

	15 Marlow Ave Toronto Ontario M4J 3T8 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,135.34/2025 Sold Date: 04/06/2026 SPIS: No Last Status: SLD DOM: 6		Sold: \$850,000 List: \$699,900 For: Sale % Dif: 121				
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 19.21 x 115 Feet Irreg: 1x4x2nd		Rms: 6 Bedrooms: 3 Washrooms: 1		
	Dir/Cross St: Danforth and Donlands Directions: Danforth and Donlands						
MLS#: E12939758 PIN#: 104100219 Legal: PT LT 43 PL 2587 TWP OF YORK AS IN TB491073; S/T & T/W TB491073; S/T SPOUSAL INTEREST IN TB491073; S/T DEBTS IN TB491073; S/T BENEFICIARIES INTEREST IN TB483396; S/T EXECUTION 97-003417, IF ENFORCEABLE; S/T EXECUTION 97-013525, IF ENFORCEABLE; TORONTO (E YORK) , CITY OF TORONTO							
Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: No Apx Age: 51-99 Year Built: 1930 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Membrane, Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 0 Drive: None, Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Public Transit Interior Feat: Carpet Free, Floor Drain, Water Heater, Water Meter		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: Garden Shed Survey Type: Available Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.68	x 13.48	Imitation Fireplace	Open Concept	Hardwood Floor
2	Dining	Ground	13.48	x 12.57	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Ground	13.45	x 9.32	W/O To Yard	Eat-In Kitchen	Stainless Steel Sink
4	Prim Bdrm	2nd	13.42	x 8.96	Large Window	Closet	Hardwood Floor
5	2nd Br	2nd	12.5	x 12.01	O/Looks Backyard	Closet	Hardwood Floor
6	3rd Br	2nd	12.4	x 8.3	Window	Closet	Hardwood Floor
Client Remks: Say Hello to 15 Marlow Avenue! Offered for the first time since 1930. This well-loved, wide semi-detached home presents a rare opportunity to create something truly special. Featuring a functional 2-storey layout, the home offers excellent proportions and "good bones" for renovators, end-users, or investors alike. A welcoming front porch provides the perfect spot to relax and watch the world go by. Inside, the main floor includes an open concept living/dining area, and an eat-in kitchen with a walkout to a deep backyard-ideal for future expansion, entertaining, or creating your own outdoor retreat. All three bedrooms are generously sized, enhancing the home's appeal for families looking to customize their space. The home has been cleaned and cleared, making it easy to envision your plans. Mechanical updates include a flat roof redone in March 2026, a copper water supply from the street, some updated wiring, and a circuit breaker electrical panel. Situated on a quiet street, this home is just a 5-minute walk to the subway and steps to the shops, restaurants, and vibrant lifestyle of the Danforth. Walk Score 84 and Transit Score 88. A rare chance to restore, renovate, or reimagine a home that has remained in the same family for nearly a century. A home inspection report is available upon request. Inclusions: Existing Stove, Hood Fan, Washer and Dryer, Window Coverings, Electric Light Fixtures, Two Ladders in the Basement, Gas Boiler and Equipment and a Garden Shed.							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 416-443-0300							



419 Mortimer Ave Toronto Ontario M4J 2E8 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,615.02/2025 For: Sale % Dif: 126 Sold Date: 02/11/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$995,000 List: \$789,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 24.5 x 90 Feet Irreg: 24.53x89.95x46.56x10.96x 22.03x78.97 FT	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x2xBsmt	
Dir/Cross St: Greenwood Ave & Mortimer Ave Directions: Mortimer Ave & Leroy Ave			

MLS#: E12757794 **PIN#:** 104130338
Legal: PT LT 40 PL 2037 TWP OF YORK; PT LT 41 PL 2037 TWP OF YORK AS IN EY181075; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Part Bsmt Fireplace/Stv: N Heat: Water / 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: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Other	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.52	x 6.17	Closet		
2	Living	Main	15.42	x 11.38	Large Window	Combined W/Dining	Hardwood Floor
3	Dining	Main	12.11	x 9.42	Large Window	O/Looks Backyard	Combined W/Living
4	Kitchen	Main	9.68	x 8.14	O/Looks Backyard	Backsplash	Ceramic Floor
5	Prim Bdrm	2nd	10.99	x 11.52	Closet	O/Looks Frontyard	Hardwood Floor
6	2nd Br	2nd	9.68	x 8.96	Closet	O/Looks Backyard	Hardwood Floor
7	3rd Br	2nd	13.48	x 8.63	Closet	O/Looks Backyard	Hardwood Floor
8	Br	Bsmt	12.96	x 9.02	Above Grade Window		
9	Furnace	Bsmt	14.21	x 8.99	Closet Organizers		
10	Den	Bsmt	14.24	x 8.53	Above Grade Window		
11	Laundry	Bsmt	13.29	x 8.56	Double Sink	Above Grade Window	2 Pc Bath

Client Remks: Welcome to 419 Mortimer Ave! Offered for the first time in over 50 years and, lovingly cared for by the same family, this Must-See, charming and well maintained semi-detached 2-storey brick home is nestled in the heart of sought-after East York, within the R.H. McGregor Elementary School catchment. Ideally situated just a 5-minute walk to the well-loved community Dieppe Park Park, with a bus stop steps away, and in an established, family-oriented residential community. This sunny, bright home is full of potential, offering 3+1 bedrooms, 1.5 bathrooms, a basement with a separate entrance and endless possibilities, and a one-car semi-detached garage(11'1"x24') with an additional parking space. The functional layout features spacious living and dining areas, while the upper level offers generously sized bedrooms with closets and a wide hallway that enhances the open, airy feel. Enjoy the welcoming front porch with new metallic railing and room for comfortable seating, along with a large backyard ideal for entertaining, gardening, or future landscaping. Whether you move in now or renovate over time to suit your taste, this property offers tremendous flexibility and value in a prime family-oriented neighbourhood. Unbeatable location, close to Middle School Cosburn Jr. High, East York Collegiate Institute, Michael Garron Hospital, public transit, 15 min walk from the shops, restaurants, and transit along the Vibrant Danforth, close to DVP, short ride to downtown and Don Mills Business. This is a fantastic opportunity in a thriving community.

Inclusions: GE Fridge (2026), GE Electric Range (2026), Range Hood, LG Washer, LG dryer, One Air Handler, All Elf's
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



92 Glebe Mount Ave Toronto Ontario M4C 3R8 Toronto E03 Danforth Toronto Taxes: \$4,848.78/2025 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,100,000 List: \$798,000 For: Sale % Dif: 138
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Danforth / Coxwell Directions: Use GPS

MLS#: E13018736

PIN#:

Legal: PT LT 116 PL 571E TORONTO AS IN CA668331, T/W & S/T CA668331; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Exterior Feat: Deck, Porch Interior Feat: None	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 Year: 1946 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 13.85	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	10.2	x 11.55	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	12.93	x 9.58	Eat-In Kitchen	W/O To Deck	Pot Lights
4	Prim Bdrm	2nd	11.32	x 11.65	Closet	Window	Laminate
5	2nd Br	2nd	13.52	x 10.01	Closet	B/I Shelves	O/Looks Backyard
6	3rd Br	2nd	8.37	x 8.43	Closet	Window	Laminate
7	Bathroom	2nd	8.27	x 7.48	4 Pc Bath	Linen Closet	Tile Floor
8	Rec	Bsmt	12.86	x 19.13	Broadloom	Double Closet	
9	Laundry	Bsmt	12.43	x 7.25	2 Pc Bath	Tile Floor	

Client Remks: A fantastic starter home in one of East York's most desirable neighbourhoods. This 3-bedroom, 2-bathroom semi offers a functional layout, quality finishes, and an excellent address on a quiet, established residential street - everything a first-time buyer needs to enter the market with confidence. The main level features hardwood flooring, a bright and open living area with a classic brick fireplace mantle, a large eat-in kitchen, and generous windows that bring in abundant natural light. Upstairs offers three well-sized bedrooms and a full bathroom (with storage space!), providing comfortable accommodation for a growing household. The fully finished basement adds valuable additional living space - well-suited as a family room, home office, or recreation area. The exterior is equally well-presented. A welcoming front porch offers practical covered space for bikes and strollers, while the private backyard is perfect for entertaining or relaxing, or a dog's oasis. Located within a desired school district and on a family-friendly street. Transit is exceptionally convenient, with the subway less than a 10-minute walk away and easy access to the shops, restaurants, and amenities along the Danforth. A solid, well-maintained home that is perfectly comfortable to move right into, or a great canvas for a buyer looking to put their own personal touch on it.

Inclusions: Fridge, Stove, Dishwasher (as-is), Range Hood, Washer, Dryer (as-is), Electrical Light Fixtures and Window Coverings, Shelving in Second Bedroom, Basement Fridge

Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-322-8000



823 Sammon Ave
Toronto Ontario M4C 2E7
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,056.98/2026 **For:** Sale **% Dif:** 116
Sold Date: 05/06/2026
SPIS: No **Last Status:** SLD **DOM:** 9
Att/Row/Twnhouse **Fronting On:** S **Rms:** 5 + 1
Link: **Acreage:** **Bedrooms:** 2 + 1
 2-Storey 14.07 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Woodbine & Sammon
Directions: Woodbine and Sammon west side of Woodbine

MLS#: E13047024 **PIN#:** 104240388
Legal: Plan M 394 Pt Lot 99 Pt Lot 98

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Other Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Park, Public Transit, School Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Hydro: Water: Municipal 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	13.09	x 10.33	Renovated	Hardwood Floor	Backsplash
2	Family	Main	17.26	x 12.01	W/O To Deck	Parquet Floor	South View
3	Living	Main	14.17	x 13.09	Hardwood Floor	Combined W/Dining	Pot Lights
4	Br	2nd	12.99	x 10.01	Double Closet	O/Looks Frontyard	Window
5	2nd Br	2nd	11.32	x 7.84	Pot Lights	O/Looks Backyard	
6	3rd Br	Bsmt	17.85	x 12.5	3 Pc Bath	Window	Laminate

Client Remks: Fashion and Function meet at This Charming East York Row House which serves as the perfect starter home. Deceivingly spacious, the open concept main floor is ideal for entertaining and sharing meals with the family. The inclusion of the butcher block makes for stylish bonus counter space. But the family room off the back of the house is the real gem in this home, boasting over 200 sq ft additional living space. This Big Bright South Facing room walks out to an entertainers deck equipped with a gas line bbq and surrounded by ornamental trees. Beyond the deck remains plenty of private landscaped play and relaxation area with a new garden shed for storage. Upstairs has newly installed engineered hard wood floors and a space saving pocket door for the bathroom. The recently professionally renovated basement can serve as an extra bedroom, rec room or office. The unique design of the of the step down shower in the basement bathroom is especially accommodating. Unbeatable location in terms of being situated between the energy and amenities of the Danforth and the serenity of Toronto's Ravine network with access at Taylor Creek Park. Move in and enjoy knowing you're comfortable and covered with an updated hvac system and new roof. See Attached list of recent improvements and upgrades.

