



26 Earls court Ave Toronto Ontario M6E 4A6 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,757.33/2026 For: Sale % Dif: 129 Sold Date: 06/20/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,021,000 List: \$789,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18 x 128 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Dufferin & St Clair Directions: Dufferin & St Clair

MLS#: W13452174 **PIN#:** 213170199
Legal: PT LT 12 BLK C PL 918 WYCHWOOD BRACONDALE DOVERCOURT AS IN WH134418; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Walk-Up / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.93	x 14.67	Stainless Steel Appl	Quartz Counter	Ceramic Back Splash
2	Dining	Main	13.85	x 9.38	Parquet Floor	Double Doors	
3	Living	Main	12.76	x 10.5	Parquet Floor	Double Doors	
4	Prim Bdrm	2nd	12.4	x 14.01	Parquet Floor		
5	2nd Br	2nd	12.14	x 9.35	Parquet Floor	Closet	
6	3rd Br	2nd	10.79	x 8.92	Parquet Floor	Closet	
7	Rec	Bsmt	30.64	x 13.71	Tile Floor		
8	Laundry	Bsmt	8.23	x 6.82			

Client Remks: Location, Character, & Opportunity come together at 26 Earls court Avenue. Just Steps to Vibrant Corso Italia, St. Clair Avenue, TTC Transit, Trendy Cafes, Boutiques, Parks, and Acclaimed Restaurants. This Beautifully Maintained 3-Bedroom, 2-Bathroom Home Offers the Perfect Blend of Timeless Charm and Modern Comfort. Showcasing Original Character Details, Spacious Principal Rooms, Freshly Painted Throughout, a Stunning New White Kitchen with Quartz Countertops (2026) and a Beautifully Renovated 4-Piece Bath (2026). This Home is Truly Move-In Ready. Additional Updates Include a New Furnace (2022) & Hot Water Tank (2024). The Finished Walk-Up Basement Provides Exceptional Flexibility for Extended Family, Recreation Space, or Future Income Potential. Outside, the Private Backyard awaits your Personal Vision, while the Rare Detached 1.5-Car Garage with Laneway Access adds Convenience & Value. An Exceptional Opportunity in One of Toronto's Most Sought-After West-End Neighbourhoods.

Inclusions: Stove in Kitchen, Fridge in Kitchen, Washer/Dryer, Stove in Basement and the Hot Water Tank.

Listing Contracted With: CENTURY 21 PARKLAND LTD. **Ph:** 416-690-2121



1 Auburn Ave
Toronto Ontario M6H 2L6
 Toronto W03 Corso Italia-Davenport Toronto
Taxes: \$3,906.17/2025 **For:** Sale **% Dif:** 97
Sold Date: 04/15/2026
SPIS: No **Last Status:** SLD **DOM:** 36
Semi-Detached **Fronting On:** S **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey **28 x 30.5 Feet** **Washrooms:** 2
Irreg: 1x3x2nd, 1x3xBsmt
Lot Size As Per
Geowarehouse
Dir/Cross St: Dufferin St & St. Clair Ave W.
Directions: From St Clair, one min south on Dufferin to 1 Auburn

MLS#: W12865390 **PIN#:** 213150220
Legal: PT LT 150 PL 1360 TORONTO AS IN CT403091 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Stone, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Stone Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Awnings, Patio Interior Feat: Other	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.84	x 4.82	Large Closet	Ceramic Floor	
2	Living	Main	11.35	x 10.1	Large Window	O/Looks Frontyard	Hardwood Floor
3	Kitchen	Main	12.4	x 8.66	Family Size Kitchen	Pantry	Large Window
4	Breakfast	Main	8.01	x 6.59	Combined W/Kitchen	Large Window	Ceramic Floor
5	Prim Bdrm	2nd	17.22	x 8.6	Large Window	Closet	Parquet Floor
6	2nd Br	2nd	12.01	x 9.09	Parquet Floor	Large Closet	Closet
7	3rd Br	2nd	9.12	x 7.51	Parquet Floor	Large Window	O/Looks Frontyard
8	Rec	Bsmt	10.53	x 10.47	3 Pc Bath	Ceramic Floor	
9	Cold/Cant	Bsmt	11.25	x 5.25	Concrete Floor		
10	Furnace	Bsmt	11.25	x 9.58	Combined W/Laundry	Laundry Sink	Concrete Floor

Client Remks: Is this the ONE? You'll love coming home to this chic, charming three-bedroom, two-bathroom house tucked away on a quiet, tree-lined street in family-friendly, vibrant Corso Italia. Bright, sparkling clean, and thoughtfully updated with more than \$60,000 in recent improvements, the home has an easy sense of openness and calm - fresh, welcoming, and comfortable. Natural light fills the living space and highlights the hardwood floors, creating a bright, comfortable room to relax at the end of the day or spend time with friends on the weekend. The updated kitchen features new appliances and a handy pantry - a bright open space shared with the breakfast and dining area at the heart of the home, where you, friends, and family gather over good food and conversation. Upstairs, three spacious and sunny bedrooms offer flexibility for kids, a home office, or studio space. Downstairs, the finished basement rec room adds versatile extra living space - perfect for movie nights, a workout area, a play space, or a quiet retreat. A separate entrance, generous storage in the utility room, and a cantina add even more practicality. Outside, your private side yard and front patio are perfect for warm-weather relaxing - gardening, dinner outdoors, or a quiet coffee in the morning sun. You'll love the convenience of private parking. All of this in one of Toronto's most sought-after and walkable neighbourhoods - steps to Corso Italia's fantastic cafes, restaurants, shops, parks, great schools, and everyday essentials, with a true sense of community and easy access to buses, streetcar, subway, GO, major routes, and the rest of the city. Great condo alternative. One Auburn is the one!

Inclusions: Existing (all new) Frigidaire gas range; Broan stainless range hood, HiSense stainless steel Fridge; Midea washer and dryer, Gas B&E, Central Air Conditioner, All electric light fixtures, All window coverings. See attachment for recent upgrades & improvements.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-565-9200



46 Day Ave Toronto Ontario M6E 3V9 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,147/2025 For: Sale % Dif: 112 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$895,000 List: \$799,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 12.5 x 110.08 Feet Irreg:	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x3x2nd, 1x3xBsmt	
Dir/Cross St: St. Clair & Dufferin Directions: -			

MLS#: W13056508 **PIN#:** 104760482
Legal: PT LT 104 W/S DAY AV PL 1315D TORONTO AS IN CA721709; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1918 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Flat, Asphalt Shingle Foundation: Block, Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote, Water Heater, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby Under Contract: Hot Water Tank-Gas 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	13.45	x 7.55	Large Window	Pot Lights	Hardwood Floor
2	Kitchen	Main	10.83	x 10.83	Hardwood Floor	Stainless Steel Appl	Quartz Counter
3	Dining	Main	10.17	x 8.2	Hardwood Floor	Walk-Out	Large Window
4	Prim Bdrm	2nd	11.15	x 12.47	Large Window	B/I Closet	Hardwood Floor
5	2nd Br	2nd	11.15	x 7.87	Large Window	Hardwood Floor	
6	Den	2nd	11.15	x 7.55	Hardwood Floor		
7	Rec	Bsmt	17.39	x 10.83	Broadloom	Closet	

Client Remks: A refined blend of thoughtful upgrades and everyday functionality in the heart of Corso Italia. The main floor offers a bright, open-concept layout with hardwood floors and a seamless flow that feels both comfortable and intentional. The renovated kitchen is designed for real living - featuring quartz counters, stainless steel appliances including a gas stove, and ample prep and storage space-opening directly to a private, low-maintenance backyard. Upstairs, newly installed engineered oak flooring and a rebuilt subfloor (2023) add both comfort and long-term value. The primary bedroom has been carefully redesigned with custom built-ins, integrated shelving, and upgraded insulation, creating a calm, finished space that stands out. The flexible 2+1 layout can easily function as three bedrooms depending on your needs. A finished lower level provides additional living space-ideal for a family room, workspace, or guest area. The exterior reflects the same level of care, with a refreshed facade (2025), new front door and front windows, and important structural updates including a new lintel and upper sill (2023). Detached garage with documented laneway housing potential - a rare opportunity for future income or multi-generational living. This beautifully upgraded home is move-in ready and set in one of Toronto's most vibrant, walkable neighbourhoods.

