenue. Surrounded by excellent amenities including Gladstone Public Library, Dufferin Mall, Bloor Collegiate Institute, Dufferin Grove Park, and the Wallace-Emerson Community Centre with pool. A rare opportunity offering character, flexibility, and tremendous upside in a highly desirable neighbourhood - not to be missed!

Inclusions: New windows installed on the main and second floors (2024) Rear door and basement windows replaced (approx. 2020) Combined hot water and heating system (boiler) installed (approx. 2019) Hydronic (water-based) heating system, No air conditioning, electrical panel breaker.

Listing Contracted With: RE/MAX EXCEL REALTY LTD. **Ph:** 905-475-4750



385 Delaware Ave Toronto Ontario M6H 2T7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,776.30/2025 For: Sale % Dif: 119 Sold Date: 05/06/2026 SPIS: No Last Status: SLD DOM: 7		
Sold: \$953,000 List: \$799,900		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 18.25 x 125 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd
Dir/Cross St: Dupont & Ossington Directions: SW Dupont & Ossington		

MLS#: W13059168 **PIN#:** 212830701
Legal: PT LT 79 PL 861 CITY WEST AS IN CA462534; T/W CA462534; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Year Built: 1904 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick, Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck Interior Feat: Carpet Free	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	0	0	Tile Floor		
2	Living	Main	14.01	x 10.66	Bay Window	B/I Bookcase	Hardwood Floor
3	Dining	Main	13.62	x 11.52	Window	Hardwood Floor	
4	Kitchen	Main	15.68	x 11.25	Eat-In Kitchen	Stainless Steel Appl	Tile Floor
5	Powder Rm	Main	0	0	2 Pc Bath	B/I Vanity	Tile Floor
6	Mudroom	Main	7.41	x 5.77	W/O To Deck	Window	Hardwood Floor
7	Prim Bdrm	2nd	15.35	x 10.33	Closet	Large Window	Parquet Floor
8	2nd Br	2nd	11.29	x 9.78	Closet	Window	Parquet Floor
9	3rd Br	2nd	11.32	x 10.17	Ceiling Fan	Window	Parquet Floor
10	Bathroom	2nd	0	0	4 Pc Bath	Pedestal Sink	Tile Floor
11	Rec	Bsmt	38.42	x 14.8	Combined W/Laundry Unfinished		Concrete Floor

Client Remks: Welcome to 385 Delaware Avenue, an exceptional opportunity to create your dream home in the heart of Dovercourt Village. This semi-detached boasts 3 bedrooms, 2 bathrooms and a rare 2-car garage. This home offers great ceiling height and a functional, flexible layout ready to be reimaged to suit your personal style. The spacious living and dining areas are meant for entertaining, with large windows and hardwood floors. The large eat-in kitchen offers ample room to design your dream culinary space. Convenience is key with a main floor powder room and adjoining mudroom-perfect for busy households, a work-from-home nook, or a seamless transition to the expansive backyard. Complete with a deck, it's the perfect space for hosting your next family barbecue, outdoor dining, or relaxing. Upstairs, you'll find three generously sized bedrooms filled with natural light, along with an updated 4-piece bathroom. The unfinished basement, complete with a separate entrance, offers incredible potential to be redesigned into a spacious rec room, additional living area, or in-law suite. Major updates include furnace (2019) and sloped roof (2022). The rare two-car detached garage provides unmatched convenience for city living - no street parking needed. An unbeatable location sets the home apart. Just a short walk to Ossington Station, commuting is effortless. Spend weekends at Christie Pits park enjoying the green space and community vibes, or stroll along Bloor Street for its vibrant mix of shops, cafes, and everyday essentials. Nearby Geary Avenue offers a dynamic and unique food, brewery, and arts scene. A rare chance to put down roots and create something special in the heart of Toronto.

Inclusions: See Schedule B.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-494-7653



747 Gladstone Ave
Toronto Ontario M6H 3J5
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$5,791.39/2025 **For:** Sale **% Dif:** 97
Sold Date: 04/20/2026
SPIS: No **Last Status:** SLD **DOM:** 47
Semi-Detached **Fronting On:** E **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 2 + 2
2-Storey **18.58 x 80.29 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x4xBsmt**
Dir/Cross St: Dufferon/Hallam St
Directions:
 Exit 401 @ Yorkdale/Allen Rd S, Exit towards Lawrence Ave E, Turn right onto Lawrence Ave W, Turn left onto Dufferin St, Left onto Shanly St, Turn left on Gladstone.

MLS#: W12843330 **PIN#:** 212910147
Legal: PT LT 24-25 BLK N PL 622 NORTH WEST ANNEX AS IN CT552047; S/T & T/W CT552047; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 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: Family Room, Fireplace/Stove Interior Feat: Accessory Apartment	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.4	x 10.4	Hardwood Floor	Window	
2	Kitchen	Main	14.73	x 12.17	Laminate	Window	O/Looks Backyard
3	Br	Main	10.47	x 9.74	Hardwood Floor	Window	
4	Kitchen	2nd	14.7	x 6.36	Hardwood Floor	Window	
5	Prim Bdrm	2nd	36.75	x 34.78	Hardwood Floor	Bay Window	Closet
6	Br	2nd	14.73	x 11.88	Hardwood Floor	Window	Closet
7	Rec	Lower	18.01	x 9.68			
8	Br	Lower	13.48	x 9.22			

Client Remks: Remarkable and lovingly lived in home in the Dufferin and Dupont pocket of Dovercourt Wallace. This established, vibrant and updating community presents excellent value, stability , beautiful curb appeal and represents old Toronto very well. An area brimming with families, updated city services and rapid turnover. Short trip to the Bloor subway and easy access to the downtown core while protecting the local vibe. This spacious property has two kitchens and two entrances allowing for several configurations as is. The home can be used as two living spaces- top level unit 1 bed, 1 bath, kitchen \living and main floor\ basement unit with kitchen 3 beds bath and living space. Alternatively a comparatively larger whole home semi with ample single family space. This property is ready for a new long term owner and modern touches.

Inclusions: all typical chattels

Listing Contracted With: STRIVE REALTY LTD. **Ph:** 289-731-4293



992 Dovercourt Rd Toronto Ontario M6H 2X5 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,102/2025 For: Sale % Dif: 106 Sold Date: 05/02/2026 SPIS: Yes Last Status: SLD DOM: 2		
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 12 x 88 Feet Irreg:	Rms: 7 Bedrooms: 2 Washrooms: 2 1x4, 1x4
Dir/Cross St: Dovercourt /Bloor Directions: South of Hallam / North of Bloor		

MLS#: W13060944 **PIN#:** 212830492
Legal: PT LT 28-29 BLK K PL 622 NORTH WEST ANNEX AS IN CA411575; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit 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: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: On Demand Water Heater, Carpet Free	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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Abundant character awaiting your personal touch. Beautiful wainscoting, wood beams, brick accents and charming transoms throughout. Inside offers a very bright inviting layout, with generous sized rooms and one of the largest primary rooms on the market. Currently set up as a 2 bedroom with den/flex space that could be converted to a 3rd bedroom. Amazing location, close to Ossington Subway, Parks, Shops and more. Zoned for commercial and/or residential. A few of the photos are virtually staged. Enjoy the backyard & bonus balcony (70 sq ft) off the 2nd bedroom. Open House this Sat May 2nd & Sun May 3rd 1-3pm. Inclusions: Fridge, gas range, dishwasher, washer, dryer. Listing Contracted With: QUEENSWAY REAL ESTATE BROKERAGE INC. Ph: 416-259-4000					



524 Gladstone Ave Toronto Ontario M6H 3J2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,874/2025 For: Sale % Dif: 111 Sold Date: 02/12/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$995,500 List: \$899,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.5 x 138 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4xBsmt, 1x4x2nd	Dir/Cross St: Bloor & Dufferin Directions: Bloor & Dufferin

MLS#: W12758744 **PIN#:** 212920094
Legal: PT LT 48 BLK C PL 622 NORTH WEST ANNEX AS IN CA28130; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Part Bsmt Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 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: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.7	x 13.94	Hardwood Floor	Large Window	Ceiling Fan
2	Dining	Main	12.11	x 12.7	Hardwood Floor	Window	Double Doors
3	Kitchen	Main	11.48	x 11.91	Hardwood Floor	B/I Dishwasher	
4	Breakfast	Main	11.48	x 8.5	Hardwood Floor	W/O To Yard	Open Concept
5	Bathroom	Bsmt	7.12	x 7.91	Tile Floor	4 Pc Bath	
6	Laundry	Bsmt	7.12	x 10.93	Tile Floor	B/I Shelves	
7	Prim Bdrm	2nd	12.83	x 13.19	Hardwood Floor	Window	Closet
8	2nd Br	2nd	9.35	x 11.22	Hardwood Floor	Window	Closet
9	Bathroom	2nd	5.94	x 7.97	Tile Floor	Window	4 Pc Bath
10	Kitchen	2nd	11.48	x 12.11	Hardwood Floor	Window	Stainless Steel Appl

Client Remks: Welcome to 524 Gladstone Ave, a charming Victorian semi-detached home filled with character, space, and incredible potential. Currently configured as two units, this property can easily be converted back to a single-family residence, making it an ideal opportunity for first-time buyers, investors, or end users looking to grow into a home over time. Inside, you'll find three spacious bedrooms, two bathrooms, and soaring ceilings on the main floor that create an airy, light-filled feel. The large kitchen offers plenty of room to gather and features a walkout to the backyard, perfect for entertaining, gardening, or future expansion. The long, deep lot provides rare outdoor space in the city and endless possibilities. Set in an amazing location, this home boasts fantastic walkability with steps to Bloor Street, vibrant shops, cafes, and restaurants. You're minutes to the subway and just three minutes to Dufferin Grove Park, making city living both convenient and connected. A classic Victorian with flexibility, space, and an unbeatable neighbourhood - 524 Gladstone Ave is a place to put down roots and make your own.