Inclusions: All appliances, Wired in light fixtures, Butcher block in kitchen, Mirrors in bathrooms, Entertainment/storage unit along TV in basement, Gas-lined BBQ

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY **Ph:** 416-690-2181



85 Donlands Ave		Sold: \$954,000
Toronto Ontario M4J 3N9		List: \$799,000
Toronto E03 Danforth Toronto		
Taxes: \$4,426.49/2025	For: Sale	% Dif: 119
Sold Date: 06/09/2026		
SPIS: No	Last Status: SLD	DOM: 12
Semi-Detached	Fronting On: E	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	17.67 x 100 Feet	Washrooms: 3
	Irreg:	1x3xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Donlands / Danforth Directions: NE of Donlands and Danforth		

MLS#: E13207498	PIN#: 104110040
Legal: Plan 551E Pt Lots 251 & 252	

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: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	25.52	x 12.8	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Ground	13.39	x 12.8	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Ground	10.43	x 13.94	Hardwood Floor	Granite Counter	Pot Lights
4	Prim Bdrm	2nd	13.94	x 10.5	Hardwood Floor	Bay Window	B/I Closet
5	Br	2nd	9.02	x 11.81	Hardwood Floor	B/I Closet	Large Window
6	Br	2nd	13.94	x 9.84	Hardwood Floor	B/I Closet	O/Looks Backyard
7	Living	Bsmt	15.91	x 13.12	Pot Lights	Laminate	Open Concept
8	Rec	Bsmt	16.9	x 13.12	Walk-Up	Laminate	Pot Lights

Client Remks: Brand New Renovation! 9 Ft Ceiling on Main! Bright Open-Concept Living + Rare Main Floor Bathroom with Shower! Sun-Filled Enclosed Front Porch! Separate Entrance to Basement! Main water & sewer lines replaced (2024, including city-side update) - enjoy strong, reliable water pressure and peace of mind with minimized risk of sewer backup from tree roots or debris, a major upgrade in this older neighbourhood. Brand new solid hardwood flooring on main and second levels, complemented by pot lights throughout the main floor, creating a bright, modern, and inviting space. The main floor showcases a seamless, airy layout with a stylish living and dining area - perfect for both everyday living and effortless entertaining. The modern white kitchen features clean cabinetry, stainless steel appliances, and updated finishes (2025), combining functionality with a fresh aesthetic. At the front of the home, the spacious enclosed porch is flooded with natural light - an ideal space for relaxing, morning coffee, or a comfortable everyday transition area. Upstairs offers bright, well-sized bedrooms with a clean, contemporary feel, enhanced by quality finishes and natural light. The home also features a separate entrance to the basement with a 3-piece bathroom, providing excellent flexibility and future potential, including possible in-law suite use. Major system upgrades deliver true peace of mind: A/C (2025), sewer line (2024), main water line (2023, including city-side update), electrical panel 100A (2018), furnace (2017), master bay window (2018), flat roof (2026). Nearby daycare provides hot meals for school-age children. A move-in ready home just steps to the vibrant Danforth - offering unmatched convenience with cafes, restaurants, parks, and transit at your doorstep.

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

Listing Contracted With: BAY STREET GROUP INC. Ph: 905-909-0101



8 Baltic Ave Toronto Ontario M4J 1S2 Toronto E03 Danforth Toronto Taxes: \$5,532.32/2026 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$855,000 List: \$799,000 For: Sale % Dif: 107
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 15 x 93 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x3xUpper, 1x2xLower Dir/Cross St: Donlands & Danforth Directions: Donlands & Danforth	

MLS#: E13451732 **PIN#:** 105350587
Legal: PT LT 134 PL 417E TORONTO AS IN CT363504; S/T & T/W CT363504; TORONTO , 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: 1922 Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.01	x 13.06	Hardwood Floor	Combined W/Dining	South View
2	Dining	Main	10.66	x 10.4	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	15.75	x 9.06	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	13.16	x 11.91	Hardwood Floor	Closet	South View
5	2nd Br	2nd	12.57	x 7.91	Hardwood Floor	Closet	
6	3rd Br	2nd	9.06	x 8.56	Hardwood Floor		
7	Bathroom	2nd	6.4	x 5.31	Tile Floor	3 Pc Bath	Glass Doors
8	Laundry	Lower	0	0			
9	Bathroom	Lower	0	0	2 Pc Bath		
10	Family	Lower	0	0			

Client Remks: Welcome to the heart of the Danforth, where vibrant city living meets the warmth of a true neighbourhood community. Imagine the stories these walls could tell. Built in 1922, this charming two-storey semi-detached home offers 3 bedrooms, 2 bathrooms, perfectly suited to singles, couples, and growing families alike. Step past the quaint front porch and distinctive stained-glass window into a home filled with character. High ceilings, warm hardwood floors, and inviting spaces create an atmosphere that feels quietly welcoming. Perfect for hosting family gatherings, working from home, or enjoying a quiet evening in, this home offers a balance of comfort and charm. For those with vision, the unfinished attic presents an exciting opportunity to expand and create additional living space tailored to your needs. Outside, the charm continues with both front and back porches-perfect for morning coffee, evening conversations, and connecting with neighbours. The private backyard offers a peaceful urban retreat, complete with a covered porch and beautifully maintained green space. Garden, entertain, or simply unwind with a good book in your own little corner of the Danforth. Leave the car at home and enjoy the convenience of city living. Donlands Station is just a short walk away, providing easy access to downtown and beyond. Spend your weekends exploring the Danforth's beloved restaurants, cafes, boutiques, and local shops. Excellent schools, parks, and everyday amenities are all within easy reach, making this an exceptional opportunity for those seeking an exceptional walkable location. Rich in character, filled with potential, and surrounded by one of Toronto's most vibrant communities, this is more than a home-it's an opportunity to become part of the Danforth's next chapter.

Inclusions: ALL AS-IS, Appliances, Light Fixtures, Furnace Owned, AC Owned, Hot Water Tank Owned,
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



833 Sammon Ave Toronto Ontario M4C 2E7 Toronto E03 Danforth Village-East York Toronto Taxes: \$3,770/2026 For: Sale % Dif: 110 Sold Date: 06/02/2026 SPIS: Yes Last Status: SLD DOM: 5			Sold: \$875,000 List: \$799,000
Att/Row/Townhouse Link: 2-Storey	Fronting On: S Acreage: 13.9 x 100 Feet Irreg:	Rms: 4 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Woodbine and Sammon Directions: Woodbine and Sammon

MLS#: E13206784 **PIN#:** 104240393
Legal: Part Lot 102, Plan M394

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle, Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 10.5	Combined W/Dining	Window	Hardwood Floor
2	Kitchen	Main	13.45	x 10.6	W/O To Deck	Quartz Counter	Eat-In Kitchen
3	Prim Bdrm	2nd	10.24	x 13.62	Large Window	Large Closet	
4	2nd Br	2nd	7.64	x 11.29			
5	Br	Bsmt	13.16	x 19.26	Murphy Bed	Laminate	Combined W/Rec
6	Bathroom	2nd	5.18	x 6.53	4 Pc Bath		
7	Bathroom	Bsmt	6.43	x 5.64	3 Pc Bath		
8	Utility	Bsmt	6.4	x 8.4			

Client Remks: An entertainer's dream in the heart of Danforth Village! Step into the stunning open-concept main floor featuring eye-catching chevron-patterned flooring and a custom solid walnut kitchen designed with both beauty and function in mind. A large kitchen window fills the space with natural light, while the walkout provides seamless access to the expansive rear deck - perfect for multiple lounge and dining areas. Thoughtful custom details set this home apart, including hidden toe-kick drawers in the kitchen and built-in storage cleverly integrated into each basement stair. The backyard is a true urban oasis with a lush perennial garden, a spacious lawn, and an additional private deck area complete with space for a hammock and a hidden sandbox for kids - or the young at heart. The lower level continues to impress with a spa-inspired 3-piece bathroom featuring a luxurious rain shower. This home truly offers the complete package: style, function, charm, and exceptional outdoor living. Conveniently located close to parks, TTC, and all the shops, restaurants, and amenities the Danforth has to offer.

Inclusions: All appliances

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



387 Sammon Ave Toronto Ontario M4J 2A6 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,230/2025 For: Sale % Dif: 111 Sold Date: 02/06/2026 SPIS: No Last Status: SLD DOM: 50			Sold: \$940,000 List: \$849,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.25 x 85.5 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Greenwood & Sammon Directions: Greenwood & Sammon

MLS#: E12641542 **PIN#:** 104130168
Legal: PLAN M365 PT LOT 33 PT LOT 34

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick, Concrete, Insulated Concrete Form, Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Exterior Feat: Deck, Patio, Porch, Porch Enclosed Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None 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	0	0	Hardwood Floor	Window	
2	Dining	Main	0	0			
3	Kitchen	Main	0	0			
4	Prim Bdrm	2nd	0	0	Hardwood Floor	Closet	Window
5	2nd Br	2nd	0	0	Hardwood Floor	Closet	
6	3rd Br	2nd	0	0	Hardwood Floor	Closet	Window

Client Remks: This charming semi-detached freehold home is nestled in the heart of Danforth Village-East York, offering a cozy atmosphere with serene, unobstructed views of the golf course, parkland, and mature trees. Thoughtfully maintained and full of character, the home features inviting living spaces filled with natural light and a warm, welcoming feel throughout. Step outside to enjoy multiple outdoor areas, including a deck, patio, and front porch-perfect for relaxing, entertaining, or enjoying peaceful mornings surrounded by greenery. Located in a highly desirable, family-friendly neighbourhood close to parks, trails, local shops, schools, and transit, this home blends urban convenience with a rare connection to nature. A wonderful opportunity to own a freehold property in one of East York's most sought-after communities.

Inclusions: Fridge, B/I Dishwasher, Washer, Dryer, All Elf's.
Listing Contracted With: HIGHPOINT HOMES REALTY **Ph:** 416-697-1234



24 Queensdale Ave Toronto Ontario M4J 1X9 Toronto E03 Danforth Village-East York Toronto Taxes: \$3,574.38/2025 For: Sale % Dif: 95 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$820,000 List: \$865,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 15.46 x 85.5 Feet Irreg:	Rms: 4 + 3 Bedrooms: 2 Washrooms: 1 1x4x2nd	Dir/Cross St: Danforth & Greenwood Directions: Danforth & Greenwood

MLS#: E13175140 **PIN#:** 190602309
Legal: PCL 51-1 SEC M365; PT LT 51 N/S QUEENSDALE AV PL M365 EAST YORK; PT LT 52 N/S QUEENSDALE AV PL M365 EAST YORK COMM AT A POINT ON THE N/S OF QUEENSDALE AV WHERE THE CENTRE LINE OF THE PARTITION WALL IF PRODUCED SLY BTN THE HOUSE ON THESE LANDS AND THE HOUSE ON THE LANDS IMMEDIATELY TO THE W THEREOF WOULD INTERSECT THE NLY LIMIT OF QUEENSDALE AV SAID POINT BEING DISTANT 6 FT 11 1/2 INCHES WLY FROM THE SE ANGLE OF LT 52; THENCE NLY ALONG THE PRODUCTION OF THE SAID CENTRE LINE OF THE CENTRE WALL....

Kitchens: 1 Fam Rm: N Basement: Finished / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Other, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.62	x 12.01	Large Window	Hardwood Floor	Pot Lights
2	Kitchen	Main	10.89	x 11.38	Window	Combined W/Dining	W/O To Yard
3	Dining	Main	10.89	x 11.38	Window	Combined W/Kitchen	W/O To Yard
4	Prim Bdrm	2nd	13.52	x 10.01	Large Window	South View	Large Closet
5	Br	2nd	8.27	x 8.2	Window	Hardwood Floor	
6	Office	Lower	6.63	x 5.51	Pot Lights	Laminate	
7	Other	Lower	6.36	x 13.88	Pot Lights	Laminate	
8	Laundry	Lower	12.99	x 17.91	Window	Concrete Floor	

Client Remks: ** Offers Anytime ** Beautifully updated 2-bedroom, 1-bathroom East York gem, tucked away on a quiet, family-friendly street. The open-concept layout features an updated kitchen (2022) designed for both everyday living and entertaining, with a seamless walk-out to the backyard-perfect for indoor-outdoor living. New appliances (2021). South-facing exposure fills the home with natural light throughout the day, creating a warm and welcoming atmosphere from the moment you enter from enjoying your morning coffee on the front porch. The sun-filled primary bedroom offers an abundance of natural light and a generously sized closet, providing a comfortable and functional retreat. The lower level adds valuable living space with a separate family room, a dedicated office area, and plenty of storage to meet work-from-home and organizational needs. Host friends and family in the private backyard-ideal for summer gatherings or a quiet evening under the stars. Just a short walk to the Danforth, with easy access to transit, restaurants, cafes, and local shops, this home offers the perfect blend of comfort, convenience, and community in the heart of East York.