Inclusions: Children's' climbing structure (2nd bedroom)

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



1994 Dufferin St Toronto Ontario M6E 3R2 Toronto W03 Caledonia-Fairbank Toronto Taxes: \$3,951/2025 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 146			Sold: \$820,000 List: \$875,000 For: Sale % Dif: 94
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 21.62 x 100 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x4xBsmt, 1x4xGround Dir/Cross St: Dufferin and St. Clair Directions: Contact Listing Agent	

MLS#: W12449398	PIN#: 104760404
Legal: PT LT 1 PL 1957 TWP OF YORK; PT LT 2 PL 1957 TWP OF YORK AS IN CA569920; S/T & T/W CA569920; TORONTO (YORK), CITY OF TORONTO	

Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Available Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, In-Law Suite	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
Client Remks: 3 Unit rental property, which is steps to the TTC, great schools, parks and restaurants, presents a fantastic investment opportunity with great potential for steady income. Its convenient location and strong rental history make it an attractive option for savvy investors looking to expand their portfolio or convert back to a Single-Family home. Take advantage of this investment property today. Exciting opportunity to build a laneway suite on this property! Explore the attached report for detailed information and envision the potential of adding value to this space with a modern and versatile laneway suite. **EXTRAS** Furnace (2024), Roof (2020), AC (2019). The Seller does not warrant the retrofit status of the apartments. Inclusions: Three Fridges, Three Stoves, One Dishwasher, One coin operated Washer/Dryer, Hot Water Tank Listing Contracted With: RIGHT AT HOME REALTY Ph: 905-695-7888					



12 Via Italia Toronto Ontario M6H 3R2 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,155/2025 For: Sale % Dif: 112 Sold Date: 05/19/2026 SPIS: No Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.5 x 60 Feet Irreg:	Rms: 5 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dufferin & Davenport Directions: South of Ashburnham Rd		

MLS#: W13116982 **PIN#:** 213150158
Legal: PT LT 190-191 PL 1360 TORONTO AS IN CA599174; S/T & T/W CA599174; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air, Heat Pump / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Metal/Side / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, On Demand Water Heater, Separate Heating Controls	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Water Purifier, Tankless Water Heater 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	8.17	x 8.66	
2	Dining	Main	16.67	x 11.06	
3	Kitchen	Main	8.17	x 15.09	
4	Prim Bdrm	2nd	10.5	x 15.32	
5	2nd Br	2nd	10.01	x 9.32	
6	3rd Br	Bsmt	13.48	x 9.58	
7	Workshop	Main	6.59	x 11.84	

Client Remks: Ti Amo Via Italia! Ciao mi amors, the sweetest 2 + 1 bedroom semi on Via Italia here to dazzle your eyes and melt your hearts. Rare dead-end street perched looking out over the city and within walking distance to St Clair West, the Geary Ave food scene and all forms of cafes, bakeries and cantinas. Brand new finished studio in the backyard perfect for home office, gym, sleepovers, zoom calls, ceramics, workshop etc. Charming original details including hardwood floors and exposed brick. A lovely blended neighbourhood of generational homes and new young families making memories and trading tomatoes is on the table! Come and get it.

Inclusions: Stainless steel Haier fridge, KitchenAid dishwasher, Whirlpool oven, Electrolux washer & dryer and stainless steel range hood. Reclaimed wood shelves in the front hall and kitchen. 2nd floor bathroom mirror, hooks and shelves, dining room hutch, front porch planter and storage container at side of house. Light fixtures and built-ins not outlined in exclusions. Workshop heat pump and air handler.

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



141 Holland Park Ave Toronto Ontario M6E 1L5 Toronto C03 Oakwood Village Toronto Taxes: \$2,450.02/2025 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$970,000 List: \$899,900 For: Sale % Dif: 108
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 15.62 x 92.87 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Oakwood Ave. & Rogers Rd. Directions: Oakwood Ave. & Rogers Rd.

MLS#: C13225288 **PIN#:** 104560131
Legal: PT LT 66 PL 1856 TWP OF YORK; PT LT 67 PL 1856 TWP OF YORK; PT LT 68 PL 1856 TWP OF YORK; PT LT 69 PL 1856 TWP OF YORK AS IN CY495060 S/T & T/W CY495060; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Other Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 11.81	Open Concept	Large Window	Hardwood Floor
2	Dining	Main	11.48	x 9.51	Combined W/Living	Large Window	Hardwood Floor
3	Kitchen	Main	11.48	x 11.15	Stainless Steel Appl	Open Concept	W/O To Yard
4	Prim Bdrm	2nd	11.81	x 10.5	Large Window	Closet	Hardwood Floor
5	Br	2nd	10.5	x 6.89	Window	Closet	Hardwood Floor
6	Br	2nd	9.84	x 6.89	Window	Closet	Hardwood Floor
7	Bathroom	2nd	0	0	4 Pc Bath	Window	
8	Rec	Lower	0	0	Combined W/Laundry	Window	Laundry Sink

Client Remks: Look no further! Lovely, renovated, move-in ready 3 bedroom, 1 bathroom home available for sale on quiet family-friendly mid-town street in convenient Oakwood Village. Bright, open-concept living and dining area with large windows and hardwood flooring. Sunny kitchen with stainless-steel appliances and walk-out to deck in fabulous, private fenced-backyard. Upper level with four-piece bathroom and three light-filled bedrooms - perfect for growing families! Lower level allows for exercise room, ample storage, or a blank slate that's ready for your own personal touches! Ultra-convenient location that's walking-distance from parks, schools and transit stops. Stroll to subway station, Eglinton LRT and the many shops, services and eateries of both St. Clair Avenue and Eglinton West. Easy access to the Allen Expressway, the 401, and Yorkdale Shopping Centre. The best of Toronto awaits!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Natural Gas BBQ

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY **Ph:** 416-465-4545



1273 Lansdowne Ave N
Toronto Ontario M6H 3Z9
 Toronto W03 Corso Italia-Davenport Toronto
Taxes: \$4,477.62/2026 **For:** Sale **% Dif:** 99
Sold Date: 04/06/2026
SPIS: No **Last Status:** SLD **DOM:** 34
Semi-Detached **Fronting On:** E **Rms:** 6 + 4
Link: **Acreage:** **Bedrooms:** 2 + 2
 2-Storey 29.5 x 113.33 Feet **Washrooms:** 2
Irreg: Irregular 1x3x2nd, 1x4xBsmt
Dir/Cross St: Lansdowne / Davenport **Directions:** Lansdowne Ave. north of Davenport Rd.

MLS#: W12837806 **PIN#:** 213240435
Legal: PT LT 32 CON 2 FTB TWP OF YORK; PT LT 2 PL 979 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA663064; S/T & T/W CA663064;
 CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick Assessment: 2026 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: Park, Public Transit, Rec Centre Exterior Feat: Porch Interior Feat: Accessory Apartment	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 1985 Survey Type: Available Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.06	x 8.4	Fireplace	Hardwood Floor	
2	Dining	Main	12.4	x 14.14	Hardwood Floor		
3	Kitchen	Main	8.99	x 14.14	Ceramic Floor	Eat-In Kitchen	Walk-Out
4	Prim Bdrm	2nd	11.98	x 14.14	Hardwood Floor	Bay Window	Closet
5	Br	2nd	11.02	x 9.32	Hardwood Floor	Closet	
6	Kitchen	2nd	9.55	x 8.3	Updated	Ceramic Floor	
7	Br	Bsmt	19.75	x 12.07	Tile Floor	4 Pc Bath	Finished
8	Den	Bsmt	8.23	x 14.14	Tile Floor	Finished	
9	Laundry	Bsmt	5.25	x 14.14	Unfinished		

Client Remks: Cozy and bright this two-unit home offers flexible possibilities as either a starter home with income generation, an investment property, or an easy conversion back to a single-family dwelling. Facing west, directly across from the one -of-a kind EarlsCourt Park, this two-storey semi-detached house provides all the sunsets and local amenities you desire. Just across at the park you can enjoy an outdoor or indoor pool, recreation centre with gym, ice rink, basketball court, and an off-leash dog park, all surrounded by ample green space for relaxation and rejuvenation. Convenient shopping and dining await along Corso Italia's St. Clair corridor, complimented with TTC's light rail access. Easy connections to the Bloor subway line via the Lansdowne or Davenport buses for downtown access, or drive to the 401 via Black Creek Drive and the Gardiner via Lansdowne. Updates include the following: upgraded wiring and breaker panel (2011), spray-in exterior wall insulation (2017), attic insulation (2017), a newer roof (2015), chimney repairs (2025), renovated bathrooms (2022), upgraded Andersen windows (2024), and a new high-efficiency gas furnace (January 2026). Front yard is fully landscaped with perennials and flagstone pathway . The high basement features newer ceilings, complementing the ground floor unit and has a fully renovated four-piece washroom. Separate ground floor entrances provide private access to both units, each with upgraded eat-in kitchens, quartz countertops, and new appliances. The ground floor unit also enjoys a private, east facing backyard, lovingly gardened and landscaped, with a cedar deck perfect to enjoy your morning coffee to start your day.