Inclusions: 2 Fridges, 2 Stoves, Washer, Dryer, Dishwasher
Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-769-1616



454 Concord Ave		Sold: \$1,181,000
Toronto Ontario M6H 2P8		List: \$949,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$5,927.12/2025	For: Sale	% Dif: 124
Sold Date: 05/12/2026		
SPIS: No	Last Status: SLD	DOM: 1
Semi-Detached	Fronting On: W	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	26.17 x 126.28 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Dovercourt and Hallam		Directions: Dovercourt and Hallam

MLS#: W13114178 **PIN#:** 212830874
Legal: PT LT 84 PL 506 NORTH WEST ANNEX AS IN WD144933 EXCEPT WD121873; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Sep Entrance / Part Bsmt	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Public Transit	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Carpet Free	HST Applicable to Included In
Roof: Shingles		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Fantastic 3 bed +2 bath all brick semi on one of the most desirable tree-lined streets in vibrant Dovercourt Village. Move in and enjoy as-is or renovate into your dream home like so many neighbours nearby. Spacious living, kitchen, and dining areas on the main floor, plus a bonus mudroom leading to a beautifully appointed backyard with patio and garden. Prime laneway access to a rare rear two-car detached garage. Separate entrance to partially finished basement featuring a fully functioning kitchen, large cold room with built in shelves and three-piece bathroom offers incredible income potential. Ideally located at Dovercourt & Hallam, just steps to Bloor Street's endless mix of trendy cafes, local restaurants, boutiques, parks, and everyday conveniences. Enjoy being within walking distance to the subway, Christie Pits Park, and some of the city's favourite local spots including Bakerbots Baking, known for its legendary baked goods and ice cream sandwiches. A true opportunity to live in one of Toronto's most sought-after west-end neighbourhoods.					
Inclusions: All kitchen appliances (x2), lennox furnace (owned), Garage work bench					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-699-9292					



4 Irene Ave		Sold: \$1,005,000
Toronto Ontario M6G 1M6		List: \$949,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$5,829.09/2026	For: Sale	% Dif: 106
Sold Date: 03/11/2026		
SPIS: No	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: N	Rms: 6 + 4
Link:	Acreage:	Bedrooms: 3
2-Storey	18.08 x 75 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Bloor West and Shaw St		
Directions: From Bloor & Shaw, turn north on Shaw to Irene Ave		

MLS#: W12841124

PIN#: 212680185

Legal: PT BLK A PL D1324 TORONTO AS IN CT288896 (FIRSTLY); CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Full / Sep Entrance		Drive:	Gas:
Fireplace/Stv: N		Drive Park Spcs: 0	Hydro:
Heat: Forced Air / Gas		Tot Prk Spcs: 1	Phone:
A/C: Central Air		UFFI:	Water: Municipal
Central Vac: No		Pool: None	Water Supply Type:
Apx Age:		Prop Feat: Interior Feat: Carpet Free	Sewer: Sewers
Year Built: 1911			Waterfront:
Yr Built Source: MPAC			Retirement:
Apx Sqft: 1100-1500			HST Applicable to: Not Subject to HST
Lot Size Source: MPAC			Sale Price:
Roof: Asphalt Shingle, Asphalt Rolled			Farm/Agr:
Foundation: Block			Oth Struct:
Assessment: 2026 POTL:			Survey Type: None
POTL Mo Fee:			Spec Desig: Unknown
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.63	x 10.99	Fireplace	Open Concept	Combined W/Dining
2	Dining	Main	15.32	x 12.17	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Main	13.16	x 11.09	W/O To Garden	Linoleum	North View
4	Prim Bdrm	2nd	15.29	x 11.48	Bay Window	Large Closet	Hardwood Floor
5	2nd Br	2nd	11.84	x 11.75	Double Closet	Hardwood Floor	Window
6	3rd Br	2nd	13.16	x 8.53	Hardwood Floor	North View	
7	Rec	Bsmt	23.1	x 14.11	Open Concept	Concrete Floor	Fluorescent
8	Laundry	Bsmt	12.14	x 10.83	Open Concept	Walk-Out	
9	Furnace	Bsmt	8.53	x 7.87	Concrete Floor		
10	Cold/Cant	Bsmt	6.89	x 4.27	Concrete Floor		

Client Remks: Great opportunity in sought-after Neighbourhood! Welcome to 4 Irene Ave, a charming and versatile semi-detached with 3 bedrooms, 2 bathrooms (freshly renovated), offering incredible potential for first-time buyers, investors, or those looking to customize their own dream home. Perfectly located, being directly across the street from the Irene Avenue Parkette and one block west of Christie Pits Park. Situated just north of Bloor, enjoy all the restaurants, cafes, local shops, great schools, and transit one could desire. Facing south, this light-filled home possess a functional layout, spacious living and dining rooms, a large primary bedroom, and a private backyard. The basement has its own private entrance and rough-ins for a kitchen, making added rental income possible or extended family living. NOTE, this property has a private detached garage located on Carling Ave identified by a for sign and legally described below.

Inclusions: The detached garage is on a separate property located on Carling Ave. MPAC Legal Details: 33 Carling Ave, PT LT 6 PL D1431 TORONTO AS IN CT288896; CITY OF TORONTO. frontage 11 feet by 20 feet, PIN 212680151 ARN 190405122001300

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888



250 Christie St Toronto Ontario M6G 3B8 Toronto C02 Annex Toronto Taxes: \$6,175.97/2025 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 11			Sold: \$1,250,000 List: \$987,000 For: Sale % Dif: 127
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.56 x 120.19 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 + 2 Washrooms: 4 1x3xMain, 1x3x2nd, 1x3xBsmt, 1x3xBsmt	Dir/Cross St: Bloor/Christie St. Directions: South of Dupont St.

MLS#: W12901570 **PIN#:** 212660520
Legal: PT LT 8-9 BLK C PL 778 CITY WEST AS IN WD130385; S/T & T/W WD130385; CITY OF TORONTO

Kitchens: 2 + 2 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Other A/C: Window Unit Central Vac: No Apx Age: Year Built: 1909 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, School Interior Feat: Water Heater Owned	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
Client Remks: Great opportunity to own a piece of real estate in a great family Annex neighbourhood. Semi-Detached house set up as 4 self-contained units. Main level and 2nd floor - 1-bedroom apartments; 2 studios in the basement ***with separate entrances!*** Rare detached double garage. Step outside & enjoy a large backyard, which is perfect for entertaining and gardening. Newer laminated floor in 1st and 2nd levels; the roof is 7 years old; all over freshly painted, newer windows, new LED light fixtures. The attic can be renovated as an extra living space. Conveniently located just a moment away from top-tier schools, Lush parks, finest coffee shops, & boutiques. This property presents as a fabulous investment opportunity or an amazing possibility to buy & transform back into a single-family home to your desires. The owner could also occupy one unit & enjoy income from the Tenants. The Potential monthly rent is \$7600 per month (excluding garage). It is within walking distance to Christie Subway station, Fiesta Farm, Loblaws, and Farm Boy. Close to Wychwood Barns and The Market. Inclusions: 4 Stoves, 4 Fridges, Window Blinds, All Electrical Light Fixtures, Garage Door Opener, Hot Water Tank (4 years old), All Ikea wardrobes. Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. Ph: 416-762-4200					



242 Delaware Ave Toronto Ontario M6H 2T6 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,138.18/2025 For: Sale % Dif: 133 Sold Date: 02/02/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,327,288 List: \$998,000
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 14.17 x 119.98 Feet Irreg:	Rms: 8 Bedrooms: 4 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Bloor & Ossington Directions: North of Bloor/East of Dovercourt

MLS#: W12732906 **PIN#:** 212830606
Legal: PT LT 22 BLK H PL 622 NORTH WEST ANNEX AS IN CT532292 EXCEPT CT823508; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished / Walk-Up Fireplace/Stv: N Heat: Baseboard, Forced Air / Electric, Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Fibreglass Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.17	x 12.76	Stained Glass	B/I Bookcase	Open Concept
2	Dining	Main	27.17	x 12.76	Combined W/Living	Window	Parquet Floor
3	Kitchen	Main	14.34	x 9.51	Eat-In Kitchen	Window	W/O To Yard
4	Prim Bdrm	2nd	12.99	x 12.93	Bay Window	Large Closet	Parquet Floor
5	2nd Br	2nd	12.83	x 7.91	Window	Closet	Parquet Floor
6	Office	2nd	9.15	x 8.33	Window	O/Looks Backyard	Parquet Floor
7	3rd Br	3rd	12.66	x 11.91	Window	Closet	Parquet Floor
8	4th Br	3rd	12.5	x 7.68	Window	Closet	Parquet Floor
9	Furnace	Bsmt	26.41	x 11.84	Walk-Up	Unfinished	
10	Laundry	Bsmt	15.75	x 8.23	4 Pc Bath	Laundry Sink	Walk-Up

Client Remks: Welcome to 242 Delaware Ave! Fantastic opportunity to own a well-maintained home in a highly sought-after, family-friendly neighbourhood. On the market for the first time in over four decades, this spacious 4+1 bedroom, 2-bathroom home offers generous room sizes and excellent ceiling height across all four levels. The full, unfinished basement includes two separate walk-up entrances, providing convenient access to both the front and back yards. Enjoy a private backyard with a parking spot off the rear laneway. No car? No problem- you're just a two-minute walk to the Delaware entrance of Ossington Station. Steps from vibrant shops, cafes, and restaurants along Bloor Street, and only minutes away from beautiful parks, good schools and more!

Inclusions: As is - fridge, gas stove, dishwasher, washer and dryer, basement shelves, window blinds, light fixtures, shed in backyard.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



1145 Dufferin St		Sold: \$1,060,000
Toronto Ontario M6H 4B7		List: \$999,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$5,047.86/2025	For: Sale	% Dif: 106
Sold Date: 06/13/2026		
SPIS: No	Last Status: SLD	DOM: 9
Semi-Detached	Fronting On: E	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	16.5 x 131 Feet	Washrooms: 3
	Irreg:	1x3x2nd, 1x3xBsmt, 1x2xMain
Dir/Cross St: Dufferin St / Bloor St		
Directions: North of Bloor St West On The West Side of Dufferin		

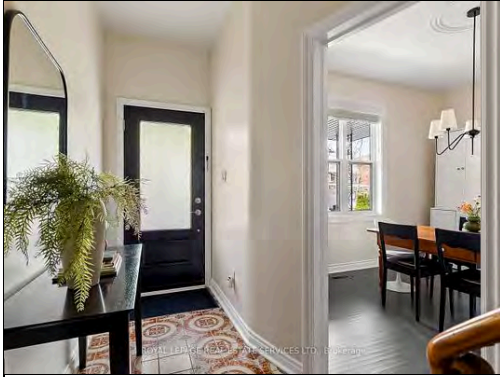
MLS#: W13243684		PIN#: 212910069	
Assignment: No		Fractional Ownership: No	
Legal: PT LT 9-10 BLK O PL 622 NORTH WEST ANNEX AS IN CA537889 EXCEPT WD26749; S/T & T/W CA537889; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:	Hydro:
Basement: Finished / Sep Entrance	Drive: Lane	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	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: Interior Feat: Carpet Free	Retirement:	
Year Built: 1898		Under Contract:	Hot Water Tank-Gas
Yr Built Source: MPAC		HST Applicable to	Included In
Apx Sqft: 1100-1500		Sale Price:	
Lot Size Source: MPAC		Farm/Agr:	
Roof: Asphalt Shingle		Oth Struct:	
Foundation: Concrete		Survey Type:	None
Assessment: 2025 POTL: N		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.09	x 13.85	Large Window	Laminate	
2	Dining	Main	12.73	x 9.91	Large Window	Laminate	
3	Kitchen	Main	16.31	x 9.91	W/O To Yard	Marble Counter	Laminate
4	Bathroom	Main	4.99	x 4.33	2 Pc Bath	Ceramic Floor	Marble Counter
5	Prim Bdrm	2nd	13.68	x 13.16	Large Window	Closet	Laminate
6	2nd Br	2nd	13.75	x 7.68	Window	Laminate	
7	3rd Br	2nd	9.74	x 8.01	Window	Laminate	
8	Bathroom	2nd	7.09	x 6	Window	Ceramic Floor	Marble Counter
9	4th Br	Bsmt	12.83	x 10.17	Window	Laminate	
10	Living	Bsmt	13.25	x 12.76	Access To Garage	Window	Laminate
11	Bathroom	Bsmt	8.83	x 3.18	Ceramic Floor	3 Pc Bath	
12	Laundry	Bsmt	0	0	Laminate		

Client Remks: Welcome To This Gorgeous, Completely Transformed Semi-Detached Family Home Nestled In One Of West Toronto's Most Sought-After Pockets. Extensively Renovated From Top To Bottom With updated HVAC, Plumbing, Electrical Lines, And Panel. This Turnkey Residence Perfectly Balances Contemporary Luxury With Urban Convenience. The Sun-Drenched Main Floor Boasts Airy Ceilings And A Desirable Open-Concept Layout, Anchored By A High-End Culinary Kitchen. It Features Marble Countertops, A Commercial-Grade Gas Stove, Sleek Stainless Steel Appliances, And A Seamless Walk-Out To The Rear Yard. Upstairs And Throughout, Enjoy Stylish Modern Finishes And Updated Washrooms With Custom Tiling. The Property Offers Incredible Versatility With A Fully Finished Basement Equipped With A Separate Entrance. You Are Just A 5-Minute Stroll To Dufferin Subway Station, The Gladstone Library, And The Vibrant Shops, Cafes, And Restaurants Along Bloor Street West. Take Your Pick Of Incredible Green Spaces With Dovercourt-Wallace Park And Christie Pits Practically At Your Doorstep. Just Move In, Turn The Key, And Enjoy The Perfect Blend Of Community And City Living!