Inclusions: All appliances - fridge, stove, range hood, dishwasher, washer, dryer, back shed, garbage shed, Elfs, window coverings, deep freezer in basement, closet in primary bedroom, ecobee thermostat.

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



489 Mortimer Ave Toronto Ontario M4J 2G6 Toronto E03 Danforth Village-East York Toronto Taxes: \$3,966.49/2025 For: Sale % Dif: 87 Sold Date: 05/19/2026 SPIS: No Last Status: SLD DOM: 22			Sold: \$770,000 List: \$888,888
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.5 x 100.41 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	
Dir/Cross St: Greenwood Ave. & Mortimer Ave Directions: Greenwood Ave. & Mortimer Ave			

MLS#: E13049190 **PIN#:** 104130606
Legal: PT LT 18 PL 435 TWP OF YORK AS IN EY230323; S/T & T/W EY230323; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Insulbrick Gar/Gar Spcs: None / 0 Drive: Mutual, Other, Street Only Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free	Zoning: Residential 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	Living	Main	8.01	x 12.8	Open Concept	Hardwood Floor	Gas Fireplace
2	Dining	Main	7.91	x 800.52	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	10.66	x 9.02	Modern Kitchen	Hardwood Floor	W/O To Deck
4	Prim Bdrm	2nd	12.8	x 11.32	Mirrored Closet	Laminate	
5	Br	2nd	8.89	x 8.2	Closet	Laminate	
6	Br	2nd	9.51	x 8.96	Closet	Hardwood Floor	O/Looks Garden
7	Rec	Bsmt	15.72	x 12.17			

Client Remks: This 3 Bedroom semi-detached charming home doesn't just offer you incredible style and features, it also gives you unbeatable convenience. Steps to TTC station & transit nearby parks, top-rated schools, restaurants & Michael Garon Hospital is so close by. Spacious open concept layout, freshly painted porch and interiors, gas fireplace, hardwood floors, a welcoming porch deck, a mudroom leading to a huge deck(2021), newer left and right fences (2021) plus professionally finished spacious recreation room with 2 piece washroom. And wait, there's more! an amazing outdoor designed and built by JointIT, a Home Office/Storage Shed Build(2021), a mini loft for extra storage complete with skylight ceiling,, huge circle window, pot lights and a ceiling fan. Whether you're looking for a cozy home or an investment opportunity in one of East York's most sought after community, this home offers the ultimate comfort, style & location. Don't wait - homes like this don't come around often.

Inclusions: Newer AC(2025),HVAC(Owned),Hot Water Tank(Owned),Newer Windows(2022) primary bedroom and end bedroom and kitchen.
Listing Contracted With: RE/MAX HALLMARK FIRST GROUP REALTY LTD. **Ph:** 905-668-3800



102 Caithness Ave
Toronto Ontario M4J 3Y1
 Toronto E03 Danforth Toronto
Taxes: \$5,407/2025 **For:** Sale **% Dif:** 110
Sold Date: 03/03/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Sold: \$990,000
List: \$898,000
Semi-Detached **Fronting On:** E **Rms:** 8
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 19.58 x 100 Feet **Washrooms:** 3
Irreg: 1x3xMain, 1x4x2nd, 1x4xUpper
 100.05 x 17.54 x 100.05 x
 18.55 ft
Dir/Cross St: Danforth Ave & Donlands Ave
Directions:
 Driving north on Donlands, turn right onto Milverton Blvd, then turn right onto Caithness Ave. The property will be on your right.

MLS#: E12816966
Legal: PLAN 551E PT LOT 282 PT LOT 283

PIN#: 104110068

Kitchens: 1
Fam Rm: N
Basement: Part Fin / 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: Concrete, Brick
Assessment: 2025 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Alum Siding / Brick
Gar/Gar Spcs: Detached / 1
Drive: Mutual
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School
Interior Feat: Carpet Free

Zoning:
Cable TV: **Hydro:**
Gas: **Phone:**
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to: Not Subject to HST
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.65	x 11.38	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	12.83	x 8.92	Hardwood Floor	Combined W/Living	Large Window
3	Kitchen	Main	11.52	x 14.37	Laminate	W/O To Patio	Window
4	Prim Bdrm	2nd	12.34	x 15.49	Hardwood Floor	Fireplace	Closet
5	2nd Br	2nd	10.99	x 8.92	Hardwood Floor	Closet	
6	3rd Br	2nd	9.94	x 14.37	Hardwood Floor	Closet	Window
7		Bsmt	25.98	x 14.34	Closet	Above Grade Window	4 Pc Bath
8	Utility	Bsmt	12.7	x 9.28	Double Sink		

Client Remks: Welcome to 102 Caithness Avenue, a well-maintained two-storey semi-detached home nestled on one of the most desirable and private streets in the Danforth's established, family-oriented neighborhood - just minutes from Donlands subway station. This inviting property offers three bedrooms, three bathrooms (including a convenient powder room), a bright above-grade basement with large windows that allow for plenty of natural light, and a one-car detached garage - ideal for a small vehicle or additional storage. The welcoming front porch, with lovely seasonal views, provides the perfect spot to relax and enjoy your morning coffee. Inside, the main floor features a warm and inviting living and dining area with hardwood flooring, a classic wooden staircase, a wood-burning fireplace, and beautiful stained-glass doors that add timeless character. The sun-filled kitchen is highlighted by large windows overlooking the backyard and offers a walkout to the back porch and fully fenced yard - ideal for outdoor entertaining and everyday enjoyment. Upstairs, you'll find three generously sized bedrooms with closets, hardwood floors, and large windows, along with a four-piece bathroom. The basement offers a large open space ready to be customized to your taste, plus a utility/laundry room and an additional four-piece bathroom - providing excellent flexibility for growing or evolving needs. Perfect as a starter home or investment opportunity. Enjoy easy access to vibrant cafes, boutiques, and dining along the Danforth, while being tucked away on a quiet residential street. This unbeatable location is close to top-rated schools including ES Michelle-O'Bonsawin, Earl Grey Senior Public School, Wilkinson Junior Public School, and Danforth Collegiate & Technical Institute, as well as Michael Garron Hospital. You're also just steps to Monarch Park, Dieppe Park, and Aldwych Park. Walk Score 91/100 - a true walker's paradise.
Inclusions: Frigidaire Refrigerator, Frigidaire Stove (2020), Range Hood Broan, Inglis Washer & Dryer, Heat Pump (2022), Kitchen Floor(2025), Garage & Roof Shingles (2025), Flat Roof (2018)

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



90 Glebeholme Blvd Toronto Ontario M4J 1S5 Toronto E03 Danforth Toronto Taxes: \$5,217.72/2026 Sold Date: 06/30/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$825,000 List: \$899,000 For: Sale % Dif: 92
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 22.5 x 115 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Danforth Ave & Donlands Ave Directions: Danforth Ave & Donlands Ave

MLS#: E13422750 **PIN#:** 104110223
Legal: PT LT 204 PL 551E TORONTO; PT LT 205 PL 551E TORONTO AS IN CA136257; S/T & T/W CA136257; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 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 / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Public Transit, School Interior Feat: Other, In-Law Suite, Water Heater Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.06	x 11.47	Hardwood Floor	Window	Fireplace
2	Dining	Main	14.9	x 9.71	Hardwood Floor	Window	
3	Kitchen	Main	14.26	x 7.56	Vinyl Floor	Window	
4	Prim Bdrm	2nd	10.83	x 11.71	Hardwood Floor	Window	
5	2nd Br	2nd	10.78	x 11.93	Hardwood Floor	Window	Closet
6	3rd Br	2nd	10.88	x 11.78	Hardwood Floor	Window	Closet
7	Rec	Bsmt	18.24	x 17.32	Broadloom	Window	Combined W/Kitchen
8	Laundry	Bsmt	9.32	x 4.23	Vinyl Floor		

Client Remks: Welcome to 90 Glebeholme Blvd - a rare opportunity to create your dream home in one of East York's most sought-after Danforth neighbourhoods. This charming 3-bedroom, 2-bath semi-detached home offers the perfect blend of character, location, and potential. Situated directly across from a school, you'll enjoy an open, unobstructed outlook that feels like having no neighbours across the street, along with the added bonus of plentiful street parking for family and guests. Step onto the inviting front porch and imagine starting your mornings with a coffee while enjoying the friendly neighbourhood atmosphere. Inside, original character details shine through, including beautiful woodwork, stunning stained-glass features, and a classic brick fireplace that creates a warm and cozy focal point for relaxing evenings. The spacious layout includes an eat-in kitchen, three generous-sized bedrooms, and wall-to-wall closets in the oversized primary bedroom. The separate entrance leads to a large basement with excellent in-law, income, or multi-generational living potential. Two full bathrooms add convenience for growing families. A private garage provides valuable parking, storage, or workshop space. Location is everything, and this home delivers. Just a 10 minute walk to the subway, with excellent schools, parks, cafes, restaurants, shops, and everyday conveniences all within walking distance. Leave the car at home and enjoy one of Toronto's most walkable family-friendly communities. Whether you're a first-time buyer, growing family, renovator, or someone looking to restore a classic home to its original charm, this property offers incredible potential, great space, and an unbeatable location. Bring your vision and make it exactly the way you've always wanted.

Inclusions: See Schedule B attached.

Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY Ph: 416-422-5115



114 Springdale Blvd Toronto Ontario M4J 1W9 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,114,000 List: \$899,000
Taxes: \$4,900/2025	For: Sale	% Dif: 124
Sold Date: 02/17/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: N	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 2
2-Storey	17.75 x 104 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Coxwell/Danforth		
Directions: North of Danforth Avenue & West of Coxwell Avenue		

MLS#: E12774882	PIN#: 104200113
Legal: Plan M434 Pt Lot 161 & 162	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Public Transit, School 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: Garden Shed Survey Type: None Spec Desig: Unknown
Hydro: Phone: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 9.84	Hardwood Floor	Combined W/Dining	O/Looks Frontyard
2	Dining	Main	12.8	x 7.87	Hardwood Floor	Combined W/Living	Combined W/Kitchen
3	Kitchen	Main	12.47	x 9.84	Hardwood Floor	Stone Counter	Stainless Steel Appl
4	Mudroom	Main	6.23	x 5.91	Walk Through	O/Looks Backyard	B/I Shelves
5	Prim Bdrm	2nd	12.76	x 14.24	Hardwood Floor	Closet	O/Looks Backyard
6	2nd Br	2nd	11.15	x 9.38	Hardwood Floor	Closet	O/Looks Frontyard
7	Office	2nd	7.91	x 6.82	Skylight		
8	Rec	Lower	22.64	x 11.48			
9	Laundry	Lower	7.55	x 6.56			

Client Remks: Welcome To 114 Springdale! This Charming Home Is Situated In A Prime Danforth Pocket, On A Great Family-Friendly Street. Walking Distance To The Subway and all Danforth has to offer, Great Schools & Parks. This Home Boasts Many Updates A Reno'd/Open Concept Main Floor W/Modern Kitchen and induction stove added (2024) A Reno'd Bsmt W/2nd Bthrm, Custom 20k built in wall unit with ample storage, Roof (2020) New Windows, solid wood Brenlo doors throughout with barcres high end hardware. 2 plus 1 Bedrooms with professional soundproofing and a sun tunnel added to the office for natural light. Main Flr Mudroom with insulated floors and walls, custom built ins for shoes and coat storage, dual zone bar fridge with a coffee station. new board and batten siding. Landscaped Backyard with grass and vegetable garden and a gas line for barbecues on the back porch . New porch and railings, New solid wood window casing, baseboards, staircase and decorative moulding on the main floor redone to replicate houses original 1920's finishes. Private parking! Custom waterproofed storage drawer under front porch for strollers, tools or yard equipment. This home has too many upgrades to list. Please see attachment.