Inclusions: 2 gas ranges, 2 fridges, all electrical lights and fixtures, window coverings. Seller is offering all furniture upstairs, utensils and cutlery should buyer request. Fully

Listing Contracted With: WRIGHT REAL ESTATE LTD. **Ph:** 416-961-1698



270 Boon Ave Toronto Ontario M6E 3Z9 Toronto W03 Caledonia-Fairbank Toronto Taxes: \$5,301.23/2025 For: Sale % Dif: 93 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 50		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18 x 128 Feet Irreg:	Rms: 7 + 2 Bedrooms: 5 Washrooms: 2 1x3xGround, 1x4x2nd
Dir/Cross St: Dufferin St. & Rogers Rd. Directions: Dufferin St. & Rogers Rd.		

MLS#: W13058002 **PIN#:** 104760378
Legal: PT LT 321 PL 1381 TWP OF YORK AS IN CA582249; TORONTO (YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, School 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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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Ground	17.06	x 11.32	Hardwood Floor	Closet	Window
2	2nd Br	Ground	11.15	x 9.51	Hardwood Floor	Closet	Window
3	3rd Br	Ground	11.48	x 8.53	Hardwood Floor	Closet	Window
4	Living	Bsmt	12.47	x 10.5	Ceramic Floor	Closet	Window
5	Kitchen	Bsmt	21	x 12.14	Stainless Steel Appl	Ceramic Floor	W/O To Yard
6	Kitchen	2nd	8.69	x 11.94	Hardwood Floor	Window	Ceramic Back Splash
7	Living	2nd	11.65	x 10.63	Hardwood Floor	Window	
8	Br	2nd	14.04	x 11.02	Hardwood Floor	Window	Closet
9	2nd Br	2nd	11.81	x 8.53	Hardwood Floor	Closet	Window

Client Remks: If you've been looking for a home that gives you options, this one is worth a closer look. Set up with two kitchens, the space is already divided in a way that works, the main floor and finished walkout basement come together as one unit, while the upper level has its own separate entrance, making it easy to live in one part and rent the other, or accommodate extended family without feeling on top of each other. With 5 bedrooms in total, there's no shortage of space to work with, whether you're thinking about long-term living or income potential. The walkout basement adds that extra layer of separation that buyers appreciate, and shared coin laundry is already in place. Out back, you've got laneway access to a detached 2-car garage for parking and storage. The location keeps things practical too, with transit, shops, parks, and schools all within reach, making it a straightforward choice for both homeowners and tenants.

Inclusions: All electric Light fixtures, All window blinds, Coin operated washer & dryer, 2 fridges, 2 stoves, 1 dishwasher.

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



211 Rosemount Ave Toronto Ontario M6H 2N2 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,245.51/2025 For: Sale % Dif: 100 Sold Date: 03/14/2026 SPIS: No Last Status: SLD DOM: 3		Sold: \$1,000,000 List: \$998,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 12.25 x 113 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Dufferin & St. Clair Directions: Dufferin & St. Clair		

MLS#: W12870454 **PIN#:** 213160166
Legal: PT LT 90 PL 1360 TORONTO AS IN CA632468; CITY OF TORONTO

Kitchens: 1 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: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Deck, Privacy 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	Living	Main	12.99	x 10.99	Large Window
2	Dining	Main	13.98	x 10.99	W/O To Porch Formal Rm
3	Kitchen	Main	18.31	x 7.38	W/O To Deck Breakfast Area Stainless Steel Appl
4	Breakfast	Main	18.31	x 7.38	Combined W/Kitchen W/O To Deck
5	Prim Bdrm	2nd	14.99	x 8.99	Double Closet Large Window
6	2nd Br	2nd	11.68	x 7.02	O/Looks Backyard Window
7	3rd Br	2nd	8.3	x 8.3	O/Looks Backyard Window
8	Rec	Lower	12.01	x 10.7	3 Pc Bath
9	Office	Lower	13.62	x 7.05	Walk-Up

Client Remks: Taking the leap to owning your first home is a big decision - 211 Rosemount Ave makes it an easy one. This bright, move-in-ready 3-bedroom, 2-bathroom semi-detached home in the heart of Corso Italia is the complete package: thoughtfully renovated, cozy and charming, and set in one of Toronto's most welcoming west-end communities. The main floor opens from a formal dining room into a spacious living room and a modern kitchen with quality appliances. You have a direct walkout to a sunny south-facing deck and private backyard where you can grow your own garden and enjoy drinks in the evening while you barbecue. The inviting front porch is the kind of place you'll linger on Sundays, coffee in hand, getting to know the friendly neighbours that make this street feel like a real community. Upstairs, three comfortable bedrooms offer the space to grow - a large primary bedroom, a dedicated 2nd bedroom or home office, and a 3rd room for a new family member, or simply the additional breathing room you've always dreamt of. The recently renovated bathroom features contemporary finishes and a jacuzzi tub. Downstairs, the finished walk-out basement gives you even more flexibility: potential rental income, a guest suite, or a gym/home office. Outside, a detached garage via the laneway means private parking - a rare and valuable asset in the city. Additional storage for backyard essentials is found under the deck, as well as access to an enclosed storage room.

Inclusions: S/S Fridge, S/S gas stove, S/S Dishwasher, Washer, Dryer, All ELF's except Dining room, All window coverings. New A/C 2024, New Furnace 2022, New Garage Roof 2025, Renovated 2nd floor Bathroom 2025, New flooring on 2nd level 2021, New closet system and sliding wood closet door in primary bedroom 2025

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



144 Rosemount Ave			Sold: \$1,210,000		
Toronto Ontario M6H 2M9			List: \$999,000		
Toronto W03 Corso Italia-Davenport Toronto					
Taxes: \$5,090/2025		For: Sale	% Dif: 121		
Sold Date: 06/03/2026					
SPIS: No	Last Status: SLD	DOM: 8			
Semi-Detached	Fronting On: N	Rms: 6 + 1			
Link:	Acreage:	Bedrooms: 3			
2-Storey	16 x 120 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x2xLower			
Dir/Cross St: Dufferin & St. Clair			Directions: St Clair Ave W/Dufferin St		

MLS#: W13174242 **PIN#:** 213160312
Legal: PT LT 79 PL 1360 TORONTO AS IN CA715419; CITY OF TORONTO

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	12.96	x 6.43	Window Flr to Ceil	Tile Floor	Closet
2	Living	Main	13.81	x 13.52	Hardwood Floor	Open Concept	Combined W/Dining
3	Dining	Main	10.96	x 10.07	Combined W/Living	Hardwood Floor	Large Window
4	Kitchen	Main	15.68	x 11.19	Custom Backsplash	Stainless Steel Appl	Updated
5	Prim Bdrm	2nd	11.94	x 10.53	Hardwood Floor	Bow Window	B/I Closet
6	2nd Br	2nd	11.15	x 11.71	B/I Closet	Hardwood Floor	Large Window
7	3rd Br	2nd	11.09	x 9.28	Hardwood Floor	Large Window	O/Looks Backyard
8	Rec	Lower	21.36	x 13.81	Above Grade Window	Hardwood Floor	Pot Lights

Client Remks: Set On A Quiet Residential Street In Vibrant Corso Italia, This Stylishly Upgraded Semi-Detached Home Offers A Seamless Blend Of Comfort, Functionality, And Urban Convenience. The Layout Is Thoughtfully Designed For Modern Living. The Main Floor Showcases 9-Foot Ceilings And Rich Hardwood Flooring, Creating A Bright And Inviting Atmosphere Throughout. The Kitchen Has Been Completely Redone With A Custom Backsplash, Top-Of-The Line Stainless Steel Appliances, Tile Flooring, And Quartz Countertops. Upstairs, The Bedrooms Offer Generous Space And Natural Light, While The Updated Bathroom Is Complete With A Contemporary Floating Vanity. The Finished Basement Provides Additional Living Space-Ideal For A Recreation Room, Home Office, Or Guest Area. Step Outside To A Private, Landscaped Backyard Featuring A New Deck, A Lush Green Lawn And Shed Perfect For Storage, Entertaining, Or Family Enjoyment. Front Yard Parking Adds Everyday Convenience. Located Just Moments From The Energy Of St. Clair Avenue West, Enjoy Access To A Wide Selection Of Restaurants, Cafes, Boutiques, And Daily Essentials. Transit Is Easily Accessible With Nearby Bus And Streetcar Routes, Along With Convenient Access To Dufferin Subway Station. Parks, Schools, And Community Amenities Are All Within Close Reach, Making This An Exceptional Place To Call Home.