Inclusions: All Light Fixtures, All Window Coverings, Samsung Double Door Fridge, Kenmore Pro Commercial Gas Stove, Frigidaire dishwasher, Samsung Washer, Samsung Dryer

Listing Contracted With: REAL HOME CANADA REALTY INC. Ph: 647-772-8558



107 Westmoreland Ave Toronto Ontario M6H 2Z8 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,278.61/2025 For: Sale % Dif: 115 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,150,000 List: \$1,000,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19 x 88 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Bloor & Dovercourt Directions: GPS

MLS#: W13142022 **PIN#:** 212830361
Legal: PT LT 32-33 BLK G PL 622 NORTH WEST ANNEX AS IN CT240284; S/T & T/W CT890403; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Walk-Up / Unfinished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Unknown Assessment: 2025 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: Interior Feat: Sump Pump, Water Heater	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 11.11	Hardwood Floor	Combined W/Dining	Window
2	Dining	Main	12.85	x 10.47	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	12.44	x 11.64	Tile Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	17.2	x 9.73	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	11.4	x 10.26	Hardwood Floor	Ceiling Fan	Closet
6	3rd Br	2nd	11.6	x 7.4	Broadloom	Ceiling Fan	Window
7	Rec	Bsmt	22.22	x 16.92	Above Grade Window	W/O To Yard	

Client Remks: Welcome to 107 Westmoreland Avenue-the perfect starter home located in Dovercourt Village. At just a 4 minute walk to Bloor Street this 3 bedroom 1 bathroom home combines ideal location and functional renovations. The home has been meticulously maintained and updated over the last 8 years by the current owners. New windows, waterproofing, furnace, air conditioner, appliances, electrical panel, and numerous other updates were checked off the list. The bright and spacious main floor includes an open living & dining area with a large kitchen featuring a walk-out to a concrete deck. The sunny backyard could be your perfect patch of green space to BBQ with friends or watch the kids play. This family friendly street and neighbourhood is one you won't want to miss! Only 2 minutes away from Dovercourt Park and 7 minutes to the Delaware entry to Ossington station the location couldn't be better. Paradise Theatre, Gladstone Library, cafe's, and restaurants are all within walking distance. Experience everything that Dovercourt Village and Bloor Street has to offer. This home has solid bones, updates throughout, and awaits your personal touch.

Inclusions: Stainless steel-fridge, stove, range hood, and dishwasher. Clothes washer and dryer. All existing light fixtures, all existing window coverings, gas burner and equipment, central air conditioner, and hot water tank.

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



119 Essex St W		Sold: \$970,000
Toronto Ontario M6G 1T4		List: \$1,039,999
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,010.08/2025	For: Sale	% Dif: 93
Sold Date: 06/10/2026		
SPIS: No	Last Status: SLD	DOM: 20
Semi-Detached	Fronting On: S	Rms: 8 + 3
Link:	Acreage:	Bedrooms: 3 + 2
2-Storey	23.08 x 47.75 Feet	Washrooms: 3
	Irreg:	1x4xGround, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Shaw and Essex Directions: Just East of Shaw		

MLS#: W13158106 **PIN#:** 212670360
Legal: Pt Lot 150 Plan 1088 City West as in CA496385 City of Toronto

Kitchens: 2 + 1		Exterior:	Zoning:
Fam Rm: N		Alum Siding / Brick Veneer	Cable TV:
Basement: Apartment / Sep Entrance		Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N		Drive: None	Water: Municipal
Heat: Forced Air / Gas		Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air		Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: No		UFFI:	Waterfront:
Apx Age:		Pool: None	Retirement:
Year Built: 1905		Prop Feat:	HST Applicable to: Included In
Yr Built Source: MPAC		Interior Feat: Accessory Apartment,	Sale Price:
Apx Sqft: 1100-1500		Primary Bedroom - Main Floor	Farm/Agr:
Lot Size Source: MPAC			Oth Struct:
Roof: Flat, Shingles			Survey Type: None
Foundation: Stone			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	14.76	x 9.19	Laminate	Ceramic Back Splash	Double Sink
2	Living	Ground	13.12	x 8.69	Laminate	W/I Closet	
3	Prim Bdrm	Ground	12.63	x 11.32	Laminate	Large Window	
4	Bathroom	Ground	6.73	x 6.56	4 Pc Bath	Ceramic Floor	
5	Kitchen	2nd	8.69	x 8.37	Ceramic Floor	Ceramic Back Splash	Window
6	Living	2nd	12.8	x 9.19	Laminate	Combined W/Dining	Large Window
7	Dining	2nd	8.53	x 6.23	Laminate	Combined W/Kitchen	Open Concept
8	Prim Bdrm	2nd	11.15	x 9.02	Laminate	Closet	Large Window
9	3rd Br	2nd	11.15	x 9.02	Laminate	Closet	Large Window
10	Bathroom	2nd	0	0	4 Pc Bath	Ceramic Floor	
11	Kitchen	Bsmt	20.51	x 7.87	Ceramic Floor	Combined W/Living	Pantry
12	4th Br	Bsmt	10.01	x 8.69	Laminate	Closet	Window
13	5th Br	Bsmt	9.84	x 7.71	Laminate	Closet	Window
14	Bathroom	Bsmt	0	0	3 Pc Bath	Ceramic Floor	

Client Remks: Prime Income Property With Three Vacant Units Near Ossington and Bloor. An exceptional investment opportunity awaits, in one of Toronto's most sought-after neighbourhoods, steps from Christie Pits Park. This charming, semi-detached home has been meticulously updated and configured into three separate units, offering a rare chance for immediate, high-yield returns. Property Highlights Three Updated Units, each unit has a separate entrance and is move-in ready, appealing to discerning tenants. Set Your Own Rents With all three units currently vacant, the new owner has total control to set market-value rents from day one, maximizing earning potential. Enjoy effortless commuting with a quick bus ride to the Bloor-Danforth subway line (Ossington & Christie Stations) and multiple public transportation options steps from your door. Directly adjacent to the expansive Christie Pits Park, your future tenants will have immediate access to greenspace, an outdoor pool, playgrounds, and community events. Immerse yourself in the bustling Bloorcourt and Ossington strips, renowned for their eclectic mix of top-rated restaurants, trendy cafes, boutique shops, grocery stores, and essential services. Family. Close proximity to excellent schools enhances the property's appeal to a wide range of potential renters. This property is ideal for the savvy investor seeking a turnkey rental operation or for a multi-generational family looking for independent living. Buyer and or Agent to Verify Retrofit Status/Legality of All Present Units. Description as per Geo Warehouse Duplex, Seller & Agent Do Not Warrant Legality or Status of the 3 Units.

Inclusions: 3 Fridges, 3 Stoves (All As Is) All Light Fixtures, Range Hood Fans Central Air and Forced Air Gas Furnace, 2 portable microwaves.

Listing Contracted With: ROYAL LEPAGE SUPREME REALTY **Ph:** 416-535-8000



102 Bartlett Ave Toronto Ontario M6H 3E6 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			Sold: \$1,025,000 List: \$1,088,000
Taxes: \$5,248/2026	For: Sale	% Dif: 94	
Sold Date: 05/12/2026			
SPIS: No	Last Status: SLD	DOM: 15	
Att/Row/Twnhouse	Fronting On: W	Rms: 6 + 3	
Link:	Acreage:	Bedrooms: 3	
2-Storey	14.25 x 105 Feet	Washrooms: 3	
	Irreg:	1x4xMain, 1x4xUpper, 1x2xBsmt	
Dir/Cross St: Bloor & Dufferin Directions: Bloor & Dufferin			

MLS#: W13046562	PIN#: 212920244
Legal: PT LT 29-31 BLK D PL 622 NORTH WEST ANNEX AS IN CA290210; CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Part Fin / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown 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 Interior Feat: None	Zoning: 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	9.51	x 12.24	Combined W/Dining	Large Window
2	Dining	Main	10.99	x 14.07	Combined W/Living	
3	Kitchen	Main	10.17	x 15.49	Walk-Out	Window
4	Prim Bdrm	Upper	14.07	x 12.24	Hardwood Floor	Closet
5	2nd Br	Upper	8.17	x 11.52	Hardwood Floor	Closet
6	3rd Br	Upper	10.17	x 9.25	Closet	Window
7	Other	Lower	13.16	x 12.6	Walk-Out	
8	Other	Lower	10.17	x 6.33		
9	Cold/Cant	Lower	9.84	x 9.25		

Client Remks: Welcome to this charming home in the heart of Wallace Emerson, offering incredible flexibility and income potential. Situated on a quiet, tree-lined street, this property is ideal for end-users, investors, or multi-generational living. The main floor features a traditional layout with combined living and dining areas, providing a functional space ready for your personal touch. The kitchen offers ample room for customization to suit your needs. Upstairs, you'll find generously sized bedrooms with great natural light. The third bedroom offers the potential to be converted into a second kitchen, creating added versatility for a possible multi-unit configuration. The basement features a walk-out and separate entrance, making it well-suited for income-generating opportunity. Enjoy a private backyard, perfect for outdoor living or expansion possibilities. With its unbeatable location steps from transit, shops, Dufferin Mall, cafes, and parks, this home is perfect for renovators, investors, or those looking to create their forever home in a prime West End location.