Inclusions: Oven LG (Induction), Microwave GE, Fridgedaire Dishwasher, Samsung Fridge, GE Washing Machine, GE Dryer, Koolatron Dual zone Bar Fridge. Jacuzzi tub (as is)

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY **Ph:** 416-690-2181



204 Queensdale Ave Toronto Ontario M4C 2A9		Sold: \$1,035,000 List: \$899,000
Toronto E03 Danforth Village-East York Toronto		
Taxes: \$4,147.48/2025	For: Sale	% Dif: 115
Sold Date: 02/23/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: N	Rms: 5 + 2
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	17.92 x 103 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Coxwell and Danforth Directions: From Coxwell, head east on Queensdale		

MLS#: E12792002	PIN#: 104200607
Legal: PT LT 7 PL 297 TWP OF YORK AS IN CA582658; S/T & T/W CA582658 CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Flat, Asphalt Shingle Foundation: Concrete Block, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 8.86	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	10.5	x 10.17	Hardwood Floor	Large Window	Combined W/Living
3	Kitchen	Main	11.48	x 10.83	Stainless Steel Appl	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	11.15	x 11.15	Hardwood Floor	Large Window	Large Closet
5	2nd Br	2nd	11.81	x 8.53	Hardwood Floor	Window	Closet
6	3rd Br	Bsmt	11.15	x 11.15	Broadloom	Window	
7	Rec	Bsmt	17.72	x 13.78	Broadloom	Window	

Client Remks: Charming and Bright 2 Bedroom, 2 Bathroom Semi-Detached Home With Large Principal Rooms in Move-In Ready Condition. Well Maintained Hardwood Floors In Living/Dining and Bedrooms. Updated Kitchen With Stainless Steel Appliances, Quartz Counter (2026), Vinyl Plank Flooring (2021) and Walk Out to Large Deck and Garden. Tall Basement With 2 Spacious Rooms, New Broadloom (2026), and New Bathroom (2026). Large Windows Throughout, Move-In Ready Condition, 1 Parking Spot. This Home Shows Beautifully and is in easy walking distance to Coxwell Subway, Danforth Shops and Restaurants, Excellent Schools, and Michael Garon Hospital. Easy Access To Highway.

Inclusions: Stainless Steel: Gas Stove, Fridge, Dishwasher, B/I Microwave. Front-Loading Washer/Dryer (2023). Hot Water Tank. Shed. All Electrical Light Fixtures and Window Coverings.

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY **Ph:** 416-690-2181



28 Aldwych Ave Toronto Ontario M4J 1X2 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,429.42/2025 For: Sale % Dif: 98 Sold Date: 03/18/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$905,000 List: \$924,900
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 16.81 x 123 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 1 1x4x2nd	Dir/Cross St: Pape/Danforth Directions: Pape/Danforth

MLS#: E12838678 **PIN#:** 104050584
Legal: Pt Lt 26 Pl 704 twp of York as in CA477884, Toronto, City of Toronto

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Flat, Shingles Foundation: Unknown Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Deck, Porch Enclosed Interior Feat: Floor Drain, On Demand Water Heater	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 Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.45	x 10.5	Hardwood Floor	Picture Window	South View
2	Dining	Main	13.45	x 9.84	Hardwood Floor	Window	Separate Rm
3	Kitchen	Main	9.51	x 11.48	W/O To Deck	O/Looks Backyard	
4	Prim Bdrm	2nd	11.48	x 11.15	Hardwood Floor	Window	Large Closet
5	2nd Br	2nd	7.87	x 10.17	Hardwood Floor	Window	Closet
6	Sunroom	Main	13.45	x 6.56	Tile Floor	O/Looks Frontyard	South View

Client Remks: Welcome to this charming 2-storey semi in the heart of prime Pape-Danforth. Built in 1910, this classic home blends timeless character with thoughtful updates, offering an inviting opportunity to step into the freehold market in one of Toronto's most established east-end communities. Inside, you'll find two comfortable bedrooms and an updated 4-piece bath, creating space that feels warm and welcoming from the moment you walk in. The layout is practical and bright, ideal for first-time buyers looking for a place that feels like home while still offering room to grow. The basement has been fully waterproofed with a complete wrap in 2023 (with warranty), providing added peace of mind, and includes a rough-in for a future 4-piece bath-an excellent opportunity to add value over time. Step outside to a sizable, landscaped backyard that truly sets this property apart. There's ample space to plant flowers, grow vegetables and herbs, host summer get-togethers, or simply let kids run and play. Fully enclosed, it's also a safe and secure space for your pup to enjoy. Located just steps to parks and close to the vibrant shops and restaurants along the Danforth, this home offers easy access to TTC at Pape Station, as well as the highly anticipated Ontario Line expansion-adding even more convenience and connectivity to your daily routine. A wonderful opportunity to put down roots in a family-friendly neighbourhood known for its strong sense of community, walkability, and long-term value. Whether you're purchasing your first home or making the move from condo living to freehold, this is a space where you can settle in comfortably and grow into the years ahead.

Inclusions: All electric light fixtures, all window coverings, fridge, stove, dishwasher, washer, dryer. Garden shed.

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



34 Springdale Blvd
Toronto Ontario M4J 1W5
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$5,399.27/2025 **For:** Sale **% Dif:** 126
Sold Date: 05/20/2026
SPIS: No **Last Status:** SLD **DOM:** 7
Sold: \$1,167,500
List: \$929,000
Semi-Detached **Fronting On:** N **Rms:** 8
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 22.52 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Linsmore Cres & Springdale Blvd
Directions:
 Drive south on Greenwood Avenue, then turn left onto Springdale Boulevard. The property will be on your left.

MLS#: E13124466 **PIN#:** 104130247
Legal: PLAN M515 PT LOT 41 PT LOT 42

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Other / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Park, Public Transit, School Interior Feat: Guest Accommodations	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: Fence - Full Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.8	x 10.86	Hardwood Floor	Bay Window	Fireplace
2	Dining	Main	14.07	x 8.56	Hardwood Floor	Large Window	Panelled
3	Kitchen	Main	18.77	x 8.6	Pantry	W/O To Patio	Double Sink
4	Prim Bdrm	2nd	9.91	x 14.24	Hardwood Floor	Large Window	W/I Closet
5	2nd Br	2nd	9.02	x 10.89	Hardwood Floor	Closet	Window
6	3rd Br	2nd	10.1	x 10.86	Hardwood Floor	Large Window	O/Looks Backyard
7	Rec	Bsmt	24.05	x 9.45	Laminate	Combined W/Kitchen	Above Grade Window
8	Cold/Cant	Bsmt	6.27	x 7.45	Combined W/Laundry	Double Sink	3 Pc Bath

Client Remks: Welcome to 34 Springdale Blvd, located in one of East York's most sought-after family-friendly neighbourhoods. Situated within top school catchments, including R.H. McGregor Elementary School and EE La Mosaique, this home is within walking distance to Greenwood TTC Station and the vibrant Danforth, while offering close proximity to downtown Toronto. This charming and meticulously maintained brick semi-detached home sits on a 22.52 x 100 ft lot and offers 3 spacious bedrooms, 2 bathrooms, a detached garage, and mutual parking, making it ideal for families, professionals, or savvy investors seeking long-term value. The welcoming front porch offers seasonal views and the perfect spot to enjoy your morning coffee or unwind at the end of the day. Inside, the bright and inviting main floor showcases rich hardwood flooring throughout the living and dining areas, blending warmth and timeless character. The sun-filled kitchen features sliding doors overlooking the backyard and provides a seamless walkout to the patio, back porch, and fenced yard - perfect for entertaining, gardening, or everyday outdoor living. Upstairs, you'll find three generously sized bedrooms with large windows, ample closet space, and hardwood floors, along with a beautifully appointed 4-piece bathroom filled with natural light. The lower level offers exceptional versatility with a spacious recreation area ready to be customized as a family room, home office, gym, or guest space. Complete with a utility/laundry room and cold room, the basement provides excellent functionality and future potential. Enjoy quick access to the DVP and experience the vibrant Danforth lifestyle with its boutique cafes, acclaimed restaurants, local shops, and strong sense of community. Whether you're searching for your forever home, a stylish urban retreat, or an outstanding investment opportunity, 34 Springdale Blvd offers comfort, convenience, and timeless appeal.

Inclusions: Main Floor: Frigidaire Stove, Samsung Microwave, GE Dishwasher, Samsung Refrigerator. Basement: Frigidaire stand-up freezer, Stove, Miami Carey Range hood, Inglis Washer & Dryer. Garage: refrigerator.

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



362 Mortimer Ave Toronto Ontario M4J 2E2 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,554.68/2025 For: Sale % Dif: 108 Sold Date: 03/04/2026 SPIS: No Last Status: SLD DOM: 12		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: < .50 21.75 x 127 Feet Irreg:	Rms: 9 + 6 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Donland/Moritimer Directions: Donland/Moritimer		

MLS#: E12804620 **PIN#:** 104090240
Legal: PT LT 2 PL 460 TWP OF YORK AS IN EY237716; S/T & T/W EY237716; S/T EXECUTION 95-010673, IF ENFORCEABLE; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Full / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1918 Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Public Transit Interior Feat: In-Law Suite, Water Heater Owned, On Demand Water Heater, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Gazebo Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Sunroom	Main	6.76	x 13.81	
2	Living	Main	13.65	x 9.35	
3	Dining	Main	14.76	x 9.35	
4	Kitchen	Main	13.55	x 11.55	
5	Prim Bdrm	2nd	15.35	x 13.25	
6	2nd Br	2nd	13.16	x 10.27	
7	Laundry	2nd	4.76	x 7.51	
8	Bathroom	2nd	8.73	x 11.78	
9	Foyer	Bsmt	7.94	x 4.59	
10	Bathroom	Bsmt	8.3	x 4.89	
11	Kitchen	Bsmt	4.99	x 10.5	
12	Furnace	Bsmt	5.64	x 9.38	
13	Rec	Bsmt	13.22	x 15.09	
14	Bathroom	Bsmt	7.78	x 15.09	

Client Remks: Visit REALTOR website for additional information. Welcome to this beautifully maintained semi-detached, two-storey home ideally located in the heart of Toronto. Thoughtfully designed for comfortable living and flexible use, this home offers 2+1 bedrooms, 2 bathrooms, and a separate-entrance basement apartment, perfect for extended family, guests, or potential rental income. The home also offers two side-by-side parking spaces on the property, a rare and valuable feature in the city. Step inside through the enclosed front sunroom, a bright and versatile space that extends your living area and creates a welcoming first impression. The main living areas flow effortlessly into a modern kitchen, ample storage, and contemporary finishes. Upstairs, enjoy the convenience of upper-floor laundry, making everyday living that much easier. Upstairs bathroom was designed with comfort in mind, highlighted by heated floors and a jacuzzi tub your own private retreat after a long day. Outdoor living shines here with low-maintenance landscaping, including a front-yard watering system, and a spacious backyard complete with a large deck, gazebo, and patio area-ideal for entertaining or relaxing outdoors. Commuters will love the unbeatable transit access: a bus stop right next door and just a 15-minute walk to Donlands Subway Station, putting the entire city within easy reach. This home seamlessly blends comfort, convenience, and functionality in a sought-after neighbourhood in the Danforth community an excellent opportunity for homeowners and investors alike.