Inclusions: New Stainless Steel Appliances, Washer & Dryer, Garden Shed, All Electric Light Fixtures, All New Window Coverings, New Deck, Updated Mudroom

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. **Ph:** 416-223-1818



13 Auburn Ave Toronto Ontario M6H 2L6 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,419/2025 For: Sale % Dif: 97 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 9		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 12.5 x 112 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: DUFFERIN ST/ST CLAIR AVE W Directions: N/A		

MLS#: W13198786	PIN#: 213150213
Legal: PT LT 147 PL 1360 TORONTO AS IN CT646811; 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: Year Built: 1914 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers 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
Client Remks: Welcome to 13 Auburn Avenue, a charming St. Clair West home with the kind of flexibility, character, and neighbourhood connection that make city living feel easy. Thoughtful updates, including new floors, an updated bathroom, and a new wardrobe in the primary bedroom for extra storage, add comfort and function throughout. A closed-in porch offers a practical mudroom entry, while the high ceilings and open kitchen/dining area create an inviting space to gather. Main floor laundry adds everyday convenience. Upstairs, three bedrooms provide room to grow, work, and settle in, including a generous front bedroom and a rear bedroom with a sweet reading nook. The finished basement adds another layer of possibility, with its own kitchen, bathroom, studio-style living space, and separate street-facing entrance. Previously leased, it could continue to serve as income potential or be reimagined as a nanny suite, parent suite, guest space, or cozy recreation area. Set in a beloved pocket near St. Clair West, Auburn Avenue offers a true community feel with wonderful city access. Walk to local favourites like Tre Mari Bakery and Frank's Pizza House, nearby schools, parks, the community centre, and Dufferin Library. Commuters will appreciate easy access to transit, major routes, and the private laneway garage. A lovely opportunity to put down roots in one of Toronto's most connected and welcoming west-end neighbourhoods.					
Inclusions: All Appliances, ELFS, window coverings, all shelving					
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-205-0355					



131 Ascot Ave		Sold: \$990,000
Toronto Ontario M6E 1G3		List: \$999,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$4,336/2025	For: Sale	% Dif: 99
Sold Date: 05/13/2026		
SPIS: No	Last Status: SLD	DOM: 14
Att/Row/Twnhouse	Fronting On: S	Rms: 6 + 3
Link:	Acreage:	Bedrooms: 3
2-Storey	12.25 x 120 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xLower
Dir/Cross St: Ascot Ave & Earls court Ave Directions: Ascot Ave & Earls court Ave		

MLS#: W13058130 **PIN#:** 213170144
Legal: PT LT 25 BLK C PL 918 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA705020; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Apartment / Sep Entrance	Drive: Lane	Gas: Phone:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Interior Feat: Carpet Free	Retirement:
Year Built: 1913		HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 700-1100		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles		Survey Type: None
Foundation: Concrete Block		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.18	x 11.83	Open Concept	Pot Lights	Large Window
2	Dining	Main	11.77	x 7.08	Open Concept	Large Window	
3	Kitchen	Main	12.82	x 9.41	Eat-In Kitchen	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	14.58	x 11.84	Skylight	Closet	Bay Window
5	2nd Br	2nd	12.48	x 8.9	Laminate	Closet	Window
6	3rd Br	2nd	9.53	x 7.83	Laminate	Window	
7	Bathroom	2nd	6.64	x 4.93	4 Pc Bath	Porcelain Floor	Window
8	Mudroom	Lower	11.15	x 5.42			
9	Living	Lower	16.92	x 10.9	Laminate	Open Concept	Pot Lights
10	Kitchen	Lower	12.55	x 10.9	Eat-In Kitchen	Laminate	Above Grade Window
11	Bathroom	Lower	7.48	x 4.67	3 Pc Bath	Tile Floor	Window

Client Remks: Step into homeownership with this beautifully renovated starter home, thoughtfully designed for 1st-time buyers. Offering the advantage of a self-contained basement apartment with a separate entrance at the front, this home creates an opportunity to generate rental income and help offset your mortgage - allowing you to build your equity instead of your landlords. The main floor features a bright, open-concept layout with new floors and pot lights. The living room showcases a charming decorative brick fireplace, built-in shelving, and a large window that fills the space with natural light. The modern kitchen is stylish, complete with Caesarstone countertops, stainless steel appliances, ample cabinetry. A standout primary bedroom features a skylight, bay window, decorative fireplace, along with exposed wooden beams that add warmth and character and a skylight in the hallway floods the house with natural light. The lower level offers a spacious, one-bedroom-style suite with its own kitchen, living area, and bathroom. Just a short stroll to St. Clair, you'll enjoy family-run restaurants, bustling cafes, gyms, yoga studios, and Earls court Park. This vibrant community makes everyday living effortless while your home remains a calming retreat at the end of the day.

Inclusions: Main Level: S/s refrigerator, s/s gas stove, s/s dishwasher, s/s hood range, front load washer & dryer. Lower Level: Refrigerator, cooktop stove, gas furnace, central air conditioner, electric light fixtures and window coverings

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



118 Mackay Ave Toronto Ontario M6H 2N8 Toronto W03 Corso Italia-Davenport Toronto		Sold: \$1,310,000 List: \$1,049,880
Taxes: \$6,101/2025	For: Sale	% Dif: 125
Sold Date: 06/19/2026		
SPIS: No	Last Status: SLD	DOM: 10
Semi-Detached	Fronting On: S	Rms: 11
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	16.83 x 106 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dufferin & St. Clair Directions: St.Clair to Greenlaw, first right onto Mackay		

MLS#: W13422244 **PIN#:** 213160084

Legal: Pt Lt 18 Pl 1360 Toronto As In Wh147719

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance / Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ 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: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, In-Law Suite, Storage, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.14	x 13.09	
2	Dining	Main	12.14	x 8.69	
3	Kitchen	Main	23.26	x 12.14	
4	Prim Bdrm	2nd	9.84	x 12.14	
5	2nd Br	2nd	14.63	x 6.43	
6	3rd Br	2nd	10.66	x 10.3	
7	Br	Lower	9.78	x 10.6	
8	Rec	Lower	10.04	x 11.45	
9	Kitchen	Lower	19.82	x 12.14	

Client Remks: Welcome to 118 Mackay Ave, a turnkey semi-detached masterpiece in the heart of warm and vibrant Corso Italia. From the moment you arrive, the charming front porch invites you in. Step inside and feel the warmth immediately. Sun-filled open-concept principal rooms flow from living to dining, finished with imported European hardwood throughout. The convenient main floor powder room adds practicality busy families appreciate. The stunning kitchen features Caesarstone counters, high-end appliances, lots of storage and a walkout to your private fenced yard where family memories are waiting to be made. Upstairs discover three light-filled bedrooms with custom closets, a peaceful family retreat at the end of every day. The fully underpinned basement impresses with soaring ceilings and gorgeous finishes. Use it as a luxurious family living extension or a completely turnkey income suite with separate entrance, full kitchen, and private laundry. Move in and earn from day one. The convenient laneway presents an incredible opportunity to develop a laneway suite, adding unmatched long term value in one of Toronto's most in-demand neighbourhoods. Two car parking, two laundry areas, top-rated schools, incredible restaurants, cafes, shops, parks, and TTC all steps away. MUST SEE it is truly turnkey. Your family's next chapter starts here.