Inclusions: Stove, Fridge, Dishwasher, Washer, Dryer, Freezer (All Appliances as is), all ELF's, Window Coverings
Listing Contracted With: SNOBAR REALTY GROUP INC. **Ph:** 416-855-3388



709 Dupont St			Sold: \$1,100,000
Toronto Ontario M6G 1Z5			List: \$1,089,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$6,658.59/2025	For: Sale	% Dif: 101	
Sold Date: 01/24/2026			
SPIS: No	Last Status: SLD	DOM: 50	
Semi-Detached	Fronting On: S	Rms: 6	
Link:	Acreage: Not Appl	Bedrooms: 3	
2-Storey	20 x 135 Feet	Washrooms: 3	
	Irreg:	1x3xMain, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Dupont St & Christie St Directions: South side of Dupont St			

MLS#: W12604820		PIN#: 212660399					
Assignment: No		Fractional Ownership: No					
Legal: PT LT 186 BLK B PL 991 CITY WEST AS IN CT516615; S/T & T/W CT516615; CITY OF TORONTO		Vacant Land Condo: No					
Kitchens: 2	Exterior: Brick	Zoning: R(d0.6)					
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV: Yes	Hydro: Yes				
Basement: Unfinished	Drive:	Gas: Yes	Phone: Yes				
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: N					
Year Built: 1909	Interior Feat: None	HST Applicable to Included In					
Yr Built Source: MPAC		Sale Price:					
Apx Sqft: 1500-2000		Farm/Agr:					
Lot Size Source: MPAC		Oth Struct:					
Roof: Asphalt Shingle		Survey Type: None					
Foundation: Concrete		Spec Desig: Unknown					
Assessment: 2025 POTL: N							
POTL Mo Fee:							
Laundry lev: Lower							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 10.33	Fireplace	Picture Window	Pot Lights
2	Dining	Main	12.2	x 9.88	Bay Window	Pot Lights	Parquet Floor
3	Kitchen	Main	15.52	x 10.99	Ceramic Back Splash	Ceramic Floor	O/Looks Backyard
4	Prim Bdrm	2nd	15.26	x 14.27	Bay Window	Hardwood Floor	O/Looks Frontyard
5	2nd Br	2nd	10.37	x 9.61	Hardwood Floor	Closet	Window
6	3rd Br	2nd	12.3	x 9.61	Eat-In Kitchen	Hardwood Floor	Closet
Client Remks: For The First Time Since 1982, This Solid 3 Bedroom 3 Bathroom Home is Hitting The Market! Situated In The Heart of The Vibrant Christie-Dupont Neighbourhood, This Property Offers Endless Possibilities For Both Homeowners And Investors Alike.The Main Floor Features A Spacious Layout And A Full 3 Piece Bathroom. The 2nd Floor Boasts A Full 3 Piece Bathroom And A 2nd Kitchen That Can Also Be Used As a 3rd Bedroom.The Basement Includes A Full 3-Piece Bathroom And A Separate Entrance, Providing The Potential For Rental Income Or An In-Law Suite. The 2-Car Garage Provides Ample Storage And Parking Space.This Home Can Function As A Single Family Dwelling With Basement Rental Potential Or Can be Easily Converted Into A Full Income Property. With The Seller Motivated And The Home Priced To Sell, This Is A Great Opportunity For Both Home Buyers And Investors. See Attachment For Floor Plans.							
Inclusions: 2 Stoves, 2 Fridges, Washer, Dryer, All Window Coverings, & All Elfs All In "AS IS" Condition. All Inclusions Are In "AS IS" Condition.							
Listing Contracted With: RIGHT AT HOME REALTY Ph: 289-357-3000							



1069 Dovercourt Rd			Sold: \$1,400,000	
Toronto Ontario M6H 2X7			List: \$1,150,000	
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto				
Taxes: \$5,490/2025		For: Sale	% Dif: 122	
Sold Date: 03/20/2026				
SPIS: Yes	Last Status: SLD	DOM: 6		
Semi-Detached	Fronting On: W	Rms: 11		
Link:	Acreage:	Bedrooms: 3 + 1		
2-Storey	16.83 x 132 Feet	Washrooms: 3		
	Irreg:	1x2xBsmt, 1x3x2nd, 1x4		
Dir/Cross St: Dupont and Dovercourt			Directions: On Dovercourt	

MLS#: W12884480	PIN#: 212840249
Legal: Lot 11	

Kitchens: 1	Exterior: Alum Siding / Stone	Zoning:		
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:	Yes	Hydro: Yes
Basement: Finished	Drive:	Gas:	Yes	Phone: Yes
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: No	Sewer:	Sewers	
Central Vac: No	Pool: Salt	Waterfront:		
Apx Age: 100+	Prop Feat: Family Room, Fireplace/Stove	Retirement:		
Year Built: 1910	Exterior Feat: Hot Tub, Deck, Lighting, Porch Enclosed, Patio, Landscaped, Privacy	HST Applicable to	Not Subject to HST	
Yr Built Source: MPAC	Interior Feat: In-Law Suite, Water Purifier, Workbench, Upgraded Insulation, Storage, Sump Pump, Floor Drain, Carpet Free, Guest Accommodations, On Demand Water Heater	Sale Price:		
Apx Sqft: 1500-2000		Farm/Agr:		
Lot Size Source: MPAC		Oth Struct:		
Roof: Flat, Shingles		Survey Year:	2021	
Foundation: Concrete, Insulated Concrete Form		Survey Type:	Available	
Assessment: 2025 POTL:		Spec Desig:	Unknown	
POTL Mo Fee:				
Laundry lev: Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	14.04	x 5.22	Closet		
2	Dining	Main	14.04	x 10.86	B/I Shelves	Brick Fireplace	Cathedral Ceiling
3	Living	Main	15.39	x 11.68	Crown Moulding		
4	Kitchen	Main	16.47	x 11.12			
5	Bathroom	Main	5.25	x 4.46			
6	Br	2nd	13.45	x 14.63	B/I Closet	B/I Desk	
7	2nd Br	2nd	12.7	x 8.99			
8	3rd Br	2nd	9.28	x 11.06			
9	Bathroom	2nd	6.27	x 7.51			
10	Office	Bsmt	12.27	x 12.24			
11	Family	Bsmt	14.01	x 13.12			
12	Laundry	Bsmt	10.01	x 8.73			
13	Bathroom	Bsmt	4.79	x 9.38			

Client Remks: Welcome to this stunning, fully renovated home (2021) in the heart of Dovercourt Village. Deceptively spacious and thoughtfully upgraded throughout. With hundreds of thousands invested in structural and design improvements, this is a rare true turn-key property where the work has already been done. The main floor 9.5-ft ceilings, hardwood floors, crown moulding, and a bright, open-concept layout ideal for entertaining. The living and dining spaces are anchored by a striking exposed-brick fireplace wall with custom-built-ins, blending modern style. The chef's kitchen features quartz countertops, premium cabinetry, stainless steel appliances, and stylish navy lower cabinets with brass hardware, creating a sophisticated gathering space. Upstairs, you'll find bright, well-proportioned bedrooms, including a peaceful primary retreat and beautifully designed children's rooms with hardwood floors and great storage. The fully underpinned basement dramatically expands the living space with ceilings over 8 feet, rare for homes of this era. Complete with radiant heated floors, this bright lower level offers flexibility for a family room, gym, office, or future in-law suite, along with a sleek modern bathroom. Step outside to a deep private backyard oasis surrounded by mature trees. Entertain on 2 large decks, relax in the salt water hot tub, or enjoy the quiet garden setting. A detached shed/workshop with electricity offers additional space for a studio or workspace. Additional highlights include a water purification system, extensive upgrades throughout, and major structural improvements providing long-term peace of mind. Located just steps to Geary Avenue's vibrant restaurants, cafes, and breweries, close to Dovercourt Park, and only a short walk to the Bloor subway line, this home delivers the perfect blend of lifestyle, convenience, and neighbourhood charm. Beautifully renovated, move-in ready, and much larger than it appears, this is Dovercourt Village living at its best.

Inclusions: Washer, Dryer, Fridge, Dishwasher, Gas Stove, Water Purification system, Murphy Bed, Hot Tub, Freezer, Window blinds,
Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



306 Westmoreland Ave
Toronto Ontario M6H 3A5
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$5,618/2025 **For:** Sale **% Dif:** 118
Sold Date: 04/28/2026
SPIS: No **Last Status:** SLD **DOM:** 6
Sold: \$1,420,000
List: \$1,199,000
Link: Semi-Detached **Fronting On:** W **Rms:** 9
2-Storey **Acreage:** 20 x 108 Feet **Bedrooms:** 3
Irreg: 1x4x2nd, 1x3xBsmt **Washrooms:** 2
Dir/Cross St: Dovercourt and Dupont
Directions: West of Dovercourt on Dupont. Westmoreland is a one way south.

MLS#: W13031052 **PIN#:** 212900339
Assignment: No **Fractional Ownership:** No **Vacant Land Condo:** No
Legal: PT LT 28 BLK T PL 622 NORTH WEST ANNEX AS IN WD154060; 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+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Stone Assessment: 2025 POTL: N 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: Interior Feat: Carpet Free, Floor Drain, Storage, Water Heater Owned	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.48	x 11.58	Hardwood Floor	Bay Window	B/I Shelves
2	Dining	Main	14.07	x 12.34	Hardwood Floor	Large Window	Combined W/Living
3	Kitchen	Main	14.34	x 11.91	Large Window	Walk-Out	Centre Island
4	Prim Bdrm	2nd	12.66	x 11.67.98	Bay Window	Hardwood Floor	B/I Closet
5	2nd Br	2nd	12.34	x 11.09	Bay Window	Hardwood Floor	Closet
6	3rd Br	2nd	8.07	x 6.43	Hardwood Floor	Large Window	
7	Bathroom	2nd	6.43	x 8.07	4 Pc Bath		
8	Family	Bsmt	22.93	x 10.83			

Client Remks: 306 Westmoreland is a rare find, balancing historic soul with clean, modern updates. Large windows fill this wide three-bedroom, two-bathroom home with light. Highlighting an open-concept main floor anchored by an original fireplace and a stunning custom bookshelf. The bright open kitchen, complete with a professional gas range and wood-topped island becomes a hub for creating and family time. Generous bedrooms upstairs are bright and airy maximizing space and storage. Outside, a lush Japanese Maple provides a private front-porch retreat, perfect for a quiet morning coffee. The deep backyard is a true oasis, featuring an expansive stone patio and a rustic pergola draped in grape vines that offer a natural, leafy canopy for summer relaxation. A large storage shed and playhouse garden 'sweet' can also be found to add some functionality and fun to the backyard space. The location offers a perfect blend of community and convenience. You are just steps from the tennis courts and neighborhood spirit of Dovercourt Park, as well as the cultural pulse of Geary Avenue, home to local favorites like Blood Brothers Brewing, Greater Good and Famiglia Baldassarre. With the vibrant shops of Bloorcourt nearby and a short walk to both Ossington and Dufferin subway stations, this home is a warm, sun-drenched sanctuary perfectly positioned for the best of West End living. Get in before the Street Party in the fall, this street is truly special with a great community feel!

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP **Ph:** 416-928-6833



25 Westmoreland Ave		Sold: \$1,250,000
Toronto Ontario M6H 2Z6		List: \$1,199,900
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$5,467.13/2025	For: Sale	% Dif: 104
Sold Date: 01/24/2026		
SPIS: No	Last Status: SLD	DOM: 2
Semi-Detached	Fronting On: E	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 4
2 1/2 Storey	16.33 x 104 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: Bloor & Ossington Directions: Westmoreland and Bloor		

MLS#: W12723020 **PIN#:** 212830395
Legal: PT LT 10 BLK G PL 622 NORTH WEST ANNEX AS IN CT179485; S/T & T/W CT179485; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Other Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability, Sump Pump, Water Heater Owned	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	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.55	x 14.7	Hardwood Floor	Crown Moulding	
2	Br	Main	10.37	x 13.45	Stained Glass	Hardwood Floor	Closet
3	Kitchen	Main	11.38	x 15.78	Stainless Steel Appl	Eat-In Kitchen	W/O To Garden
4	Office	Bsmt	9.55	x 15.32	Separate Rm	Broadloom	Window
5	Prim Bdrm	2nd	12.01	x 13.58	Stained Glass	Hardwood Floor	Mirrored Closet
6	Kitchen	2nd	11.38	x 9.19	Eat-In Kitchen	Window	
7	3rd Br	2nd	9.09	x 11.22	Hardwood Floor	Closet	Window
8	Loft	Upper	14.17	x 22.74	Hardwood Floor	Window	

Client Remks: Give me some more of that West-End charm! 25 Westmoreland Ave is rich in character and full of possibility. This classic 2.5 storey century semi offers exceptional versatility in one of Toronto's most desirable west-end neighbourhoods and is just a 3-minute walk to Ossington Subway Station and steps to the shops, cafes, and energy of Bloor Street. Lovingly maintained by the same family for nearly five decades, the home is currently configured as two self-contained units and provides a rare opportunity for end-users, investors, or multigenerational families alike. The property can be enjoyed as-is, reimagined as a spacious single-family residence, or thoughtfully adapted to suit a variety of living arrangements. With generous room sizes, 10 ft ceilings on the main floor, 9.5 ft ceilings on the second floor, stained glass windows, and original architectural details throughout, the home offers a strong canvas for those looking to restore, renovate, or customize over time. The third-floor loft provides additional adaptable living space and the rear laneway presents exciting future potential for a laneway house (laneway house report available). Outside, enjoy a private, landscaped backyard perfect for relaxing, entertaining, or gardening. Located in a family-friendly, community-focused neighbourhood close to great schools, parks, local boutiques, and the vibrant Bloorcourt Village community, with excellent public transit access making daily commuting and city living effortless. A rare opportunity to secure a character-filled property with flexible living options and outstanding upside.