Inclusions: 2 fridges, 2 stoves, dishwasher, washer, dryer, window coverings, BBQ, Living room wall cabinet, Bedroom clothes storage units

Listing Contracted With: PG DIRECT REALTY LTD. **Ph:** 877-709-0027



462 & 464 Sammon Ave Toronto Ontario M4J 2B2 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,010/2025 For: Sale % Dif: 97 Sold Date: 02/19/2026 SPIS: No Last Status: SLD DOM: 15		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18.33 x 100 Feet Irreg:	Rms: 9 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Mortimer/Greenwood Directions: North of Mortimer/East of Greenwood		

MLS#: E12763528 **PIN#:** 104130640
Legal: PT LT 18 PL 435 TWP OF YORK AS IN CA427589 EXCEPT EASEMENT THEREIN; TORONTO (E.YORK) , CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Part Fin Fireplace/Stv: Y Heat: Radiant, Water / Gas A/C: None Central Vac: No Apx Age: Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Rolled Foundation: Stone Assessment: 2025 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: Family Room, Fireplace/Stove Interior Feat: Separate Hydro Meter, 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.02	x 17.49	Hardwood Floor		
2	Br	Main	10.56	x 11.61	Hardwood Floor	B/I Closet	
3	Kitchen	Main	10.83	x 14.9	Eat-In Kitchen	W/O To Patio	
4	Living	2nd	12.11	x 14.53	Hardwood Floor		
5	Dining	2nd	12.11	x 14.53	Hardwood Floor		
6	Kitchen	2nd	10.63	x 8.2	Slate Flooring		
7	Br	2nd	11.55	x 9.48	Hardwood Floor		
8	2nd Br	2nd	12.43	x 8.86	Hardwood Floor		
9	Family	2nd	11.58	x 10.47	Gas Fireplace	Skylight	Picture Window
10	Living	Bsmt	12.96	x 11.84			
11	Br	Bsmt	13.78	x 10.66			

Client Remks: Fabulous opportunity to own this superbly maintained 2 unit home in prime East York Location ! Live in the charming main floor one bedroom unit (vacant) with eat in kitchen & w/o to patio and private parking. Expansive upper unit has lr/ dr, 2 bedrooms , kitchen & a family room addition with skylight & fireplace ! This upper unit also has a separate front entrance and a rear custom wrought iron staircase. Currently rented for \$2300 to the perfect tenants who would love to stay on. The mostly finished basement (needs some trim & flooring) can be used with the main floor but it does have a separate rear entrance , full 4 pce washroom & a kitchen rough in. The current owner has spent tens of thousands on upgrading including on demand boiler/ hot water tank, plumbing, 3 separate hydro meters, waterproofed basement , upgraded windows & doors. Located in Prime East York Community close to Subway, and great shops & restaurants on Danforth. Home could easily be converted back to oversized single family (1770 sq ft as per MPAC) or move into main floor & collect the \$2300 pm rent ! Easily finish the basement to meet your own requirements.

Inclusions: 3 fridges, 2 stoves, dishwasher, 2 washers, 2 dryers. All appliances "as is " . Light fixtures. wired smoke detectors.

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



483 Cosburn Ave Toronto Ontario M4J 2N6 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,622.55/2026 For: Sale % Dif: 99 Sold Date: 06/04/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$960,000 List: \$965,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 22.12 x 103.91 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x4xUpper, 1x2xLower	Dir/Cross St: Coxwell and Cosburn Directions: West of Coxwell on Cosburn

MLS#: E13228194 **PIN#:** 104140234
Legal: PT LT 3 PL 3030 EAST YORK; PT LT 7 PL 3030 EAST YORK AS IN EY148698; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Heat Pump, Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1951 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Residential 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	15.49	x 11.52	Broadloom	Crown Moulding	Picture Window
2	Dining	Main	12.3	x 9.71	Broadloom	Crown Moulding	
3	Kitchen	Main	12.4	x 9.09	Ceramic Floor	Granite Counter	Eat-In Kitchen
4	Prim Bdrm	2nd	13.81	x 9.71	Hardwood Floor	Closet	
5	2nd Br	2nd	10.5	x 9.28	Hardwood Floor	Closet	
6	3rd Br	2nd	12.2	x 11.52	Hardwood Floor	Closet	
7	Rec	Lower	16.11	x 9.71	Ceramic Floor	Wainscoting	Pot Lights
8	Furnace	Lower	10.79	x 10.1	B/I Shelves	Ceramic Floor	Combined W/Laundry
9	Kitchen	Lower	15.49	x 7.81	Ceramic Floor	Double Sink	

Client Remks: Welcome to 483 Cosburn Avenue. Nestled in the heart of East York, this classic all-brick two-storey semi-detached home offers the rare convenience of an attached garage and private driveway. Proudly offered for the first time in over 60 years, this sun-filled and lovingly maintained home is full of warmth, character, and potential. Step into the spacious main floor featuring a bright and inviting living and dining area highlighted by a large picture window that fills the space with natural light. The functional eat-in kitchen offers ceramic flooring, a double sink, and plenty of space for everyday family meals. The upper-level features three generously sized bedrooms and a well-appointed four-piece bathroom. Hardwood floors lie beneath the existing carpet on both the main and upper levels, waiting to be uncovered and restored. A separate side entrance leads to the finished basement complete with a rec room, two-piece bathroom, laundry area, and ample storage space - offering flexibility for extended family living or additional recreational space. The south-facing backyard is a gardener's delight, featuring a covered sunroom, fully fenced yard, and the perfect setting for growing vegetables, planting beautiful gardens, or simply relaxing outdoors. Ideally located within walking distance to schools, TTC, Cosburn Lawn Bowling Club, beautiful trails, Michael Garron Hospital, parks, shopping, and offering easy access to the downtown core, this is a wonderful opportunity to own a well-cared-for home in a sought-after East York neighbourhood.

Inclusions: Fridge, Stove, Built-in Dishwasher, Hood Fan, Washer, all electric light fixtures, boiler system and equipment, wall unit air conditioner and heat pump, Hot water tank.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-699-9292



157 Mortimer Ave Toronto Ontario M4J 2C4 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,569.77/2025 For: Sale % Dif: 98 Sold Date: 01/08/2026 SPIS: No Last Status: SLD DOM: 30			Sold: \$950,000 List: \$969,900
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 23.58 x 92.31 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Pape and Mortimer Directions: East of Pape

MLS#: E12614130 **PIN#:** 104050397
Legal: Please Check Legal Description on GeoWarehouse

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: Detached / 1 Drive: Mutual 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: 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	14.4	x 12.17	Open Concept	Hardwood Floor	Large Window
2	Dining	Main	14.17	x 9.65	Open Concept	Hardwood Floor	Large Window
3	Kitchen	Main	14.17	x 8.17	Granite Counter	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	11.25	x 15.39	Large Window	Hardwood Floor	Closet
5	2nd Br	2nd	9.19	x 12.43	Large Window	Hardwood Floor	Ceiling Fan
6	3rd Br	2nd	10.89	x 10.4	Hardwood Floor	Closet	Window
7	Rec	Bsmt	28.51	x 18.27	Walk-Out	Laminate	Window

Client Remks: Welcome to this very spacious, three bedroom open concept semi just north of the very sought after Pape and Danforth area. With hardwood floors throughout, a large kitchen with stainless steel appliances and granite countertops this home is perfect for family dinners and entertaining dinner parties. Three large bedrooms, two full bathrooms and plenty of storage space make this home ideal for a young or growing family. The full and finished basement with three piece bathroom and separate entrance offers potential rental income or extra space for a family/recreation room. The backyard offers great out door space and the mutual drive which actually has room to fit a vehicle gives you access to your very own parking. This home has bee recently painted (October 2025), chimneys have been repaired (September 2025) and the roof has recently been re-shingled (September 2025). All of this and close to public transit, parks, restaurants, shops, grocery stores and easy access to major highways. Welcome to your next home.

Inclusions: Fridge, B/I Dishwasher, Hood Microwave, Washer, Dryer, All Elf's.

Listing Contracted With: THE WEIR TEAM, BROKERAGE INC. **Ph:** 647-351-3313



150 Gowan Ave
Toronto Ontario M4J 2K6
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$6,213.68/2025 **For:** Sale **% Dif:** 128
Sold Date: 02/27/2026
SPIS: No **Last Status:** SLD **DOM:** 4
Semi-Detached **Fronting On:** N **Rms:** 7 + 3
Link: **Acreage:** **Bedrooms:** 3
2-Storey **18.52 x 129.98 Feet** **Washrooms:** 3
Irreg: **1x4x2nd, 1x4x2nd, 1x3xBsmt**
Dir/Cross St: Pape Ave & Gowan Ave
Directions:
 From Pape Ave, take Gowan Ave to the East; the property in on the north side of the street.

MLS#: E12813616 **PIN#:** 104060145
Legal: PCL 189-3 SEC M39; PT LT 17 PL M330 EAST YORK; PT LT 18 PL M330 EAST YORK PT 3, 66R16655; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished / Sep Entrance / W/O	Drive: Private	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fenced Yard,	Retirement:
Apx Sqft: 1500-2000	Fireplace/Stove, Hospital, Park, Public	HST Applicable to Not Subject to HST
Lot Size Source: MPAC	Transit, School	Sale Price:
Roof: Asphalt Shingle	Exterior Feat: Deck, Patio	Farm/Agr:
Foundation: Concrete	Interior Feat: Carpet Free	Oth Struct: Shed
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.65	x 14.24	Picture Window	Hardwood Floor	Combined W/Dining
2	Dining	Main	10.6	x 11.25	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	10.79	x 14.24	Combined W/Family	Stainless Steel Appl	Custom Counter
4	Family	Main	10.89	x 14.24	Fireplace	W/O To Deck	Pot Lights
5	Prim Bdrm	2nd	12.07	x 14.24	4 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	2nd	10.07	x 14.24	Double Closet	Hardwood Floor	Picture Window
7	3rd Br	2nd	11.61	x 10.89	Double Closet	Skylight	Hardwood Floor
8	Rec	Bsmt	30.61	x 14.24	3 Pc Bath	Above Grade Window	Ceramic Floor
9	Laundry	Bsmt	6.1	x 5.68	Laundry Sink		
10	Utility	Bsmt	4.63	x 5.68			

Client Remks: Welcome to 150 Gowan Ave! Featuring 3 spacious bedrooms, 3 full bathrooms, a high-ceiling finished basement with a separate entrance, private parking, and a well-designed layout that balances functionality, comfort, and modern living. This 2-storey semi-detached home is ideally located in one of East York's most sought-after, family-friendly communities close to the future Ontario Line and surrounded by local amenities, parks, schools, and transit, offering exceptional convenience and lifestyle appeal. The main and second levels feature hardwood flooring throughout. The open-concept living and dining rooms are bright and spacious, with a custom-built-in closet under the main stairs that provides smart storage. The modern kitchen boasts custom countertops and backsplash, custom cabinetry, stainless steel appliances, and is combined with the family room. Sliding double doors lead to a covered deck and private fenced backyard, perfect for outdoor living. Upstairs, two skylights brighten the hallway and one of the bedrooms. Newer hardwood floors add a fresh, elegant touch throughout the second level. The primary bedroom includes a walk-in closet and a 4-piece ensuite bathroom. The remaining two generously sized bedrooms each feature double closets. The finished basement offers high ceilings, a large recreation room, a 3-piece bathroom, and a separate entrance. This space is ideal for extended family, guests, or a home office. Move-in ready and thoughtfully improved, this home showcases quality craftsmanship and modern upgrades throughout. A fantastic opportunity to own a turnkey home in one of Toronto's most desirable communities.