Inclusions: Lg Black Fridge, Oven, B/I D/W, Whirlpool Black B/I Microwave, Bosch Stacked W&D, All Elfs, Nest, Basement: LG S/S Fridge, Frigidaire S/S Oven, S/S B/I Microwave, Samsung Stacked W&D, Sump Pump. Tankless Water Heater (R)

Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071



45 Greenlaw Ave		Sold: \$1,255,000
Toronto Ontario M6H 3V7		List: \$1,079,000
Toronto W03 Corso Italia-Davenport Toronto		
Taxes: \$4,939.27/2025	For: Sale	% Dif: 116
Sold Date: 04/21/2026		
SPIS: No	Last Status: SLD	DOM: 6
Att/Row/Twnhouse	Fronting On: E	Rms: 6 + 3
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	17.08 x 83 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Dufferin & St Clair Directions: W. of Dufferin S. of St Clair		

MLS#: W12999670 **PIN#:** 213150074
Legal: PT LT 106 PL 1452 TORONTO AS IN CA692397; S/T & T/W CA692397; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance / Fin W/O / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Rolled, Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre Interior Feat: None Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Year: 1981 Survey Type: Available Spec Desig: Unknown	A Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.76	x 7.84	Hardwood Floor	Large Window	
2	Dining	Main	8.99	x 12.01	Hardwood Floor	Window	Pot Lights
3	Kitchen	Main	13.58	x 11.68	Stainless Steel Appl	Centre Island	W/O To Yard
4	Powder Rm	Main	3.08	x 4.17			
5	Prim Bdrm	2nd	10.99	x 9.91	2 Pc Bath		
6	2nd Br	2nd	9.25	x 9.15			
7	3rd Br	2nd	6.82	x 8.6			
8	Bathroom	2nd	6.33	x 9.15			
9	Rec	Lower	12.5	x 10.24	Pot Lights	Window	
10	Kitchen	Lower	7.15	x 10.07	Backsplash	Pot Lights	
11	Br	Lower	8.5	x 10.83			
12	Bathroom	Lower	6	x 5.84	3 Pc Bath	Window	

Client Remks: Welcome to 45 Greenlaw, a fabulous 3-bedroom end-of-row home offering the feel of a semi-detached with an abundance of natural light. At the heart of the home is a stunning Scandinavian-inspired kitchen renovation, featuring a dramatic oversized glass door and expansive rear window overlooking the backyard. Eastern morning light pours into the space, while southern exposure brightens the dining area, creating a warm, inviting hub for everyday living and entertaining. Quartz counters, a gas range, generous pantry storage, and a relaxed, conversational dining space complete this organically modern kitchen. A main floor powder room and exposed brick add character and convenience. Upstairs, three well-appointed bedrooms offer great light throughout the day, along with convenient laundry and a spacious full bath with impressive storage. The primary features a large closet and a charming bay window where afternoon sun streams in. Step outside to a sun-drenched, fully fenced backyard oasis. Thoughtfully landscaped for both impact and ease, it features layered perennial gardens, raised vegetable beds, a stone patio, and a deck that seamlessly extends your living space. A convenient garden shed provides ample storage for bikes and seasonal gear. The bright, beautifully finished lower level is currently configured as a separate 1-bedroom apartment, generating approximately \$2,000/month in rental income. With a private side entrance, ensuite laundry, bistro-style kitchen, and a thoughtfully designed living space with custom craftsmanship, it offers excellent flexibility for income, in-laws, or easy conversion back to single-family use. Located on a quiet street yet exceptionally well connected, just steps to TTC: St Clair dedicated Streetcar line + Dufferin and Lansdowne buses. Walk to convenient St Clair West amenities, local shops, grocers, and restaurants..... while Geary Avenue's vibrant dining and cafe scene is only steps away.

Inclusions: Main floor stainless steel kitchen appliances: refrigerator, gas range, range exhaust, dishwasher. Basement refrigerator, electric stove, range exhaust & microwave. Gas burner & equipment complete (gas - forced air furnace), central air conditioner (as-is), all existing light fixtures & ceiling fans now attached, all built-in shelving, Second floor stacked clothes washer & dryer, basement clothes washer & dryer, all window blinds.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-465-7527



1365 Lansdowne Ave Toronto Ontario M6H 3Z9 Toronto W03 Corso Italia-Davenport Toronto		Sold: \$1,097,000 List: \$1,098,000
Taxes: \$4,682.89/2025	For: Sale	% Dif: 100
Sold Date: 03/09/2026		
SPIS: No	Last Status: SLD	DOM: 11
Semi-Detached	Fronting On: E	Rms: 7 + 3
Link:	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	18.46 x 110 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x4xMain, 1x4xBsmt
Dir/Cross St: Lansdowne/ St. Clair Directions: Lansdowne/ St. Clair		

MLS#: W12824636 **PIN#:** 213240090
Legal: PCL 13-3 SEC M329; PT LT 13 E/S LANSDOWNE AV PL M329 TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1914 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Other, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.91	x 10.83	Ceramic Floor	Modern Kitchen	B/I Dishwasher
2	Living	Main	14.07	x 10.33	Laminate	W/I Closet	Bay Window
3	Br	Main	13.42	x 11.32	Laminate	His/Hers Closets	Brick Fireplace
4	Kitchen	2nd	11.58	x 9.84	Hardwood Floor	Modern Kitchen	W/O To Balcony
5	2nd Br	2nd	12.66	x 9.84	Hardwood Floor	Closet	Picture Window
6	3rd Br	2nd	15.91	x 13.85	Hardwood Floor	Brick Fireplace	Bay Window
7	4th Br	3rd	15.91	x 10.66	Hardwood Floor	Closet	Large Window
8	Kitchen	Bsmt	14.99	x 14.6	Combined W/Living	Laminate	
9	Living	Bsmt	14.99	x 14.6	Combined W/Kitchen	Laminate	
10	5th Br	Bsmt	14.6	x 11.09	Laminate	4 Pc Ensuite	W/I Closet
11	Laundry	Bsmt	10.5	x 8.99	Ceramic Floor		

Client Remks: Located in Corso Italia, this beautifully renovated century home blends modern design with timeless character and offers three self-contained units-ideal for investors or end-users seeking strong rental potential. ***Unit 1 (Main Level)***Spacious 1-bedroom, 1-bath with backyard access; vacant with projected rent of \$2,200/month. ***Unit 2 (Second & Third Level)*** 2 beds ,1 Bath, open-concept living/dining, and private balcony; tenanted at \$2,800/month. ***Unit 3 (Basement)*** Spacious 1-bedroom, 1-bath with backyard access; vacant with projected rent of \$1,700/month Extensively updated with major improvements including wiring (no knob-and-tube) 2021, plumbing upgrades 2021, kitchens 2021, lighting 2021, Some windows/doors 2021, roof updates 2018-2021, furnace and heat pump 2024, plus a new outdoor shed 2025. Full list of upgrades and floor plans available. Steps to Corso Italia's restaurants, cafes, shops, groceries, parks, community pool, skating rink, and transit-easy access across the city.

Inclusions: Second Level: Fridge, wall oven, cook top, dishwasher, microwave & hood fan. Main Level: Fridge, wall oven, cook top, integrated dishwasher, microwave & hood fan. Basement: Fridge, Stove & Microwave. Samsung Washer and dryer.

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



116 Ascot Ave Toronto Ontario M6E 1G2 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$4,819.35/2025 For: Sale % Dif: 99 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 1		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: < .50 17.5 x 120 Feet Irreg: Regular Lot	Rms: 7 + 3 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: St Clair Ave and Earls court Ave Directions: One Block North Of St Clair between Earls court and Narin Ave		

MLS#: W12945876 **PIN#:** 213180131
Legal: PT LT 5 N/S ASCOT AV BLK H PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA54446; TORONTO , CITY OF TORONTO

Kitchens: 1 + 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: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: N 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: Fireplace/Stove Interior Feat: Accessory Apartment, Built-In Oven, Carpet Free, Countertop Range, In-Law Suite, Storage Area Lockers, Water Heater	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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.78	x 12.14	Hardwood Floor	Fireplace	Crown Moulding
2	Dining	Main	13.78	x 12.43	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	10.86	x 13.32	Ceramic Floor	Granite Counter	Modern Kitchen
4	Breakfast	Main	7.12	x 6.07	Ceramic Floor	Breakfast Bar	W/O To Patio
5	Prim Bdrm	2nd	13.68	x 10.04	Hardwood Floor	B/I Shelves	Window
6	2nd Br	2nd	13.25	x 8.1	Hardwood Floor	B/I Closet	Window
7	3rd Br	2nd	10.89	x 8.07	Hardwood Floor	Large Window	Window
8	Rec	Bsmt	17.95	x 13.16	Ceramic Floor	Wet Bar	W/O To Patio
9	Living	Bsmt	17.95	x 13.16	Ceramic Floor	Open Concept	Combined W/Rec
10	Kitchen	Bsmt	12.86	x 9.45	Ceramic Floor	Ceramic Back Splash	Window
11	Laundry	Bsmt	7.81	x 5.64	Ceramic Floor	Window	
12	Cold/Cant	Bsmt	8.86	x 6.46	Concrete Floor	W/O To Yard	

Client Remks: This fabulous century-old all-brick home offers the perfect blend of original character and modern upgrades. Ideally located in the heart of Corso Italia, just steps from St. Clair, it sits on a quiet street in a warm, community-focused neighbourhood. The open-concept main floor features a spacious living room with a gas fireplace overlooking the dining area, and a modern kitchen with abundant counter space, granite countertops, a breakfast bar, stainless steel hood range, and excellent storage. Upstairs, you'll find three generous bedrooms and two full bathrooms. The finished basement, complete with a separate entrance, second kitchen, and large recreation room, provides fantastic potential for extra income or an in-law suite. Enjoy a sunny, private, fully fenced backyard-perfect for relaxing or entertaining. The large block double garage with power is ideal for a workshop, studio, or future garden suite. Unbeatable location: transit, shops, cafes, bakeries, Earls court Park (with off-leash dog area), and the Joseph Piccininni Community Centre (indoor/outdoor pools, skating rink, tennis courts) are all just minutes away.