Inclusions: Samsung stainless steel (double door fridge, oven, microwave), Bosch stainless steel dishwasher (2025), stacked Samsung washer and dryer, second floor (fridge, stove & hood fan), all electrical light fixtures, wardrobe in first floor bedroom. Sump pump, back water valve (2021), 2 parking spots in the laneway. Landscaped backyard.

Listing Contracted With: ROYAL LEPAGE WEST REALTY GROUP LTD. Ph: 416-233-6276



589 Gladstone Ave Toronto Ontario M6H 3J3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,693/2025 For: Sale % Dif: 126 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,588,000 List: \$1,258,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19.29 x 122.85 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xMain	Dir/Cross St: Bloor St W and Dufferin St Directions: As per google ,maps.

MLS#: W13025638 **PIN#:** 212920165
Legal: PT LT 18 BLK D PL 622 NORTH WEST ANNEX AS IN CA490693; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Full 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 Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: On Demand Water Heater	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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.08	x 10.5	Hardwood Floor	Large Window	Crown Moulding
2	Dining	Main	12.25	x 9.17	Hardwood Floor	Crown Moulding	2 Pc Bath
3	Kitchen	Main	15.33	x 10.75	Hardwood Floor	Breakfast Bar	French Doors
4	Prim Bdrm	2nd	12.14	x 15.16	Hardwood Floor	Closet	
5	2nd Br	2nd	11.67	x 9.5	Hardwood Floor	Closet	
6	3rd Br	2nd	7.33	x 9.33	Hardwood Floor	Large Window	

Client Remks: Home Sweet Home! This beautifully maintained semi-detached home sits on a quiet, tree-lined street in the heart of vibrant Dovercourt Village, showcasing standout curb appeal. The inviting porch is an ideal spot for a morning coffee or a peaceful evening unwind while overlooking the lush perennial garden. Soaring ceilings, hardwood floors, and crown moulding reflect the home's Victorian roots, while large windows and an open, airy layout fill the interior with natural light from front to back. The living and dining areas flow seamlessly, creating an inviting setting for both daily life and effortless entertaining. A main-floor powder room adds a highly sought-after feature rarely found in homes of this era. Thoughtfully planned, the kitchen boasts generous counter space, ample cabinetry, and a dedicated coffee station, along with seating for four. Glass patio doors open fully to the backyard, extending the living area outdoors. Upstairs, three well-proportioned bedrooms include a dreamy primary retreat framed by a picturesque window. The fully renovated bathroom features heated floors, a soaker tub, and a walk-in shower, delivering a refined, functional space. The full basement remains a blank canvas, ready to be customized to suit your needs. Step outside to a private, fully fenced backyard designed for easy outdoor living, with multiple zones for gathering, dining, or simply relaxing. The mature garden creates a natural backdrop for summer hosting, while an irrigation system keeps everything effortlessly maintained. A custom-built shed adds convenient storage for garden tools, bikes, and more. Featuring laneway access and gated rear parking, this lot presents a prime opportunity for a double-car garage or laneway suite. All of this is set within one of the west end's most walkable and connected neighbourhoods. Just steps to Dufferin Station, cafes, restaurants, parks, schools, and everyday essentials. This is city living at its best!

Inclusions: Stainless Steel Refrigerator, Stainless Steel Electric Range with dual-zone oven, Stainless Steel Exhaust Fan, Built-in Dishwasher, Washer and Dryer, All existing Electrical Light Fixtures, All existing Window Coverings and All existing Window Screens (currently being stored in the basement), TV Mount (Livingroom), Stainless Steel Bar (backyard), 2 wooden bench seating with custom cushions (backyard) and Irrigation system(backyard).

Listing Contracted With: ROYAL LEPAGE SUPREME REALTY **Ph:** 416-535-8080



174 Yarmouth Rd Toronto Ontario M6G 1X4 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,808.54/2026 For: Sale % Dif: 97 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 1		
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 13.5 x 100.5 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3x2nd
Dir/Cross St: Shaw And Dupont Directions: south of dupont east of Ossington		

MLS#: W13458676 **PIN#:** 212660141
Legal: PT LT 52 PL 901 TORONTO AS IN CT256775; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance / Apartment / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School Interior Feat: Built-In Oven, Carpet Free, In-Law Suite, Guest Accommodations, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N Included In Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.84	x 8.76	Hardwood Floor	Large Window	Crown Moulding
2	Kitchen	Main	17.09	x 9.42	Updated	Quartz Counter	Stainless Steel Appl
3	Living	Main	12.07	x 9.09	Hardwood Floor	Crown Moulding	W/O To Yard
4	Prim Bdrm	2nd	11.32	x 10.99	4 Pc Ensuite	W/W Closet	Vaulted Ceiling
5	2nd Br	2nd	9.25	x 8.43	Hardwood Floor	Window	O/Looks Backyard
6	3rd Br	2nd	10.76	x 6.27	Hardwood Floor	Large Window	Closet Organizers
7	Rec	Lower	11.91	x 24.15	Laminate	W/O To Yard	Pot Lights
8	Kitchen	Lower	5.22	x 16.21	Updated	Quartz Counter	Walk-Up
9	Laundry	Lower	15.75	x 5.74	Laminate	Pot Lights	W/O To Yard

Client Remks: West-end lovers, this one's for you. Nestled on a quiet, tree-lined street just steps from the buzz of Geary Avenue and the heart of Christie Pits, 174 Yarmouth Road is the turnkey townhouse you've been waiting for. Fully renovated from top to bottom, this home perfectly balances modern style with the kind of thoughtful design that makes everyday life-and entertaining-a breeze.The open-concept main floor was made for hosting, with bright, inviting living spaces that flow seamlessly into the kitchen and straight out to your own backyard oasis. Summer BBQs, birthday parties, late-night hangs around the fire, or a soak in the hot tub after a long week-this is indoor-outdoor living done right. Built-in closet systems and bonus attic storage mean you'll have a place for everything, without sacrificing style.Downstairs, the finished lower level offers incredible flexibility for growing families, overnight guests, a home office, gym, playroom, or whatever your next chapter calls for.And then there's the neighbourhood. Grab your morning coffee from a local cafe, spend weekends exploring Geary's breweries and restaurants, catch a movie or a ball game at Christie Pits Park, and enjoy some of Toronto's best bakeries, shops, and green spaces right outside your door. With excellent schools, easy transit, and a true sense of community, it's easy to see why so many people dream of calling this pocket of the west end home.Stylish, turnkey, and in one of Toronto's coolest neighbourhoods, 174 Yarmouth Road isn't just a place to live-it's a place to build a life.

Inclusions: All existing light fixtures, all existing window coverings, stainless steel fridge, built-in stainless steel microwave, built-in stainless steel wall oven, stainless steel range hood, stainless steel built-in gas range, stainless steel built-in dishwasher, 2 in 1 washer/dryer, 2 in 1 washer/dryer (lower level), stainless steel built-in dishwasher (lower level), induction stove top built-in (lower level), hot tub and all associated accessories.

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



746 Gladstone Ave Toronto Ontario M6H 3J6		Sold: \$1,490,000 List: \$1,288,800
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,070.40/2026	For: Sale	% Dif: 116
Sold Date: 03/27/2026		
SPIS: No	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: W	Rms: 8 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2 1/2 Storey	19.75 x 129 Feet	Washrooms: 3
	Irreg:	1x3xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Dufferin / Hallam Directions: Dufferin / Hallam		

MLS#: W12898752 **PIN#:** 212900085
Legal: PT LT 40 BLK P PL 622 NORTH WEST ANNEX AS IN CA286596; CITY OF TORONTO

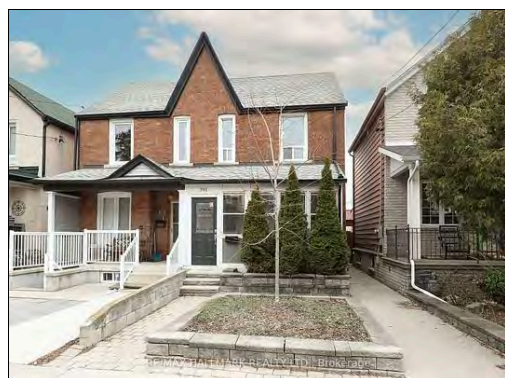
Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1988 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.25	x 10.99	Combined W/Dining	Hardwood Floor	
2	Dining	Main	13.42	x 12.34	Combined W/Living	Pocket Doors	Fireplace
3	Kitchen	Main	10.43	x 15.16	Ceramic Floor	W/O To Yard	
4	Office	2nd	8.01	x 10.01	Hardwood Floor		
5	Kitchen	2nd	11.58	x 9.15	Ceramic Floor		
6	Prim Bdrm	2nd	12.6	x 15.16	Hardwood Floor		
7	2nd Br	2nd	12.5	x 9.68	Hardwood Floor	Closet	
8	Rec	Bsmt	21	x 14.34	Fireplace	Walk-Out	Laminate
9	Laundry	Bsmt	5.15	x 13.32			

Client Remks: Welcome to 746 Gladstone. This tastefully updated home has been loved by the same owner for 32 years, and pride of ownership reigns. Set on a 19.75 feet by 129 feet lot in the heart of Dovercourt-Emerson, offers over 2000 Sqft of versatile living space. Built in 1905 is currently being used as a single family but offers seamless potential to be re-imagined as 3 separate living spaces (rough-in for gas stove in basement). Step into a charming fully enclosed backyard with perennials, offering a shed and a double car garage, ideal for relaxing, entertaining and extra storage also potential to build lane-way housing. Conveniently located within walking distance to TTC, schools, Dufferin mall, new state of the art community centre, trendy Geary Ave, grocery stores & much more.