Inclusions: Samsung Refrigerator, Samsung Electric Range, Bosh Dishwasher, Pacific Range Hood, Samsung Stackable Washer & Dryer, All Elf's. New Roof - October 2025, New retaining wall - Nov 2025, Kitchen & family room renovated in October 2022, B/I smart storage in Living Room - 2022, New gutters with covers - 2021, Hardwood floors upstairs - 2020, Ecobee thermostat, AC 2017, Furnace 2017, Water Heater 2017, All Elf's

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



42 Durant Ave
Toronto Ontario M4J 4V9
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,758.29/2025 **For:** Sale **% Dif:** 112
Sold Date: 01/30/2026
SPIS: No **Last Status:** SLD **DOM:** 3
Sold: \$1,106,000
List: \$988,000
Link:
 Semi-Detached **Fronting On:** W **Rms:** 7 + 2
 2-Storey **Acreage:** 18.44 x 95 Feet **Bedrooms:** 3
Irreg: **Washrooms:** 3
 1x3xMain, 1x4xUpper, 1x3xLower
Dir/Cross St: Coxwell Ave and Mortimer Ave
Directions:
 Continue on Queen Elizabeth Wy. Take Gardiner Expy to Don Mills Rd. in East York. Take exit 7A from Don Valley Pkwy N. Follow Don Mills Rd., Greenwood Ave and Mortimer Ave to Durant Ave

MLS#: E12733812 **PIN#:** 104200292
Legal: PT LT 57 PL 2013 TWP OF YORK; PT LT 58 PL 2013 TWP OF YORK AS IN EY221481; S/T & T/W EY221481; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Park, Public Transit, School Exterior Feat: Porch Interior Feat: 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: Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	25.69	x 13.29	Hardwood Floor	Window
2	Kitchen	Main	13.29	x 8.73	Tile Floor	
3	Dining	Main	13.29	x 12.3	Hardwood Floor	Walk-Out
4	Prim Bdrm	Upper	11.06	x 10.96	Hardwood Floor	O/Looks Frontyard B/I Closet
5	2nd Br	Upper	13.06	x 7.68	Hardwood Floor	Closet 4 Pc Bath
6	3rd Br	Upper	11.75	x 7.68	Window	Hardwood Floor Closet
7	Rec	Lower	16.67	x 13.29	Above Grade Window	3 Pc Bath
8	Utility	Lower	17.29	x 13.25	Laundry Sink	

Client Remks: Welcome to 42 Durant Ave. A lovingly maintained 3-bedroom, 3-bathroom semi-detached gem nestled in one of Toronto's most family-friendly neighbourhoods. This move-in ready home offers a functional layout filled with natural sunlight, perfect for comfortable everyday living. The spacious main level flows seamlessly into the generous kitchen space and back-room extension with main floor washroom. A west facing fully fenced back yard space, offers endless opportunities for summer fun, a new patio or kids play area. The open-concept basement is complete with family room, laundry, full bathroom and cold cellar. Pride of ownership shines through this home with recently updated painting, new interior doors and hardware, flooring and washroom upgrades. The home is complete with a legal front parking pad, and is located just steps from top-rated schools, Michael Garron Hospital, parks, and transit. This home is ideal for families, commuters, and anyone seeking convenience with a sense of community. Don't miss this rare opportunity to own a piece of East York!

Inclusions: Fridge , Stove, Microwave, Dishwasher, Washer and Dryer, All existing ELF's

Listing Contracted With: HODGINS REALTY GROUP INC. **Ph:** 905-855-8700



86 Caithness Ave
Toronto Ontario M4J 3Y1
 Toronto E03 Danforth Toronto
Taxes: \$5,316/2025 **For:** Sale **% Dif:** 100
Sold Date: 06/23/2026
SPIS: No **Last Status:** SLD **DOM:** 15
 Semi-Detached **Fronting On:** E **Rms:** 5
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 19.92 x 100 Feet **Washrooms:** 3
Irreg: 1x2xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Danforth Ave & Donlands Ave
Directions:
 Driving north on Donlands, turn right onto Milverton Blvd, then turn right onto Caithness Ave. Property will be on your right.

MLS#: E13413344 **PIN#:** 104110076
Legal: PT LT 225 PL 551E TORONTO; PT LT 226 PL 551E TORONTO AS IN EV85602; S/T & T/W EV85602; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick, Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Concrete Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: None 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	26.41	x 14.99	Combined W/Dining Hardwood Floor
2	Dining	Main	26.41	x 14.99	Combined W/Living Hardwood Floor
3	Kitchen	Main	9.42	x 11.71	Open Concept
4	Prim Bdrm	2nd	14.83	x 12.17	Hardwood Floor
5	2nd Br	2nd	10.83	x 9.35	Hardwood Floor
6	3rd Br	2nd	14.83	x 9.42	Hardwood Floor Balcony
7	Kitchen	Bsmt	25.26	x 14.24	Combined W/Dining
8	Furnace	Bsmt	9.35	x 8.5	Combined W/Laundry
9	Bathroom	Bsmt	8.83	x 8.07	

Client Remks: Nestled in one of the Danforth's most sought-after neighbourhoods, this charming 2-storey semi-detached home offers the perfect blend of space, comfort, and convenience. Featuring 3 spacious bedrooms, 2 full bathrooms and a convenient main floor powder room, this well-maintained residence is ideal for families, professionals, or investors alike. The functional main floor open concept layout provides comfortable living and entertaining spaces throughout. The fully finished basement includes a cold room cantina along with a second kitchen, offering excellent flexibility for extended family living. One of the upstairs bedrooms includes a rare balcony overlooking the backyard. Step outside to enjoy a private yard that's perfect for summer gatherings, gardening, or simply relaxing outdoors. Located just steps from vibrant shops, restaurants, parks, schools, transit and a short walk to the BLOOR - DANFORTH Line at the Donlands subway station. Don't miss this exceptional opportunity to own a versatile and inviting home in a prime location and enjoy all the amenities that make the Danforth one of Toronto's most desirable communities.

Inclusions: 2 fridges (one in basement), 2 stoves (one in basement), 2 dishwashers (one in basement), microwave (in basement) and washer and dryer.

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



255 Queensdale Ave Toronto Ontario M4C 2B3 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,150/2025 For: Sale % Dif: 123 Sold Date: 03/20/2026 SPIS: No Last Status: SLD DOM: 4		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18.93 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower
Dir/Cross St: Coxwell / Mortimer Directions: East of Coxwell		

MLS#: E12888240	PIN#: 104190127
Assignment: No	Fractional Ownership: No Vacant Land Condo: No
Legal: Plm394 Ptl192 Ptl193	

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Finished / Fin W/O / Sep Entrance / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Concrete Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.8	x 12.6	Hardwood Floor	Stained Glass	Picture Window
2	Dining	Main	26.8	x 12.6	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	15.85	x 12.73	Laminate	Eat-In Kitchen	W/O To Garden
4	Prim Bdrm	2nd	15.09	x 12.83	Hardwood Floor	Closet Organizers	Large Window
5	2nd Br	2nd	12.89	x 10.27	Hardwood Floor	Closet	Window
6	3rd Br	2nd	11.61	x 8.07	Hardwood Floor	Closet	O/Looks Backyard
7	Living	Lower	36.09	x 11.65	Laminate	Above Grade Window	W/O To Yard
8	Laundry	Lower	4.99	x 8.07	Above Grade Window		

Client Remks: Rarely offered semi-detached home with a rear extension creating a spacious eat-in kitchen-perfect for family living and entertaining. A welcoming front porch adds charm and curb appeal, while the sunny backyard offers space for children to play or the potential for additional parking. The generous main floor features an open-concept living and dining area highlighted by beautiful original stained-glass windows that add warmth and character. Upstairs offers three well-sized bedrooms, a large family bathroom, and excellent closet and storage space. The basement includes a separate entrance and a spacious bachelor suite with a three-piece bathroom and roughed-in kitchen. With hookups already in place-just add a fridge and stove-this space offers excellent potential for extended family living or future rental income. Ideally located just steps to the vibrant Danforth with easy access to shops, restaurants, parks, transit, and everyday amenities. Situated in the school catchment for R. H. McGregor Elementary School, Cosburn Middle School, and East York Collegiate Institute, all within walking distance as well as EE La Mosaïque French school. Daycares are also conveniently located nearby. A wonderful opportunity to own a character-filled home in one of Toronto's most desirable east-end neighbourhoods.

Inclusions: Favourable Home Inspection as well.
Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY **Ph:** 416-465-4545

	44 Queensdale Ave Toronto Ontario M4J 1X9 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,280,000 List: \$998,000
	Taxes: \$3,907.02/2025 Sold Date: 06/15/2026 SPIS: No Link: Semi-Detached 2-Storey	For: Sale % Dif: 128 DOM: 10 Last Status: SLD Fronting On: S Acreage: 17.71 x 85.5 Feet Irreg: Dir/Cross St: Danforth and Coxwell Directions: North Of Danforth	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x3x2nd, 1x3x2nd, 1x3xBsmt

MLS#: E13322284 **PIN#:** 104130177
Legal: PLAN M365 PT LOT 42 PT LOT 43

Kitchens: 1 Fam Rm: Y Basement: Finished 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: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Hospital, School Exterior Feat: Patio, Landscaped, Porch Interior Feat: Carpet Free, Guest Accommodations, 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: Fence - Full, Garden Shed Survey Type: Unknown Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.39	x 13.06	Open Concept	Hardwood Floor	Large Window
2	Dining	Ground	11.09	x 10.01	Open Concept	Large Window	Hardwood Floor
3	Kitchen	Ground	10.99	x 13.06	Hardwood Floor	Walk-Out	Large Window
4	Prim Bdrm	2nd	11.84	x 11.58	3 Pc Ensuite	Large Closet	Large Window
5	2nd Br	2nd	8.79	x 13.06	Hardwood Floor	Large Window	Large Closet
6	3rd Br	2nd	10.56	x 6.66	Large Window	Hardwood Floor	
7	Family	Bsmt	19.42	x 13.06	Combined W/Office		
8	4th Br	Bsmt	14.21	x 13.06			

Client Remks: Welcome To 44 Queensdale Avenue, A Beautifully Reimagined Residence Where Modern Luxury, Timeless Design, And Exceptional Craftsmanship Come Together In Perfect Harmony. Completely Renovated With Thoughtful Attention To Detail, This Stunning Home Offers A Rare Opportunity To Enjoy Turnkey Living In One Of Toronto's Most Family-Friendly And Convenient Communities. Designed For Both Everyday Comfort And Sophisticated Entertaining, The Bright Open-Concept Main Floor Showcases Wide-Plank Flooring, Pot Lights Throughout, Elegant Finishes, Spacious Principal Rooms, And An Abundance Of Natural Light Creating A Warm Yet Contemporary Atmosphere. The Inviting Living Area Flows Seamlessly Into A Stunning Designer Kitchen - Truly The Heart Of The Home - Featuring Custom Cabinetry, Premium Stainless Steel Appliances, Generous Counter Space, Ample Storage, And A Large Centre Island Perfect For Family Gatherings, Casual Dining, Or Entertaining Guests. The Upper Level Features Beautifully Appointed Bedrooms Including A Spacious Primary Retreat Designed For Relaxation, Alongside Tastefully Renovated Bathrooms And Functional Living Spaces Tailored To Meet The Needs Of Today's Family. The Finished Lower Level Adds Incredible Flexibility Offering The Perfect Space For A Recreation Room, Family Lounge, Home Theatre, Children's Play Area, Gym, Guest Suite, Or Home Office - Ideal For Growing Families Or Multi-Functional Living. Step Outside To Enjoy A Private Backyard Retreat Offering Space To Relax, Entertain, Garden, Or Enjoy Summer Gatherings With Family And Friends. Ideally Situated Close To Parks, Highly Rated Schools, TTC Transit, Shopping, Restaurants, And Everyday Amenities, 44 Queensdale Avenue Delivers The Perfect Blend Of Urban Convenience And Family-Oriented Living. A Rare Opportunity To Own A Beautifully Renovated Home Offering Exceptional Value, Modern Style, And Turnkey Comfort. Simply Move In And Enjoy!