Inclusions: Main Floor - S/S gas cook top, S/S oven and microwave combo, dishwasher, gas fireplace. Bsmt- S/S gas stove, Fridge. Washer and Dryer. All electrical fixtures, Window coverings, Furnance and CAC.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-656-3500



57 Peterborough Ave
Toronto Ontario M6H 2K9
 Toronto W03 Corso Italia-Davenport Toronto
Taxes: \$4,795.99/2025 **For:** Sale **% Dif:** 114
Sold Date: 03/15/2026
SPIS: No **Last Status:** SLD **DOM:** 3
Semi-Detached **Fronting On:** S **Rms:** 8
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 17.33 x 117.5 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: Dufferin Street and Davenport Road
Directions:
 Hey Google, take me to a home with real Toronto charm in a great neighbourhood

MLS#: W12877902 **PIN#:** 213150269
Legal: Plan 1297 PT LOT 26

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Carpet Free, Water Heater	Zoning: R(d0.6*730) Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.48	x 10.4	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	13.12	x 9.19	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	12.8	x 12.04	Vinyl Floor	O/Looks Backyard	Eat-In Kitchen
4	Pantry	Main	7.87	x 4	B/I Shelves	Window	
5	Prim Bdrm	2nd	11.29	x 14.21	Hardwood Floor	Closet	Window
6	2nd Br	2nd	14.01	x 8.1	Hardwood Floor	Closet	Window
7	3rd Br	2nd	8.04	x 12.6	Hardwood Floor	Closet	Window
8	Sunroom	2nd	7.28	x 7.19	Combined W/Br	Tile Floor	O/Looks Backyard
9	Other	Bsmt	13.62	x 9.09	Above Grade Window		
10	Laundry	Bsmt	12.99	x 11.78	Above Grade Window		
11	Utility	Bsmt	10.1	x 6.5	Above Grade Window		
12	Utility	Bsmt	7.09	x 7.87			

Client Remks: Welcome to 57 Peterborough Avenue, a timeless Toronto semi-detached home that beautifully blends preserved character with everyday functionality. Passed down through generations, this three-bedroom residence has been thoughtfully maintained to honour its original charm while offering the comforts today's homeowners appreciate. Classic details like the original pocket doors, window locks, solid wood bannisters, and coffered dining room ceilings speak to the craftsmanship of the era, while the spacious principal rooms and generously sized bedrooms provide a sense of openness rarely found in homes of this style. Modern functionality: Copper plumbing (removing galvanized steel often found in these homes), Copper Wiring throughout with breaker system; hardwired interconnected smoke detector system, and more. Outside, enjoy a welcoming covered front porch and a serene backyard retreat, complete with patio, a beautiful garden, and a permitted two-car garage with laneway access-a rare and valuable feature in the city. Perfectly situated just steps from the vibrant St. Clair Avenue West, this home places you in the heart of a thriving neighbourhood known for its cafes, bakeries, restaurants, and everyday conveniences. Enjoy green space and community recreation nearby at Earls Court Park, a beloved local destination with sports fields, playgrounds, and an outdoor pool, which are all connected to paths and trails provided by Toronto to adjoin many nearby communities. Families appreciate proximity to respected schools, while commuters benefit from quick access to the dedicated streetcar along St. Clair and convenient routes across the city (Steps to Dufferin bus route). A welcoming community with deep roots, local character, and everyday walkability makes this location as special as the home itself. See attachment on details.

Inclusions: Fridge, stove, dishwasher, all electrical light fixtures, clothes dryer, two garage door openers.

Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. **Ph:** 905-278-3500



35 Peterborough Ave
Toronto Ontario M6H 2K9
 Toronto W03 Corso Italia-Davenport Toronto
Taxes: \$5,346/2026 **For:** Sale **% Dif:** 131
Sold Date: 04/01/2026
SPIS: No **Last Status:** SLD **DOM:** 5
Semi-Detached **Fronting On:** S **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3
2-Storey **18 x 84 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x3xBsmt**
Dir/Cross St: Peterborough Ave & Dufferin St **Directions:** Peterborough Ave & Dufferin St

MLS#: W12928184 **PIN#:** 213150280
Assignment: No **Fractional Ownership:** No **Vacant Land Condo:** No
Legal: PT LT 30-31 PL 1297 TORONTO AS IN WH92325; S/T & T/W WH92325; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up 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 Foundation: Unknown Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck, Landscape Lighting, Paved Yard, Porch Interior Feat: Carpet Free	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N Under Contract: None HST Applicable to Included In 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	Kitchen	Main	13.02	x 11.84	Stainless Steel Appl	W/O To Yard	Breakfast Bar
2	Living	Main	10.37	x 11.09	Hardwood Floor	O/Looks Frontyard	Fireplace
3	Dining	Main	12.04	x 12.89	Hardwood Floor	Pot Lights	Walk Through
4	Prim Bdrm	2nd	12.8	x 12.63	Hardwood Floor	B/I Shelves	
5	2nd Br	2nd	11.75	x 9.81	Hardwood Floor	Window	
6	3rd Br	2nd	7.09	x 12.63	Hardwood Floor	Window	
7	Rec	Bsmt	8.69	x 11.81	Pot Lights	Open Concept	
8	Laundry	Bsmt	12.37	x 8.69	Pot Lights	W/O To Yard	B/I Shelves

Client Remks: Welcome to 35 Peterborough Ave, a beautifully renovated 3-bedroom, 2-bath semi-detached home in the heart of Corso Italia, where hundreds of thousands of dollars have been thoughtfully invested to create a truly turn-key living experience. From the moment you step inside, you're greeted by spacious principal rooms, rich hardwood flooring throughout, and a seamless blend of modern upgrades with timeless character. The living room serves as the true showstopper, highlighted by an elegant limestone fireplace mantle that brings warmth, sophistication, and a sense of refined comfort to the space. The stunning custom kitchen complements the home perfectly, offering both style and functionality for everyday living and entertaining. Recent upgrades include, but are not limited to, roof waterproofing, kitchen, Fisher & Paykel Gas Stove! landscaping, fence, custom built-ins, kitchen and bathroom, furnace, fireplace, and front porch-offering peace of mind and true pride of ownership throughout. Upstairs, you'll find well-appointed bedrooms filled with natural light, offering comfort and functionality for families or professionals alike. The home also features a separate entrance with a walk-up, providing flexibility and potential for extended family use or future income opportunities. Step outside to your own private backyard oasis-perfect for relaxing, entertaining, or enjoying quiet moments away from the city. Situated in the vibrant and highly sought-after Corso Italia neighbourhood, you're surrounded by top-rated schools, parks, transit, and some of Toronto's best local shops and restaurants. This is a rare opportunity to own a meticulously upgraded home in one of the city's most desirable communities.

Inclusions: All elf's, All window coverings, All Appliances, floating Shelf in basement below tv, Basement Tv And custom made couch, White Shelves in Hallway near Walk-up.