Inclusions: All ELF's, all window coverings, main floor S/S fridge, stove, B/I dishwasher, hood range, microwave, 2nd floor fridge, stove, B/I Dishwasher, Hood Fan, microwave. BSMT bar fridge, small fridge, washer & dryer, shed, garage door opener & 2 remotes

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



391 Delaware Ave			Sold: \$1,285,000
Toronto Ontario M6H 2T7			List: \$1,299,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$6,477.61/2025	For: Sale	% Dif: 99	
Sold Date: 03/29/2026			
SPIS: No	Last Status: SLD	DOM: 4	
Semi-Detached	Fronting On: W	Rms: 7 + 2	
Link:	Acreage:	Bedrooms: 3	
2-Storey	18.5 x 125 Feet	Washrooms: 2	
	Irreg:	1x4xMain, 1x4x2nd	
Dir/Cross St: Dovercourt/Dupont Directions: Dovercourt/Dupont			

MLS#: W12919114 **PIN#:** 212830698
Legal: PT LT 80 PL 861 CITY WEST AS IN CA169486; S/T & T/W CA169486; CITY OF TORONTO

Kitchens: 2	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Half	Drive:	Gas:
Fireplace/Stv: N	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:	Retirement:
Year Built: 1880	Interior Feat: Auto Garage Door	HST Applicable to Included In
Yr Built Source: MPAC	Remote, Carpet Free, Sump Pump,	Sale Price:
Apx Sqft: 1100-1500	Upgraded Insulation, Water Heater	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Concrete		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Enclosed	Window	
2	Kitchen	Main	11.32	x 12.37	Hardwood Floor	W/O To Yard	Pot Lights
3	Living	Main	9.65	x 14.04	Hardwood Floor	Window	
4	Br	Main	10.43	x 11.75	Hardwood Floor	Ceiling Fan	Window
5	2nd Br	Main	11.52	x 7.78	Hardwood Floor	Ceiling Fan	Window
6	Bathroom	Main	5.77	x 9.45	4 Pc Bath	Stained Glass	Ceramic Back Splash
7	Kitchen	2nd	9.22	x 11.71	Hardwood Floor	Stainless Steel Appl	Window
8	Br	2nd	11.58	x 7.38	Hardwood Floor	W/I Closet	Window
9	Bathroom	2nd	8.07	x 7.38	4 Pc Bath	Closet	Ceramic Back Splash
10	Living	2nd	15.68	x 11.71	Hardwood Floor	Window	O/Looks Frontyard
11	Rec	Bsmt	15.88	x 21.52	B/I Shelves	Tile Floor	Sump Pump
12	Laundry	Bsmt	9.81	x 11.61	Concrete Floor	Laundry Sink	

Client Remks: Welcome to 391 Delaware Ave where charm, flexibility, & opportunity come together on what is arguably the finest street in Dovercourt Village. This exceptional property offers incredible versatility: enjoy it as two thoughtfully designed units or seamlessly convert it back into a stunning single-family residence. Newly installed wide plank Oak Hardwood flooring flows throughout, elevating every space with warmth & sophistication. From the front entrance, step through the enclosed front porch - great additional space that adds utility to the home. In winter, it's the perfect landing zone for coats and boots; in warmer months, open the windows and transform it into a breezy lounge retreat. On the main level, a welcoming foyer leads into a cozy kitchen with a comfortable eat-in area. This level also features two well-proportioned bedrooms, a bright living space, and direct backyard access, while original stained glass details add a layer of timeless character. Upstairs, a second beautifully appointed living space awaits, complete with a spacious kitchen, full 4 pc bathroom, & a generous bedroom - ideal for extended family, rental income, or effortless multi-generational living. The basement has a flex space for hobbies or home office while still allowing for plenty of storage. At the rear, a two-car garage with laneway housing potential opens the door to future expansion for a 2100 sq foot build for living space or to generate additional income. A true gem in a wonderful community, 391 Delaware is more than a home, it's a canvas for fabulous lifestyle. Walk to Christie Pits Park & enjoy the outdoor pool, raquet courts etc or head down to Bloor for a night out. Ossington Station is a 3 min walk for the ease of your daily commute. Be front & centre for the annual Delaware Street Festival thats not to be missed. Located in the Dovercourt Junior School Catchment, a Platinum ECO School. Everything about this home is special.

Inclusions: All ELF's, All Window Coverings, All Kitchen Appliances (main & upper level), Washer & Dryer, Basement Office Partition, Garage Door Opener & System,

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



1061 Dovercourt Rd Toronto Ontario M6H 2X7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$6,245.91/2026 For: Sale % Dif: 96 Sold Date: 05/19/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,300,000 List: \$1,349,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15 x 132 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: Dupont St / Dovercourt Rd Directions: Via Google Maps

MLS#: W13122856 **PIN#:** 212840245
Legal: See Schedule B

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1911 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Double Closet	2 Pc Bath	Tile Floor
2	Living	Main	13.22	x 21.92	Open Concept	Pot Lights	Hardwood Floor
3	Dining	Main	10.83	x 12.99	Open Concept	W/O To Deck	Tile Floor
4	Kitchen	Main	12.07	x 12.83	Renovated	Centre Island	Tile Floor
5	Prim Bdrm	2nd	10.83	x 12.83	4 Pc Ensuite	Double Closet	Hardwood Floor
6	2nd Br	2nd	13.16	x 12.73	Bay Window	Closet	Hardwood Floor
7	3rd Br	Main	7.58	x 10.14	4 Pc Bath	Closet	Hardwood Floor
8	Kitchen	Lower	11.22	x 11.75	Walk-Out	Combined W/Living	Tile Floor
9	Br	Lower	7.74	x 12.99	Window	3 Pc Bath	Tile Floor
10	Laundry	Lower	9.58	x 13.22	Laundry Sink	B/I Shelves	Tile Floor

Client Remks: Deceptively large, this home was completely renovated in 2018 including a full-scale addition that enhances both its form and function. A covered front porch opens to the tiled entryway with a double closet and views of the open concept floor plan. The main floor holds an inviting living room, lined with hardwood floors, 9-foot ceilings and a discretely placed main-floor powder room. At the centre of the home, the kitchen balances function and gathering space with a large quartz island, stainless steel appliances, generous prep space, and two walls of storage. A wet bar with a wine fridge adds convenience for entertaining. Oversized tile flooring continues into the dining room, with a walkout to the deck overlooking the deep backyard, while a rear staircase provides access to the lower level. Upstairs, the primary suite offers a quiet retreat with a spacious walk-in closet with custom built-ins, a built-in vanity area, and a four-piece ensuite. Two additional bedrooms on this level are well appointed, both with closets and are serviced by a four-piece family bathroom. The lower level adapts to a variety of uses, functioning either as an extension of the main home or as an in-law suite. A laundry room with ample storage can be incorporated into the home above and closed off to the rest of this level. A separate front entrance opens to a flexible space currently configured with a kitchen. A bedroom or office along with a three-piece bathroom complete this floor. Outside, the backyard balances deck space, greenery, and a rebuilt garage with parking for one. Set within walking distance of Dovercourt Village and Geary Avenue, the location offers easy access to neighbourhood cafes, restaurants, and everyday amenities. Nearby Dovercourt Park, Dovercourt Public School, and the Ossington subway station add to the home's overall convenience.

Inclusions: See Schedule B.

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



266 Delaware Ave Toronto Ontario M6H 2T6 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,429.42/2025 For: Sale % Dif: 118 Sold Date: 02/09/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,595,000 List: \$1,349,000
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 14.09 x 127.02 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bloor St W & Dovercourt Directions: Bloor St W & Dovercourt

MLS#: W12752164 **PIN#:** 212830255
Legal: Plan 506 Pt Lot 61

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Year Built: 1898 Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.58	x 15.16	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	11.42	x 11.09	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	10.5	x 16.77	Hardwood Floor	Modern Kitchen	Stainless Steel Appl
4	Prim Bdrm	2nd	14.07	x 13.16	Hardwood Floor	Double Closet	Large Window
5	2nd Br	2nd	10.5	x 10.24	Hardwood Floor	Large Window	O/Looks Backyard
6	3rd Br	2nd	8.76	x 12.01	Hardwood Floor	Closet	O/Looks Backyard
7	Office	3rd	13.42	x 14.67	Broadloom	W/O To Roof	B/I Shelves
8	Rec	Bsmt	13.32	x 18.83	Ceramic Floor	Closet	W/O To Yard
9	Laundry	Bsmt	8.99	x 16.77	Laundry Sink	Closet	3 Pc Bath

Client Remks: Welcome to 266 Delaware Avenue - a beautifully renovated red brick end of row house (like a semi-detached) set on a 14 x 127 ft lot in the heart of Dovercourt Village, offering over 2000sqft of living space. Built in 1898, this character-rich home seamlessly blends timeless charm with thoughtful modern upgrades - all in a location that truly delivers. From the moment you arrive, the large, private front porch, framed by a mature Japanese maple, sets the tone. It's a peaceful, sun-dappled spot to relax, unwind, and enjoy the rhythm of the neighbourhood. Inside, soaring ceilings, and abundant natural light create an airy, welcoming feel. The living room is anchored by a stunning window, decorative fireplace, and new hardwood floors, flowing effortlessly into a generous open-concept dining area - perfect for hosting family and friends. The newly remodeled west-facing kitchen is bright, sleek, and highly functional, featuring an eat-in nook, ample cabinetry, and expansive counter space. Walk out to the beautifully landscaped backyard and new deck for seamless indoor-outdoor living, and enjoy the rare convenience of a private garage off the rear lane for parking and additional storage. The second floor offers three spacious, light-filled bedrooms, including a front-facing primary with three large windows and a double closet. A finished loft adds exceptional bonus space - ideal for a home office, playroom, or workout area. The basement features separate front and rear entrances and offers flexible space for a rec room, gym, or playroom, complete with a second bathroom, dedicated laundry room, and ample storage. There is also excellent potential to create a self-contained apartment for added income. All of this in an unbeatable, walk-everywhere location. Steps to neighbourhood favourites like Mac's Pizza, The Common, Paradise Grapevine, and Fiesta Farms, with easy access to Bloor St W, Dundas West and Geary Avenue.

Inclusions: All appliances - Samsung fridge / freezer, Samsung stove, vent hood, Bosch dishwasher, washer and dryer. All existing window coverings, Living Room curtain pole and curtains. All electrical light fixtures (excluding dining room light fixture). All mechanics - furnace and AC. 3rd floor loft AC unit. Garage remote. 2 large terracotta pots in garden.

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



289D Bartlett Ave Toronto Ontario M6H 3G3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		Sold: \$1,400,000 List: \$1,399,000
Taxes: \$6,734/2025	For: Sale	% Dif: 100
Sold Date: 06/16/2026		
SPIS: No	Last Status: SLD	DOM: 5
Semi-Detached	Fronting On: E	Rms: 8 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	20.5 x 92.97 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x4xBsmt, 1x4xMain
Dir/Cross St: Dupont & Dufferin Directions: South of Dupont		

MLS#: W13433308 **PIN#:** 212900161
Legal: Pt Lt 21-22 Blk S PI 622 North West Annex

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1988 Apx Sqft: 1500-2000 Roof: Other Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	8.2	x 9.84	Laminate	Closet	
2	Living	Main	12.47	x 12.47	W/O To Yard	Closet	Laminate
3	Kitchen	Main	12.14	x 14.44	Ceramic Floor	Modern Kitchen	Eat-In Kitchen
4	2nd Br	Main	10.33	x 9.84	Laminate	Closet	Window
5	3rd Br	2nd	11.48	x 11.48	Ceramic Floor		
6	Living	2nd	12.14	x 14.11	Laminate	Double Closet	Window
7	4th Br	2nd	13.45	x 11.48	Laminate	Closet	
8	Kitchen	2nd	11.81	x 14.44	Ceramic Floor	Modern Kitchen	W/O To Deck
9	Rec	Bsmt	14.76	x 14.44			
10	Kitchen	Bsmt	13.12	x 5.97	Ceramic Floor		

Client Remks: Nestled in the heart of desirable Dovercourt Park Village, this warm and beautifully maintained 3-family home is full of charm, flexibility, and opportunity. Perfect for large families, multi-generational living, or savvy investors, this inviting property offers 3 modern kitchens, 3 full bathrooms, and private entrances for each unit, creating comfort, privacy, and endless possibilities. Sun-filled throughout with large windows and a charming second-floor skylight, the home features hardwood and laminate flooring, spacious principal rooms, and a welcoming main-floor living area that flows into a cozy sunroom and out to a lovely backyard retreat. Upstairs, the second-floor kitchen opens onto a beautiful balcony, the perfect spot for morning coffee, evening relaxation, or summer entertaining. The basement impresses with 9-foot ceilings, excellent living space, front-loading laundry, a large cold room, and a high-efficiency gas furnace. Thoughtful details like mirrored closets, a travertine backsplash, built-in garage, and multiple functional living areas make this a rare and exciting opportunity in one of Toronto's most friendly and connected neighbourhoods. A must-see Dovercourt Park Village gem with room to live, grow, and invest.

Inclusions: 3 Fridges, 3 Stoves, Washer, Dryer. All Electric Light Fixtures. All Window Coverings. Garage Door Opener And 2 Remotes

Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. **Ph:** 416-762-4200



560 Gladstone Ave
Toronto Ontario M6H 3J2
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$6,311.71/2025 **For:** Sale **% Dif:** 116
Sold Date: 04/12/2026
SPIS: No **Last Status:** SLD **DOM:** 5
Semi-Detached **Fronting On:** W **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 18.25 x 138 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x4xLower
Dir/Cross St: Dufferin St & Bloor St W
Directions:
 From Dufferin; east on Shanly St, south on Gladstone. From Dovercourt west on Shanly St, south on Gladstone. Note: the property is on the portion of Gladstone Ave one-way south.

MLS#: W12963050 **PIN#:** 212920111
Legal: PT LT 40 BLK C PL 622 NORTH WEST ANNEX AS IN CA670168; S/T AND T/W CA670168; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / W/O 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: Asphalt Shingle, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Bar Fridge	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.25	x 11.25	Fireplace	Large Window	Hardwood Floor
2	Dining	Main	12.66	x 9.84	Separate Rm	Window	Hardwood Floor
3	Kitchen	Main	16.5	x 10.99	Renovated	Stainless Steel Appl	Quartz Counter
4	Breakfast	Main	11.84	x 6.27	Separate Rm	W/O To Deck	Large Window
5	Prim Bdrm	2nd	13.58	x 11.32	W/W Closet	Closet	East View
6	2nd Br	2nd	10.33	x 9.68	Large Closet	Window	Pot Lights
7	3rd Br	2nd	10.99	x 10.01	Window	O/Looks Backyard	Hardwood Floor
8	Bathroom	2nd	6.99	x 6.27	3 Pc Bath	Renovated	Marble Floor
9	Rec	Lower	29.49	x 14.07	Open Concept	W/O To Yard	Pot Lights
10	Other	Lower	29.49	x 14.07	Open Concept	Combined W/Rec	Pot Lights
11	Bathroom	Lower	9.42	x 4.99	4 Pc Bath	Renovated	Heated Floor

Client Remks: Welcome to 560 Gladstone Ave - a renovated family home where classic Victorian charm meets modern upgrades! Located on a quiet one-way, tree-lined street in the heart of Toronto's west end. From the large covered cedar porch to the spacious interior and lush perennial rear garden, this home perfectly blends comfort, character & convenience! The bright main floor features newer engineered hardwood flooring and a separate entrance vestibule which leads to a charming living room with a functioning wood-burning fireplace and large windows overlooking the generous front porch. Host your family and friends in the formal dining room, spacious enough for a large dining table. The renovated eat-in kitchen features stunning quartz countertops, ample custom cabinetry, a moveable butcher block island and newer stainless steel appliances, including a wine fridge! Separate sun-filled breakfast room with walk-out to rear deck & deep landscaped rear garden with garden shed. The primary bedroom retreat features excellent closet space with custom wall-to-wall closets & a built-in window bench with more storage. Two additional well-proportioned bedrooms with windows overlooking the rear garden. The renovated family bathroom features a large glass-enclosed shower with rain head & bench, plus a built-in vanity. Separate 2nd floor linen closet. The lower level offers a versatile space perfect as a recreation room and/or office, playroom or bedrm. Stunning 4-piece bathroom with bathtub & heated flooring. Stacking washer & dryer and additional storage closet. Lower level walk-out to rear garden. Enjoy an unbeatable location just steps to the Dufferin subway station and the desirable shops and restaurants on Bloor & nearby Geary Street strip. An exceptional family-friendly location minutes to the Gladstone Public Library, Dufferin Mall, newly built Bloor Collegiate High School, Dovercourt Park and the brand new Wallace-Emerson Community Centre & pool. A rare offering not to be missed!

Inclusions: All existing appliances including; ss fridge, ss gas range, ss microwave/range hood, ss dishwasher, ss wine fridge, washer & dryer. All existing light fixtures throughout. All existing window coverings throughout (except bedroom drapes). All existing window screens (currently being stored in rear garden shed). Existing shoe storage cabinet in front entrance hall. Existing free-standing butcher block island in kitchen. Existing cubby unit & custom bench cushion in breakfast room. Existing curtain rods in primary bedroom & 3rd bedroom. Existing bunk bed set in 3rd bedroom. Existing wall-mounted TV in lower level. Existing Google Nest video doorbell (Buyers to arrange & pay for own monitoring). Existing Google Nest "hub" display screen in kitchen. Existing garden shed.

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



701 Dupont St Toronto Ontario M6G 1Z5		Sold: \$1,400,000 List: \$1,449,900
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$7,254.32/2025	For: Sale	% Dif: 97
Sold Date: 01/20/2026		
SPIS: No	Last Status: SLD	DOM: 96
Semi-Detached	Fronting On: N	Rms: 10 + 4
Link:	Acreage:	Bedrooms: 4 + 2
2 1/2 Storey	19.53 x 134 Feet	Washrooms: 3
	Irreg:	1x3xBsmt, 1x3xMain, 1x3x2nd
Dir/Cross St: Dupont St & Christie St Directions: South of Dupont		

MLS#: W12466300 **PIN#:** 212660395
Legal: PT LT 189-190 BLK B PL 991 CITY WEST AS IN CA233803; S/T & T/W CA233803; CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 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: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School Exterior Feat: Landscaped, Porch Interior Feat: Carpet Free, Separate Hydro Meter, Water Heater, Water Meter, Storage, Primary Bedroom - Main Floor	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	Hydro: Phone: Municipal Water: Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Main	12.17	x 8.17	Laminate	Window	Recessed Lights
2	2nd Br	Main	10.63	x 8.07	Laminate	Window	Recessed Lights
3	Living	Main	14.6	x 8.5	Laminate	Window	Recessed Lights
4	Dining	Main	13.81	x 6	Recessed Lights	Laminate	Closet
5	Kitchen	Main	9.35	x 7.74	Tile Floor	Recessed Lights	Stainless Steel Appl
6	Prim Bdrm	2nd	12.93	x 9.35	His/Hers Closets	W/O To Terrace	Laminate
7	Kitchen	2nd	11.58	x 10.53	Stainless Steel Appl	Breakfast Bar	Recessed Lights
8	Living	2nd	14.67	x 11.65	Bay Window	Combined W/Dining	Recessed Lights
9	Dining	2nd	11.65	x 14.67	Combined W/Living	Bay Window	Laminate
10	2nd Br	3rd	15.49	x 15.52	Skylight	Recessed Lights	Window
11	Laundry	Bsmt	11.91	x 7.35	Tile Floor	Window	Recessed Lights
12	Prim Bdrm	Bsmt	10.47	x 10.1	Window	Recessed Lights	Laminate
13	2nd Br	Bsmt	11.09	x 6.3	Laminate	Window	Recessed Lights
14	Living	Bsmt	16.47	x 12.63	Wet Bar	Combined W/Kitchen	Recessed Lights

Client Remks: Welcome to your ultimate investment property on one of the most redeveloped and overhauled streets in Annex - Dupont. Fully renovated and reconfigured top to bottom with new electrical, plumbing and HVAC in 2019. Located within a short walk to Christie subway station, grocery stores, restaurants, bars, breweries, cafes, parks, trails and schools. Quick commute to Yorkville or UofT puts this 3-unit home on every tenants radar. Ideal for short-term or long-term rental arrangements. Top two floors feature a separately metered, spacious 2-bedroom owners suite (usually rents for \$3,350+) with its own laundry and sundeck overlooking the backyard. Another 2-bedroom on the main floor (usually rents for \$2,950+) and 2-bedroom in the basement (currently rented for \$2,000) sharing a dedicated laundry room. Spacious backyard and 2-car detached garage which can be redeveloped into a laneway house for additional income. This income property is a turn-key solution for investors looking to acquire a solid income-generating asset for years to come.

Inclusions: 3 refrigerators, 2 stoves, 2 washers, 2 dryers, 1 dishwasher, 1 over-the-range microwave hood, 1 microwave, 1 range hood, 2 furnaces, A/C, hot water tank, all existing light fixtures and window coverings.

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



94 Pendrith St
Toronto Ontario M6G 1R7
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$5,942/2025 **For:** Sale **% Dif:** 90
Sold Date: 03/10/2026
SPIS: No **Last Status:** SLD **DOM:** 17
Sold: \$1,335,000
List: \$1,489,999
Link: Semi-Detached **Fronting On:** N **Rms:** 7
2-Storey **Acreage:** 15.75 x 140.25 Feet **Bedrooms:** 3 + 1
Irreg: 1x3, 1x3 **Washrooms:** 2
Dir/Cross St: Bloor/Christie
Directions: Head North on Ossington Ave Turn Right (East) onto Pendrith St. Destination: 94 Pendrith St will be on the LEFT

MLS#: W12809782 **PIN#:** 212670326
Legal: PT LT 137-138 PL 1088 CITY WEST AS IN CA595927 S/T & T/W CA595927; S/T EXECUTION 00-001394, IF ENFORCEABLE; S/T EXECUTION 91-012773, IF ENFORCEABLE; S/T EXECUTION 91-021636, IF ENFORCEABLE; S/T EXECUTION 98-006687, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Auto Garage Door Remote, Water Heater, Water Treatment	Zoning: Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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	17.98	x 8.6	Hardwood Floor	Large Closet	Large Window
2	Living	Main	12.89	x 13.12	Hardwood Floor	Led Lighting	
3	Dining	Main	11.22	x 12.7	Ceramic Floor	Combined W/Kitchen	Led Lighting
4	Kitchen	Main	11.22	x 12.7	Ceramic Floor	Access To Garage	Combined W/Dining
5	Br	2nd	13.09	x 12.83	Hardwood Floor	Led Lighting	Bay Window
6	Br	2nd	11.09	x 11.88	Hardwood Floor	Led Lighting	Closet
7	Den	2nd	7.2	x 11.41	Hardwood Floor	Led Lighting	Large Window

Client Remks: Discover the perfect blend of modern updates and classic charm at 94 Pendrith St, a stunningly refreshed home in the heart of Toronto's vibrant Christie Pits neighborhood. This move-in-ready residence features three spacious bedrooms and a versatile den, all newly painted in a contemporary palette that enhances the home's abundant natural light. The main floor boasts a bright, open-concept kitchen with direct access to the dining and living areas, creating a seamless flow perfect for modern living and entertaining. The functional layout further includes a second kitchen in the professionally finished basement, offering incredible flexibility for a guest suite or additional living space. Step outside to your own urban oasis in the newly landscaped backyard, expertly designed for relaxation and outdoor gatherings. Situated just steps from the iconic Christie Pits Park, Christie Subway Station, and the premium offerings of Fiesta Farms, this home provides unparalleled access to transit and local culture in one of the city's most walkable districts. As of early 2026, this property represents a rare opportunity to secure a versatile, updated residence in one of Toronto's most sought-after communities.