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



77 McFarland Ave Toronto Ontario M6H 3M9 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,195.66/2025 For: Sale % Dif: 118 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,360,000 List: \$1,150,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: < .50 14.75 x 86 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x5x2nd, 1x4xBsmt	Dir/Cross St: St Clair Ave & Dufferin Street Directions: St Clair Ave & Dufferin Street

MLS#: W13174082 **PIN#:** 213150334
Legal: PT LT 32 PL 1297 TORONTO AS IN WH143594; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room Exterior Feat: Deck, Landscape Lighting, Landscaped, Lawn Sprinkler System, Patio, Privacy, Recreational Area Interior Feat: Storage Area Lockers, Water Heater	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.17	x 11.42	Pantry	Combined W/Dining	Hardwood Floor
2	Dining	Main	10.24	x 11.15	Hardwood Floor	Large Window	North View
3	Living	Main	12.5	x 15.75	Combined W/Dining	W/O To Porch	Hardwood Floor
4	Prim Bdrm	2nd	11.52	x 11.58	Closet Organizers	West View	W/I Closet
5	Nursery	2nd	7.91	x 12.99	North View	Hardwood Floor	Closet
6	2nd Br	2nd	7.91	x 8.23	Hardwood Floor	Closet	North View
7	Bathroom	2nd	8.23	x 15.49	East View	4 Pc Bath	Tile Floor
8	Media/Ent	Bsmt	11.32	x 16.57	Window	Closet	Laundry Sink
9	Foyer	Main	7.41	x 5.74	Closet Organizers	W/O To Patio	Tile Floor

Client Remks: McFarland Magic. Step into a little bit of McFarland Magic - a beautifully renovated 3-bedroom, 2-bathroom family home where thoughtful design meets effortless living. As a coveted corner unit, the natural light here is truly next level. Oversized windows, skylights, 9 ft ceilings, crown moulding, and pot lights flood the home with sunshine from morning to night, creating bright, airy spaces that instantly feel like home. Stunning 3/4-inch hardwood floors throughout add warmth, character, and timeless quality. At the heart of it all is a chef's delight of a kitchen featuring Caesar stone counter tops, large appliances, a pot filler, ample counter space, and incredible storage - designed for everything from busy family mornings to hosting unforgettable dinners. The open-concept main floor is made for both entertaining and everyday life, while the custom mudroom is the ultimate Canadian winter lifesaver. Downstairs, the finished basement offers a cozy and functional living area plus two oversized storage spaces for all the extras. Outside is where the magic really happens. Professionally landscaped and intentionally low maintenance, the sun-drenched side yard is your own private retreat featuring a custom pergola, clever garbage storage, and a high-tech Rain Bird 7-zone irrigation system that keeps everything looking lush with minimal effort. Complete with a garage, 2.5 parking spaces, and an unbeatable family-friendly location steps to great schools, parks, TTC, and the best of St. Clair - this home is pure McFarland Magic.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All electrical lighting fixtures, All Existing window covers (Except first floor curtains) Cellar room shelves, nursery/office remote controlled accent wall light fixture, microwave, heated towel rack, basement custom rug fit to shape (including nook), staircase mirror, custom garden lighting, tv wall mounts, rainbird watering system.

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



100 Ascot Ave Toronto Ontario M6E 1E9 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,603/2025 For: Sale % Dif: 99 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 7		
Duplex Link: 2-Storey	Fronting On: N Acreage: 18.67 x 120 Feet Irreg:	Rms: 12 Bedrooms: 4 Washrooms: 3 1x4xUpper, 1x3xBsmt, 1x3xUpper
Dir/Cross St: Ascot & St Clair Ave Directions: Ascot & St Clair Ave		

MLS#: W13233986 **PIN#:** 213180219
Legal: PT LT 1 N/S ASCOT AV BLK G PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN CA43686; TORONTO , CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1906 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Flat, Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Other	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
Client Remks: Proudly owned & maintained by the same family for 37 Years! An exceptional opportunity to own a versatile multi-family compound featuring a renovated 3-bedroom main residence plus a separate above-grade 2-storey, 1-bedroom 2 floor apartment - ideal for extended family, rental income, or a private guest suite. The main house has been thoughtfully updated with elegant maple hardwood flooring throughout, a modernized kitchen featuring new stainless steel appliances, updated bathrooms, and freshly painted throughout. Newly installed carbon monoxide and smoke detectors. Additional upgrades include newer casement and hung windows throughout, updated soffit and fascia, and garage electrical. The solid block garage is insulated, offering excellent functionality for storage, workshop use, or hobby space. A rare property combining pride of ownership, flexibility, and extensive updates - perfect for multi-generational living or savvy investors alike. Shingles are newer on the 1 bedroom apartment & the garage. Inclusions: 3 full size fridges, bar fridge, 3 stoves, 2 dishwashers, washer and dryer. High efficiency toilets. All elf's & window coverings. Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-465-7850					



1031 St Clarens Ave Toronto Ontario M6H 3X8 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,015/2025 For: Sale % Dif: 100 Sold Date: 03/27/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,300,000 List: \$1,299,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.75 x 132 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: St Clair Ave W & St Clarens Ave Directions: St Clair Ave W & St Clarens Ave

MLS#: W12915008 **PIN#:** 213240570
Legal: PT LT 48 PL 979 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA808105; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers 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	Foyer	Main	9.93	x 3.65	Tile Floor	Hardwood Floor	Open Concept
2	Dining	Main	12.35	x 8.89	Fireplace	Hardwood Floor	Window
3	Living	Main	12.51	x 11.46	Hardwood Floor	Pot Lights	Window
4	Kitchen	Main	13.39	x 10.84	Stainless Steel Appl	Centre Island	Window
5	Mudroom	Main	11.74	x 9.01	2 Pc Ensuite	Pot Lights	W/O To Deck
6	Bathroom	Main	6.01	x 3.34	2 Pc Bath	Pot Lights	Window
7	Prim Bdrm	2nd	13.64	x 11.12	Pot Lights	Closet	Bay Window
8	2nd Br	2nd	12.23	x 8.81	Hardwood Floor	Closet	Window
9	3rd Br	2nd	11.14	x 7.87	Hardwood Floor	Window	
10	Bathroom	2nd	6.92	x 5.2	4 Pc Bath	Pot Lights	Window
11	Utility	Lower	0	0	Combined W/Laundry	Laundry Sink	Above Grade Window

Client Remks: Tucked away on a quiet one-way street, this charming home offers a perfect blend of character and modern upgrades. Step into a welcoming foyer with tile flooring that opens into a bright, open-concept main floor. The dining room features a cozy brick fireplace mantel and natural light from a well-placed window, seamlessly flowing into the inviting living area complete with exquisite honey-colored hardwood floors and pot lights. The attractive modern kitchen showcases quartz countertops and backsplash, stainless steel appliances, and a large center island with breakfast seating-perfect for family interaction. A rare and coveted mudroom elevates everyday living, featuring durable tile flooring, a well-placed powder room, and exceptional custom storage. An oversized pantry adds further practicality, while the seamless walkout to the deck extends into a private backyard. Upstairs, you'll find three well-proportioned bedrooms with hardwood floors, including a sun-filled primary with a bay window and ample closets. The lower level offers additional utility storage with laundry, a double sink, and above-grade window and has been flood protected, waterproofed with two sump pumps with battery backup. This home delivers comfort, style, and exceptional value. Located in a quiet, family-friendly neighborhood steps to the St. Clair streetcar, cafes, restaurants, and Corso Italia shops.

Inclusions: S/s refrigerator, s/s gas stove, s/s dishwasher, s/s built-in microwave, front load washer and dryer, all electric light fixtures (except where excluded), all window coverings, black wardrobe in primary bedroom

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



144 Boon Ave Toronto Ontario M6E 3Z5 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,135/2025 For: Sale % Dif: 94 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$1,225,000 List: \$1,299,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18 x 128 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Dufferin & St Clair Directions: West of Dufferin, North of St Clair

MLS#: W13173374 **PIN#:** 213180191
Legal: PT LT 19 W/S BOON AV BLK G PL 918 TORONTO (WYCHWOOD, BRACKENDALE AND DOVERCOURT) AS IN WH124138; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Concrete Assessment: 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: Central Vacuum Interior Feat: Auto Garage Door Remote, Central Vacuum, Workbench	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	Living	Main	25.98	x 9.74	Window	Crown Moulding	Hardwood Floor
2	Dining	Main	25.98	x 9.74	Open Concept	Window	Hardwood Floor
3	Kitchen	Main	15.26	x 13.32	Eat-In Kitchen	W/O To Yard	Hardwood Floor
4	Prim Bdrm	2nd	11.32	x 14.01	W/O To Terrace	B/I Closet	Hardwood Floor
5	2nd Br	2nd	10.76	x 14.01	Window	Closet	Hardwood Floor
6	3rd Br	2nd	9.42	x 10.07	Window	North View	Hardwood Floor
7	Rec	Lower	19.09	x 13.58	Window	Pot Lights	Laminate
8	Laundry	Lower	6.66	x 12.99	Laundry Sink	Closet	Tile Floor
9	Cold/Cant	Lower	8.23	x 13.75	Window	Partly Finished	Tile Floor

Client Remks: Welcome to 144 Boon Avenue - a beautiful fully renovated home that perfectly blends style, comfort, and exceptional living space. Bathed in natural light, this impressive and spacious semi offers the ideal setting for modern family living and effortless entertaining. Step inside to a bright open-concept living and dining area featuring stunning light-toned wide plank hardwood floors and an airy, inviting atmosphere throughout. The renovated eat-in kitchen is both stylish and functional, complete with stone countertops, built-in cabinetry, pot lights, and a spacious breakfast area with a walkout to the professionally landscaped backyard and detached two-car garage - perfect for summer entertaining. Upstairs, the primary retreat offers generous closet space and a walkout to a charming private terrace - the perfect spot for morning coffee or evening relaxation. Two additional spacious bedrooms and a beautifully updated main bath complete the second level. The lower level offers outstanding additional living space with impressive ceiling height, featuring a large rec room, workspace, full laundry room, and an additional renovated bathroom. Thoughtfully renovated, incredibly spacious, and filled with sunshine, 144 Boon Avenue is a rare opportunity to own a truly move-in ready family home in a fantastic location. Not to be missed.