Inclusions: Existing 2x Fridge, Stove, RangeHood, Washer and Dryer, all ELF, Windows Replaced (2018), Furance (2025)

Listing Contracted With: UNIVERSAL HOME REALTY INC. **Ph:** 416-900-1878



617 Gladstone Ave			Sold: \$1,750,000
Toronto Ontario M6H 3J3			List: \$1,495,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$6,432/2025	For: Sale		% Dif: 117
Sold Date: 03/19/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Att/Row/Twnhouse	Fronting On: E	Rms: 7 + 4	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	16.17 x 130 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x3x2nd, 1x4xBsmt	
Dir/Cross St: Bloor & Gladstone Directions: one way south from shanly			

MLS#: W12886194 **PIN#:** 212920483
Legal: PT LT 24 BLK D PL 622 NORTH WEST ANNEX AS IN CA807382, 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: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Exterior Feat: Landscaped, Porch Interior Feat: None Security Feat: Alarm System, Smoke Detector	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sitting	Main	15.42	x 9.19	Hardwood Floor	Closet	Bay Window
2	Living	Main	16.5	x 12.66	Hardwood Floor	2 Pc Bath	Open Concept
3	Kitchen	Main	14.17	x 11.52	Hardwood Floor	Breakfast Bar	Quartz Counter
4	Dining	Main	11.15	x 8.99	Hardwood Floor	Combined W/Kitchen	W/O To Garden
5	Prim Bdrm	2nd	15.32	x 13.12	Hardwood Floor	Closet	Bay Window
6	Br	2nd	11.58	x 11.25	Hardwood Floor	Se View	Closet
7	Br	2nd	9.51	x 7.87	B/I Shelves	East View	
8	Rec	Bsmt	15.49	x 9.74	Ceramic Floor	Heated Floor	Pot Lights
9	Br	Bsmt	9.22	x 8.86	Bamboo Floor	Window	Pot Lights
10	Furnace	Bsmt	15.16	x 6.66	Concrete Floor		
11	Cold/Cant	Bsmt	10.66	x 7.25	Concrete Floor	Above Grade Window	

Client Remks: Welcome to 617 Gladstone Ave. A truly wonderful fully renovated and improved home (2017) that is picture perfect for those wanting to enjoy all the amenities of a mature neighbourhood and prefer not to deal with the challenges of older homes! With all systems updated and modernized years of carefree living await the new owner(s) of this exceptional three bedroom property. The open concept main floor lends itself to a variety of layouts and the direct access to the back garden is ideal for those looking to enjoy the best in outdoor/indoor living. Gorgeous newly planted front yard perennial garden. A superior cook's kitchen with loads of counter and cabinet space is a dream space to work in whether you are keeping an eye on the kids or wowing your dinner guests. Three exceptional bathrooms including that ever rare downtown main floor powder room. Seven foot high rec room for comfortable lower level living plus fourth bedroom/home office/gym and large storage work space complete the house. Sunny back garden with entertaining sized deck and lawn for the kids or pets to play on while not too much space to feel overwhelming. Located steps to Bloor St W and Dufferin this home is ideally placed to utilize: the Bloor Subway Line (line 2); Gladstone Public Library; Dufferin Mall; newly built Bloor Collegiate; Dovercourt Park with its Girls and Boys Club; The Geary Street Strip with its eclectic mix of shops and restaurants and the newly built Wallace Emerson Community Centre and pool at dupont and dufferin. Public Open Houses Saturday and Sunday March 21.22 2-4 both days

Inclusions: stainless steel: gas stove; fridge; B/I DW, B/I oven, B/I microwave; range hood, fridge in basement, two in one washer/dryer, all window coverings including blackout blinds in bedrooms, all elfs, electric garage door opener and remote, ring security system can be assumed, in floor radiant heat in rec room. custom closets in all three bedrooms, under stair storage basement stairs, loads of basement storage in furnace and cold rooms, oversized single car garage with lots of extra storage/work space

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



273A Salem Ave
Toronto Ontario M6H 3C8
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$8,430.69/2025 **For:** Sale **% Dif:** 119
Sold Date: 04/21/2026
SPIS: Yes **Last Status:** SLD **DOM:** 8
Semi-Detached **Fronting On:** E **Rms:** 6 + 4
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 18.92 x 137 Feet **Washrooms:** 3
Irreg: 1x4x2nd, 1x5x2nd, 1x4xLower
Dir/Cross St: Dupont St & Dovercourt Rd **Directions:** South of Dupont, West of Dovercourt

MLS#: W12992742

PIN#: 212900294

Legal: PT LT 10-11 BLK T PL 622 NORTH WEST ANNEX AS IN WD102498; S/T & T/W WD102498; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Full / Finished	Drive: Mutual	Gas:
Fireplace/Stv: N	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: Interior Feat: Other	Retirement: N
Year Built: 1912		HST Applicable to: Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1500-2000		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle, Flat		Survey Type: Available
Foundation: Concrete		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 12.4	Open Concept	Hardwood Floor	O/Looks Dining
2	Dining	Main	12.07	x 10.99	Walk-Out	Large Window	Combined W/Kitchen
3	Kitchen	Main	13.68	x 12.4	Centre Island	Backsplash	B/I Appliances
4	Prim Bdrm	2nd	14.07	x 10.43	5 Pc Ensuite	Hardwood Floor	Closet
5	2nd Br	2nd	12.07	x 10.5	Hardwood Floor	Closet	Bay Window
6	3rd Br	2nd	9.32	x 9.09	Window	Hardwood Floor	4 Pc Bath
7	4th Br	Lower	12.99	x 11.15	Above Grade Window	Pot Lights	Hardwood Floor
8	Rec	Lower	11.15	x 9.42	Pot Lights	Hardwood Floor	Finished
9	Laundry	Lower	13.91	x 11.52	Laundry Sink	Separate Rm	

Client Remks: An exceptional, design-forward 3+1 bedroom residence in the heart of Toronto's vibrant west end, this turnkey home offers a rare blend of style, function, and a 2-car garage: a true rarity for the area. Newly reimagined and renovated back to the studs, the thoughtfully designed layout truly delivers, with a stunning kitchen featuring premium appliances, banquette seating, and integrated in-ceiling speakers at the heart of the home. A bright, centrally positioned staircase creates seamless flow between the main floor living spaces, while wide white oak plank floors, custom built-ins, and remote-controlled blinds elevate the experience throughout. Upstairs, generous bedrooms are complemented by a spacious primary en suite that offers everyday comfort and privacy. The finished lower level adds exceptional flexibility with an expansive rec room, an additional bedroom, and a Huum WiFi sauna: your own private wellness retreat. Every detail has been considered, from triple-point locking doors and premium recessed lighting to Caesarstone countertops and backsplashes, Baril fixtures, terrazzo tile entry, and custom HVAC vents. Outside, a beautifully curated urban backyard with tall European beech trees and a custom canopy creates a private escape in the city. Location is everything, and this home delivers: just steps to Dovercourt Park, Geary Avenue's dynamic mix of restaurants, galleries, and breweries, and a short walk to Bloor Street and the subway. With the new Wallace Emerson Community Centre and the transformative Galleria development bringing even more amenities and retail nearby, this is a rare opportunity to own a turnkey home in one of Toronto's most exciting pockets.

Inclusions: Fridge, dishwasher, stovetop/oven, washer & dryer, all light fixtures. Custom banquette made by StyleGarage, Samsung neo qled television, led lighted mirror.

Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000



780 Shaw St		Sold: \$1,900,000
Toronto Ontario M6G 3M1		List: \$1,599,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$6,937.60/2025	For: Sale	% Dif: 119
Sold Date: 03/09/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: W	Rms: 10 + 3
Link:	Acreage:	Bedrooms: 4
3-Storey	21.92 x 84 Feet	Washrooms: 4
	Irreg:	1x5x3rd, 1x4xBsmt, 1x4x2nd, 1x2xMain
Dir/Cross St: Bloor And Ossington Directions: Bloor And Ossington		

MLS#: W12837944

PIN#: 212680195

Legal: Lot 6 Part Lot 10 Plan 1273

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Sep Entrance	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront: None
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 2000-2500	Interior Feat: None	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Not Applicable		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Powder Rm	Main	4.2	x 3.31	Tile Floor	Pot Lights	
2	Living	Main	19	x 10.99	Hardwood Floor	Fireplace	Crown Moulding
3	Kitchen	Main	19	x 10.76	Hardwood Floor	Centre Island	Breakfast Area
4	Dining	Main	7.51	x 13.48	Hardwood Floor	W/O To Deck	Pot Lights
5	Br	2nd	12.99	x 10.1	Hardwood Floor	Closet	
6	Br	2nd	8.99	x 16.24	Hardwood Floor	Closet	O/Looks Frontyard
7	Br	2nd	10.01	x 9.25	Hardwood Floor	O/Looks Frontyard	
8	Bathroom	2nd	5.91	x 9.65	Tile Floor	4 Pc Bath	Pot Lights
9	Prim Bdrm	3rd	18.01	x 14.24	Hardwood Floor	W/I Closet	5 Pc Ensuite
10	Bathroom	3rd	10.01	x 12.99	Tile Floor	Double Sink	Soaker
11	Rec	Lower	14.5	x 16.9	Heated Floor	Pot Lights	B/I Shelves
12	Bathroom	Lower	9.91	x 4.99	Heated Floor	3 Pc Bath	Pot Lights
13	Laundry	Lower	10.01	x 8.66	Heated Floor	Laminate	Pot Lights

Client Remks: Welcome To 780 Shaw Street - A Stately Red-Brick Edwardian Century Home (Circa 1913) In The Heart Of Toronto's Beloved Christie Pits Neighbourhood. This Timeless & Historically Rich Semi-Detached, 3-Storey Residence Sits Proudly On A Wide Lot, Blending Original Character With Thoughtful Renovations For Modern Living. Undeniable Curb Appeal, Classic Architecture, Soaring Ceilings, And Original Details-Reflect The Grandeur And Craftsmanship Of A Bygone Era. Large Principal Rooms Offer Elegant Proportions Rarely Found Today, Creating An Expansive And Refined Living Experience. The Renovated Kitchen Is Designed For Both Daily Living And Entertaining, Featuring A Centre Island With Breakfast Bar Seating, Granite Countertops, Stainless Steel Appliances, Pot Lights, Custom Backsplash, And A Window Over The Sink Overlooking The West-Facing Backyard. The Second Level Offers Three Generously Sized Bedrooms, Including A Versatile Tandem Space Ideal For A Home Office, Nursery, Or Gym. A Beautifully Renovated Bathroom Completes This Floor. Retreat To The Third-Level Primary Suite-A True Private Sanctuary. This Serene Space Includes A Walk-In Closet With Custom Organizers And A Spa-Inspired Renovated Bathroom Featuring A Marble Counter, Soaker Tub, And Glass-Enclosed Shower. The Lower Level Boasts Impressive Ceiling Height And Exceptional Flexibility, Whether Envisioned As A Rec Room, Movie Theatre, Man Cave, Or Children's Play Area. Built-In Shelving, Room For A Games Table, And A Renovated 4-Piece Bathroom Too! Step Outside To Your West-Facing Backyard Oasis, Framed By Mature Trees And Lush Gardens Beneath A Beautiful Tree Canopy. Located Just Steps To Bloor Street And Within Walking Distance To Christie Pits And Bickford Park, This Home Offers Unparalleled Access To Vibrant Cafes, Restaurants, Pubs, Coffee Shops, And The TTC Subway. A Rare Offering In One Of Toronto's Most Cherished Communities. Classic. Grand. Timeless.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Electric Light Fixtures (Except Those Excluded), All Window Coverings & Hardware

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC. **Ph:** 416-642-2660