Inclusions: Electric Range, Dishwasher, Microwave, Refrigerator (As-Is), Washer, Dryer, All Window Coverings (Except as Noted), All Electric Light Fixtures (Except as Noted), All Bathroom Mirrors, All Built-In Shelving & Organizers, All TV Brackets, Pocket Door in Kitchen (As-Is), Security System (Monitoring Extra), Workbench in Garage, Exterior String Lights, Electric Garage Door Opener, Central Vacuum and All Related Equipment (As-Is), BBQ, Furnace & Central AC

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



340 Lauder Ave Toronto Ontario M6E 3H8 Toronto C03 Oakwood Village Toronto Taxes: \$5,542.54/2025 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,418,000 List: \$1,389,000 For: Sale % Dif: 102
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18.77 x 97.03 Feet Irregl:	Rms: 6 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x5x2nd, 1x4x2nd, 1x3xLower	Dir/Cross St: South Of Rogers/ E Of Dufferin Directions: South Of Rogers/ E Of Dufferin

MLS#: C12979302 **PIN#:** 104750112
Legal: PT LT 16 PL 494 TWP OF YORK PT 3, 64R14592; TORONTO (YORK) CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1995 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1.5 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Bar Fridge	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	20.7	x 9.68	Hardwood Floor	Pot Lights	Bay Window
2	Dining	Main	20.7	x 9.68	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	16.99	x 13.35	Stainless Steel Appl	Breakfast Bar	W/O To Balcony
4	Prim Bdrm	2nd	15.45	x 14.86	Hardwood Floor	5 Pc Ensuite	Bay Window
5	2nd Br	2nd	13.45	x 9.12	Hardwood Floor	Large Window	
6	3rd Br	2nd	9.84	x 7.78	Hardwood Floor	Large Window	
7	Rec	Lower	14.14	x 13.52	Laminate	3 Pc Bath	W/O To Yard

Client Remks: Stunning, fully renovated 3-bedroom semi-detached home offering stylish living in a highly sought-after, family-friendly neighbourhood. Thoughtfully designed throughout, this home features a bright and functional layout with large principal rooms, perfect for both everyday living and entertaining. The heart of the home is the gorgeous chef's kitchen, complete with stainless steel appliances, gorgeous countertops, and a large centre island with breakfast bar. Enjoy seamless indoor-outdoor living with a walk-out from the kitchen to a private balcony, ideal for summer BBQs or your morning coffee. Upstairs, the beautiful primary bedroom serves as a true retreat, featuring custom built-in cabinetry/closet and a luxurious 5-piece ensuite. Two additional well-proportioned bedrooms provide comfortable space for family, guests, or a home office. The finished basement offers additional living space with a convenient walk-out to your own private backyard oasis. Fully fenced and complete with a large patio, it's the perfect setting to host summer gatherings or relax in privacy. Ideally located just steps to schools, transit, and Cedarvale Park, with an easy stroll to the subway, Eglinton LRT, and the vibrant shops, services, and restaurants along Eglinton West. Quick access to the Allen Expressway and Highway 401 makes commuting a breeze. A turnkey opportunity in an unbeatable location.

Inclusions: Stainless Steel Refrigerator, Stainless Steel Stove, Stainless Steel Built-in Dishwasher, Stainless Steel Hood Fan, Stainless Steel Bar Refrigerator, Clothes Washer and Dryer, All Existing Electrical Light Fixtures and All Window Coverings

Listing Contracted With: PROPERTY.CA INC. **Ph:** 416-583-1660



1029 St Clarens Ave Toronto Ontario M6H 3X8 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,429.42/2025 For: Sale % Dif: 98 Sold Date: 03/18/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,460,000 List: \$1,489,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.25 x 132 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	
Dir/Cross St: St. Clair & Dufferin Directions: St. Clair & Dufferin			

MLS#: W12880514 **PIN#:** 213240379
Legal: PT LT 48 PL 979 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA428432; S/T & T/W CA428432; 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: Year Built: 1915 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	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 Included In Unknown Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.5	x 9.84	Large Window	Hardwood Floor	Gas Fireplace
2	Dining	Main	13.12	x 11.48	Hardwood Floor	Large Window	Pot Lights
3	Kitchen	Main	13.45	x 11.15	Updated	Stainless Steel Appl	Centre Island
4	Mudroom	Main	9.84	x 5.91	Heated Floor	W/O To Yard	B/I Shelves
5	Prim Bdrm	Upper	14.11	x 13.12	Hardwood Floor	Stained Glass	B/I Closet
6	2nd Br	Upper	12.47	x 8.53	Hardwood Floor	Large Window	
7	3rd Br	Upper	11.48	x 7.55	Hardwood Floor	Large Window	
8	Rec	Lower	20.01	x 13.12	W/O To Yard	Finished	
9	Br	Lower	14.11	x 5.91	4 Pc Bath	Soaker	Heated Floor

Client Remks: Turnkey, move-in ready home beautifully renovated to blend original character with modern finishes, featured on Love It or List It (Season 5, Episode 8). Thoughtfully updated throughout, with a chef-inspired kitchen featuring a 9-ft centre island and white stone countertops. Open-concept living and dining areas with wide plank flooring and exposed brick wall. Renovated basement bathroom with soaker tub and heated floors. Finished basement with separate walk-out offers future potential for a basement suite or additional living space. Functional mudroom with built-in storage and heated floors, plus ample storage and parking for one car in a detached garage. Beautiful backyard and garden, perfect for entertaining, complete with gas hookup for BBQ and landscaped patio area. Located in a quiet, family-friendly neighbourhood steps to Earls Court Park, the St. Clair streetcar, and the cafes, restaurants, and shops of Corso Italia, offering a welcoming and close-knit community feel. Close to excellent local schools and community centres, with convenient access to transit and major routes for an easy commute in and out of the city. Rare opportunity!

Inclusions: Stainless Steel Appliances; Gas Stove, Fridge; B/I Dishwasher; B/I Microwave; Furnace; All Light Fixtures; Window Coverings

Listing Contracted With: SLAVENS & ASSOCIATES REAL ESTATE INC. **Ph:** 416-483-4337



87 Mackay Ave Toronto Ontario M6H 2N7 Toronto W03 Corso Italia-Davenport Toronto Taxes: \$5,648/2025 For: Sale % Dif: 99 Sold Date: 06/17/2026 SPIS: No Last Status: SLD DOM: 36			Sold: \$1,515,000 List: \$1,530,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 16.25 x 113 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 2x4x2nd	Dir/Cross St: St Clair and Dufferin Directions: Dufferin and St Clair

MLS#: W13119848 **PIN#:** 213160105
Legal: PT LT 48 PL 1360 TORONTO AS IN CA755630; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1914 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Bar Fridge	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	14.01	x 10.4	
2	Kitchen	Main	14.01	x 10.4	
3	Br	2nd	11.52	x 10.17	
4	Br	2nd	8.6	x 7.64	
5	Br	2nd	8.6	x 7.55	

Client Remks: Welcome to one of Toronto's - Corso Italia - where charm, community, and convenience come together effortlessly This beautifully renovated 3-bedroom, 2-bathroom home with parking is truly move-in ready and designed for modern living. The open-concept main floor is flooded with natural light, featuring oversized windows, sleek glass railings, pot lights and a stunning exposed brick wall that adds the perfect touch of character. The kitchen is a showstopper with high-end appliances, including a full-height wine refrigerator - perfect for entertaining - while the seamless walkout leads you to your own private backyard oasis, complete with a patio and hot tub. Upstairs offers three generously sized bedrooms, ideal for growing families, while the fully dug-out basement with a separate entrance and roughed-in kitchen provides incredible potential for an in-law suite or additional living space. Both bathrooms feature heated flooring. Situated on a quiet street in a tight-knit, family-friendly community, you're just steps to some of the city's best restaurants, local favourites like Tre Mari Bakery, great schools, and convenient transit. This is the perfect blend of style, space, and location - all wrapped into one incredible opportunity. Ready to move in and enjoy

Inclusions: Thermador Range, Refrigerator , Wine Fridge, Front Load Washer and Dryer. Hot Tub.

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