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



57 Springdale Blvd Toronto Ontario M4J 1W6 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,112.71/2025 For: Sale % Dif: 113 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,130,000 List: \$999,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.29 x 100 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Danforth Ave & Greenwood Directions: Danforth Ave & Greenwood

MLS#: E13171402 **PIN#:** 104130129
Legal: PCL 4438 SEC EAST YORK; PT LT 9 S/S POULTON AV PL M486 TWP OF YORK COMM AT A POINT IN THE NLY LIMIT OF SAID LT DISTANT 8 1/2 INCHES ELY FROM THE NW ANGLE THEREOF. THENCE SLY TO AND ALONG THE CENTRE LINE OF THE PARTITION WALL BTN THE PAIR OF SEMI-DETACHED DWELLINGS IN COURSE OF ERECTION IN 1926 ON THE ADJACENT PARTS OF LOTS 9 AND 8 ON SAID PL AND CONTINUING THENCE SLY IN A STRAIGHT LINE 100 FT 2 1/2 INCHES MORE OR LESS TO A POINT IN THE SLY LIMIT OF SAID LT DISTANT 8 INCHES ELY FROM THE SW ANGLE

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other, Storage, Storage Area Lockers, Water Heater Owned	Zoning: RS(f10.5;a325;d0.75*312) 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		
1	Living	Main	10.56	x 13.81	Hardwood Floor	Window	Stained Glass
2	Dining	Main	9.25	x 13.09	Hardwood Floor	Window	French Doors
3	Kitchen	Main	14.83	x 9.42	Tile Floor	Eat-In Kitchen	W/O To Yard
4	Foyer	Main	3.77	x 13.58	Tile Floor	W/O To Porch	
5	Prim Bdrm	2nd	13.88	x 10.4	Large Window	Closet	Hardwood Floor
6	Br	2nd	13.12	x 9.06	Large Window	Hardwood Floor	O/Looks Backyard
7	Br	2nd	10.04	x 13.12	Closet	Hardwood Floor	Window
8	Rec	Lower	14.17	x 36.58	Window		

Client Remks: Beautifully maintained 3-bedroom semi detached home in the heart of Danforth Village, East York-where classic charm meets everyday convenience. Situated on a quiet, family friendly street, this home welcomes you with front yard parking and lovingly kept gardens in both the front and back that feel more like a private escape than a city lot. Inside, you'll find warm character throughout, a bright and spacious eat-in kitchen made for family meals and slow Sunday mornings, and a basement with good ceiling height, offering real future potential. The backyard is sunny, private, and perfectly suited for relaxing, entertaining, or just unwinding after a long day. The location is hard to beat - just steps to the Danforth's vibrant shops, cafes, and restaurants, a quick 5-minute walk to Greenwood subway station, and easy access to the DVP for commuting across the city. Add in excellent nearby schools and atrue sense of community, and you have a home that balances lifestyle, location, and long-term value in one of EastYork's most loved neighbourhoods.

Inclusions: Fridge, stove, dishwasher, microwave / range hood, washer / dryer, drapery rods, ELFs (except those listed as exclusions), Gas Burner And Equipment

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



636 Glebeholme Blvd Toronto Ontario M4C 1V6 Toronto E03 Danforth Toronto Taxes: \$5,467.13/2025 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,301,000 List: \$999,000 For: Sale % Dif: 130
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18.92 x 120 Feet Irreg:	Rms: 9 Bedrooms: 3 Washrooms: 2 1x3, 1x4	Dir/Cross St: Woodbine Ave. & Danforth Ave. Directions: Woodbine Ave. & Danforth Ave.

MLS#: E13143960 **PIN#:** 104230354
Legal: PT LT 99P12170

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: 51-99 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Fenced Yard, Hospital, Park, Public Transit, Rec Centre, School 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 N Included In Garden Shed None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.07	x 9.32	Combined W/Dining	Large Window	
2	Dining	Main	13.68	x 10.6	Open Concept	Window	
3	Kitchen	Main	14.01	x 10.24	B/I Appliances	Renovated	Stone Counter
4	Prim Bdrm	2nd	14.01	x 12.4	His/Hers Closets	Window	
5	2nd Br	2nd	10.6	x 8.99	Window	Closet	
6	3rd Br	2nd	11.32	x 8.99	Window	Closet	
7	Rec	Lower	16.77	x 13.16	Renovated	Heated Floor	Window
8	Laundry	Lower	8.01	x 6.82	Tile Floor	Window	Pass Through
9	Other	Lower	9.58	x 8.6	Wet Bar	Heated Floor	4 Pc Bath
10	Utility	Lower	9.25	x 4.66			

Client Remks: Light-Filled Living in the Heart of Danforth Village. Beautifully updated semi-detached family home on an 18.92 x 120 ft lot in one of Toronto's most loved east-end neighbourhoods. This warm and inviting 3-bedroom, 2-bathroom home blends thoughtful design, functional living, and incredible natural light throughout. A cozy front porch welcomes you home and offers the perfect spot for early morning coffee or afternoon cocktails while enjoying the charm of the neighbourhood. Bright open concept living and dining spaces create the ideal flow for everyday family living and entertaining. The renovated kitchen overlooks the deep backyard and seamlessly connects indoor and outdoor living. Upstairs features 3 spacious bedrooms including an oversized primary retreat complete with his-and-her closets and exceptional storage. The finished lower level offers flexible recreation space ideal for movie nights, play space, guest overflow, or work-from-home living and is easily accessible from the side entrance through a generous mudroom area, offering exceptional functionality for busy family life. Step outside to a private backyard oasis complete with landscaped gardens, mature trees, a large entertaining patio, and a large cedar shed (12' x 8') perfect for additional storage. Located steps to the Danforth, parks, schools, cafes, TTC, and neighbourhood favourites. A beautifully curated family home designed for effortless everyday living. Don't miss this one. Book your private showing today!

Inclusions: Jenn-Air stainless steel double-door refrigerator (2015), Jenn-Air stainless steel dishwasher (2015), Jenn-Air stainless steel microwave (2015), Jenn-Air stainless steel gas range (2015), Electrolux washer & dryer (2017). All electric light fixtures. Outdoor chairs, Outdoor round couch, black bench, Front porch storage box, Outdoor umbrella, Garden hose, Nest thermostat, Bedroom 3 fireplace.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000



28 Durant Ave
Toronto Ontario M4J 4V9
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$4,758.29/2025 **For:** Sale **% Dif:** 115
Sold Date: 06/07/2026
SPIS: No **Last Status:** SLD **DOM:** 4
Sold: \$1,150,000
List: \$999,000
Semi-Detached **Fronting On:** W **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 18.48 x 94.98 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x3xBsmt
Dir/Cross St: MORTIMER AVE & COXWELL AVE **Directions:** MORTIMER AVE & COXWELL AVE

MLS#: E13236144 **PIN#:** 000000000
Legal: PT IT 61 PL 2013 TWP OF YORK; PT LT 62 PL 2013 TWP OF YORK AS IN EY235102; S/T & I/W EY235102; TORONTO (E YORK) CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1927 Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Patio, Paved Yard, Privacy, Porch Interior Feat: Carpet Free, Floor Drain, Storage, Water Meter, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: Open Floor Plan Feat: Under Contract: None 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	Ground	14.5	x 13.68	
2	Dining	Ground	10.24	x 11.09	
3	Kitchen	Ground	9.51	x 13.68	
4	Prim Bdrm	2nd	12.99	x 13.68	
5	2nd Br	2nd	11.42	x 8.33	
6	3rd Br	2nd	10.66	x 8.33	
7	Bathroom	2nd	0	0	
8	Rec	Bsmt	21.42	x 13.32	
9	Laundry	Bsmt	0	0	
10	Bathroom	Bsmt	0	0	

Client Remks: Welcome to 28 Durant Avenue, a renovated 3-bedroom, 2-bathroom semi-detached home in the heart of East York. This turnkey property offers the rare opportunity to move into a home where the work has already been done, allowing you to simply unpack and enjoy. The bright and inviting main floor features an open-concept layout with modern flooring and a stylish kitchen designed for both everyday living and entertaining. Complete with newer appliances, ample storage, and a functional workspace, the kitchen serves as the heart of the home. Upstairs, you'll find three spacious bedrooms and a renovated bathroom, providing comfortable accommodations for a growing family. The partly finished basement adds valuable living space, a second full bathroom, and a dedicated laundry area with a new washer and dryer, offering flexibility for a recreation room, playroom, home office, or guest space. Thoughtfully improved throughout, this home delivers the comfort, style, and peace of mind today's buyers are looking for. With major updates already completed, this is a true move-in-ready opportunity offering both convenience and value. Situated on a quiet, family-friendly street in one of East York's most desirable neighbourhoods, residents enjoy easy access to parks, schools, shopping, restaurants, cafes, and everyday amenities. Commuters benefit from excellent TTC service, nearby subway connections, quick access to the Don Valley Parkway, and convenient travel to downtown Toronto. The home is also within walking distance of Michael Garron Hospital. Whether you're a first-time buyer, growing family, or downsizer seeking a move-in-ready home in an established community, 28 Durant Avenue offers the perfect combination of location, lifestyle, and convenience. Simply move in and enjoy.

Inclusions: SS fridge, SS stove, dishwasher, washing machine, dryer, and electrical light fixtures. Hot water tank, Furnace.
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



191 Woodycrest Ave Toronto Ontario M4J 3C2 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,881.62/2025 For: Sale % Dif: 113 Sold Date: 05/06/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,125,000 List: \$999,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 18 x 100 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 1 1x4	Dir/Cross St: Pape Ave & Mortimer Ave Directions: Pape Ave & Mortimer Ave

MLS#: E13053788	PIN#: 104050005
Legal: Plan 484 Pt Lot 491	

Kitchens: 1 Fam Rm: Y Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Park, Public Transit Interior Feat: Other	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	26.26	x 9.19	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	26.26	x 9.19	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	18.18	x 11.29	Tile Floor	Eat-In Kitchen	W/O To Yard
4	Prim Bdrm	2nd	10.65	x 7.51	Hardwood Floor	Window	Closet
5	2nd Br	2nd	12.7	x 7.74	Hardwood Floor	Window	Closet
6	3rd Br	2nd	9.84	x 11.38	Hardwood Floor	Window	Closet
7	Rec	Bsmt	20.67	x 9.68	Concrete Floor	Window	

Client Remks: Welcome to 191 Woodycrest Avenue, a refined Danforth Village residence that blends timeless charm with thoughtful modern living. This full 3-bedroom semi offers an exceptional width, creating an airy, comfortable flow ideal for a growing family. A tasteful rear addition transforms the home's heart into a sun-filled, expansive eat-in kitchen-perfect for everyday living and effortless entertaining. The open-concept living and dining spaces feel both elegant and inviting, while the charming front porch sets the tone for relaxed mornings and friendly connection in a truly special, community-driven neighbourhood known for its warmth and inclusive events. Outside, a fully fenced backyard provides a private retreat for children and pets, complete with space for dining, lounging, and quiet moments in the hammock. A convenient rear shed offers excellent additional storage, and the legal front pad parking adds everyday ease. Perfectly positioned, this home delivers on the promise of location - just steps to parks, playgrounds, and the vibrant shops along Pape and the Danforth, with easy access to the subway and the upcoming Ontario Line, connecting you seamlessly across the city. This is more than a home-it's a lifestyle defined by comfort, connection, and understated sophistication.

Inclusions: See Schedule B attached.

Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY Ph: 416-422-5115



715 Sammon Ave Toronto Ontario M4C 2E3 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,969.43/2025 For: Sale % Dif: 118 Sold Date: 03/10/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,175,000 List: \$999,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.75 x 115 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x3xBsmt, 1x4x2nd	Dir/Cross St: Coxwell and Sammon Directions: Coxwell and Sammon

MLS#: E12839544 **PIN#:** 104190015

Legal: See Schedule C

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat Foundation: Brick, Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School 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: Fence - Full, Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 10.43	Combined W/Dining	Hardwood Floor	Stained Glass
2	Dining	Main	12.66	x 10.17	Combined W/Living	Hardwood Floor	Window
3	Kitchen	Main	12.66	x 12.99	Stainless Steel Appl	Bow Window	W/O To Deck
4	Prim Bdrm	2nd	14.01	x 12.99	Double Closet	Hardwood Floor	
5	2nd Br	2nd	9.42	x 11.52	Closet	Hardwood Floor	
6	3rd Br	2nd	10.01	x 8.17	Murphy Bed	Hardwood Floor	Closet
7	Rec	Lower	26.18	x 12.3	Broadloom		
8	Laundry	Lower	8.07	x 9.15	Window		

Client Remks: This is the one you've been waiting for. Move-in ready. Perfectly situated in a welcoming, family-friendly neighbourhood and within walking distance to the subway (7 minutes), schools, hospital, recreation, dining, and everyday conveniences - this home truly checks every box. Step inside to a bright, open-concept main floor featuring original stained glass windows, a charming country-style kitchen, and an inviting layout that's perfect for hosting family gatherings or cozy nights in. Natural light pours in throughout the day from a beautiful skylight above the staircase that fills the home with warmth and sunshine. Upstairs, you'll find three generously sized bedrooms, including one with a built-in Murphy bed - a versatile space that easily transforms into a home office or guest room. The family bath delights with a classic clawfoot tub and rainfall shower. The lower level continues the open-concept feel, offering plenty of room for entertaining, a kids' play space, and additional work-from-home flexibility. A 3-piece bath and laundry room complete this functional and adaptable level. Step outside from the kitchen to your newly updated deck and patio, overlooking a beautifully refreshed backyard completed last year. With new private fencing and a large storage shed, this outdoor space is ready for summer BBQs and relaxed evenings under the stars. Thoughtful upgrades include: freshly-painted kitchen cabinets, windows and front door with electronic keypad, front siding, heat pump, which also acts as central air, with ecobee thermostat, furnace humidifier, and a backyard renovation - all completed within the last year. The roof shingles replaced 2017 and flat portion 2020. Oh and did we mention? There's even a legal parking spot! Comfort, style, smart upgrades, and an unbeatable location all come together here. Come see why this home is truly semi supreme.

Inclusions: Stainless steel Kitchen Aid stove, LG fridge, Samsung dish washer, LG microwave with vent. Kenmore washer & dryer. All elf and window coverings. Professionally installed Murphy bed and freestanding cabinet in office. Ecobee thermostat. Heatpump. Furnace and humidifier.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-488-2875



97 Queensdale Ave Toronto Ontario M4J 1Y2 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,985/2025 For: Sale % Dif: 115 Sold Date: 01/28/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,150,000 List: \$999,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.71 x 103 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Danforth and Greenwood Directions: Queensdale just w of Monarch Pk

MLS#: E12721612 **PIN#:** 104130060

Legal: PCL99-1 Sec M434 Pt Lt 99 s/s Queensdale

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Part Removed Pool: None Prop Feat: Interior Feat: Other	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	23.56	x 12.4	Combined W/Dining	Hardwood Floor	Open Concept
2	Dining	Main	23.56	x 12.4	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	13.48	x 10.66	Renovated	Breakfast Bar	Walk-Out
4	Prim Bdrm	2nd	12.34	x 10.66	Double Closet	Broadloom	
5	2nd Br	2nd	11.42	x 11.42	Closet	Broadloom	
6	3rd Br	2nd	10.93	x 8.01	Closet	Broadloom	O/Looks Backyard
7	Rec	Bsmt	22.83	x 12.66	Broadloom		
8	Laundry	Bsmt	13.09	x 12.99			

Client Remks: Let Your Reign Begin on Queensdale! A Smart Layout, Strong Updates, and A Location That Truly Rules!! A Bright, and Open Concept Main Floor is Anchored by a Fab Reno'd Kitchen with Generous Counterspace, and Abundant Cabinetry. A Breakfast Bar is Perfectly Suited for Stools, Great for Casual Meals, or Lively Kitchen Parties. A Thoughtfully Rebuilt Main Staircase (makes moving furniture refreshingly easy) Leads to Three Well Proportioned Bedrooms...all with Closets. The Primary Can Actually Fit a King Bed ! The Bathroom is Spacious and Features a Dbl Vanity - A Rare and Welcome Convenience. Finished Basement Adds Valuable Living Space , Ideal for Movie Nights, A Teenage Hang-Out, or Kid's Play Room. In Addition, The Unfinished Section Provides Loads of Space for Storage!! Sunny South Facing Deck For Morning Coffee, A Fully Enclosed Backyard (for Young Children, or Dogs) , and A Big Bonus A Shed for your Stuff!! Ideally located in a Family Friendly Neighbourhood with Good Schools, and just a Short Jaunt to Subway, Danforth Shops, Cafes and Restaurants. Easy Commute to Downtown. Shows A 10+!!

Inclusions: Fridge, Stove, Range Hood, B/I Dishwasher, Washer and Dryer, Window Coverings & Blinds, ELF's, GB&E, CAC and Shed

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



371 Milverton Blvd Toronto Ontario M4J 1W1 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,756.67/2026 For: Sale % Dif: 129 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 14		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18.17 x 120 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x4
Dir/Cross St: Danforth Avenue and Coxwell Avenue Directions: Danforth Avenue and Coxwell Avenue		

MLS#: E12998260 **PIN#:** 104210024
Legal: PT LT 433 PL 557E TORONTO; PT LT 434 PL 557E TORONTO AS IN CT801220; S/T & T/W CT801220; TORONTO , CITY OF

Kitchens: 1 Fam Rm: N Basement: Apartment / Sep Entrance / 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 Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Shingle Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Carpet Free, Floor Drain, In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	15.65	x 12.4	Pot Lights	Hardwood Floor	Fireplace	
2	Dining	Main	11.65	x 10.17	Large Window	Hardwood Floor	Open Concept	
3	Kitchen	Main	10.33	x 10.17	Centre Island	W/O To Yard	Hardwood Floor	
4	Prim Bdrm	2nd	13.45	x 12.4	3 Pc Ensuite	Double Closet	Hardwood Floor	
5	2nd Br	2nd	9.97	x 12.4	Window	Large Closet	Hardwood Floor	
6	3rd Br	2nd	9.15	x 7.97	Window	Hardwood Floor		
7	Living	Bsmt	18.64	x 12.4	Pot Lights	Open Concept	Vinyl Floor	
8	Br	Bsmt	9.51	x 12.4	Window	Closet	Vinyl Floor	
9	Bathroom	Bsmt	0	0	4 Pc Bath	Tile Floor		
10	Laundry	Bsmt	0	0	Tile Floor			
11	Utility	Bsmt	0	0	Vinyl Floor			

Client Remks: Discover an exceptional opportunity in one of Danforth Village's most sought-after communities. Welcome to 371 Milverton Blvd-a beautifully renovated 3+1 bedroom, 4-bathroom home that blends timeless charm with modern comfort.Fully updated from top to bottom, including plumbing and electrical, this turnkey property offers peace of mind and stylish living. The open-concept main floor features spacious principal rooms and a contemporary kitchen with quartz countertops and backsplash, stainless steel appliances, and a centre island with breakfast bar-perfect for everyday living and entertaining. A main-floor powder room and walkout lead to a private backyard patio, ideal for outdoor gatherings.Upstairs, the bright primary bedroom includes generous closet space and a sleek ensuite, while two additional bedrooms share a modern full bathroom. Hardwood floors throughout add warmth and elegance.The finished basement offers excellent versatility with a large living area, extra bedroom, 4-piece bathroom, and laundry-ideal for extended family or potential rental income.Located on a quiet, tree-lined street, just steps to the shops, cafes, and restaurants of Greektown on the Danforth. Close to top schools, parks, transit, hospitals, and major routes including the DVP and QEW. Only 20 minutes to downtown Toronto and Ashbridges Bay.A private backyard completes this incredible home-perfect for relaxing or entertaining. Ideal for families or investors alike.

Inclusions: 1 fridges, 1 stoves, 1 dishwashers, 1 washers, 1 dryers. All existing light fixtures.

Listing Contracted With: CENTURY 21 INNOVATIVE REALTY INC. **Ph:** 416-298-8383



301 Wolverleigh Blvd		Sold: \$1,260,000
Toronto Ontario M4C 1S5		List: \$999,900
Toronto E03 Danforth Toronto		
Taxes: \$5,377/2025	For: Sale	% Dif: 126
Sold Date: 05/11/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: S	Rms: 6
Link:	Acreage:	Bedrooms: 3
2-Storey	20 x 122 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Danforth & Coxwell Directions: (N) Danforth & (E) Coxwell		

MLS#: E13087734	PIN#: 104230129
Legal: Plan 558E Pt Lots 170 & 171	

Kitchens: 2 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.99	x 10.4	Hardwood Floor	Crown Moulding
2	Dining	Main	13.81	x 9.71	Hardwood Floor	Crown Moulding
3	Kitchen	Main	11.75	x 11.09	Hardwood Floor	Crown Moulding W/O To Garden
4	Prim Bdrm	2nd	12.7	x 13.48	Hardwood Floor	
5	2nd Br	2nd	12.7	x 10.2	Hardwood Floor	
6	3rd Br	2nd	11.52	x 9.88	Hardwood Floor	
7	Living	Bsmt	23.03	x 12.5	Broadloom	B/I Bookcase

Client Remks: This is the one... tasteful, premium updates and impeccably maintained throughout. Set on a quiet, tree-lined street in a coveted, convenient locale, this 3-bedroom, 3-bathroom residence welcomes you with soft designer tones, bright natural light, and a seamless open-concept flow. Well-proportioned principal rooms lead to an impressive quartz kitchen that opens directly to deep, south-facing back gardens - a sun-filled retreat ideal for entertaining, gardening, or simply unwinding outdoors. Wide-plank engineered floors bring warmth and sophistication to every room, while tastefully updated baths add a refined finishing touch. Upstairs, three generous-sized bedrooms provide restful retreats along with excellent storage and closet space. A wall-mounted ductless heat/cool unit ensures efficient, comfortable living in every season. The finished lower level - complete with kitchen, bath, and separate entrance - offers outstanding flexibility for extended family, guests, or income support. Steps to the Danforth, subway, parks, and schools, this home is a true turnkey opportunity in a vibrant, walkable neighbourhood where everything you need is close at hand.

Inclusions: Induction Stove, Fridge, B/I Dishwasher, B/I Microwave Rangehood, Washer, Dryer, Fridge & Stove in Basement, Furnace, Central Air Condition, All Electric Light Fixtures, New In Wall Heating & Air Condition(HVAC) on 2nd Floor

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-699-9292



212 Dewhurst Blvd Toronto Ontario M4J 3K3 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,629.57/2025 For: Sale % Dif: 110 Sold Date: 05/19/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,101,000 List: \$999,900
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.54 x 100.13 Feet Irreg:	Rms: 11 Bedrooms: 3 + 1 Washrooms: 2 1x4, 1x3	Dir/Cross St: Danforth Ave and Pape Ave Directions: .

MLS#: E13117284 **PIN#:** 104050207
Legal: PLAN M484 PT LOT 396 PT LOT 397

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Patio, Landscaped, Porch Interior Feat: Countertop Range	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	16.24	x 14.83	Hardwood Floor	Stained Glass	B/I Shelves
2	Kitchen	Main	18.11	x 11.45	Eat-In Kitchen	Glass Block Window	Stainless Steel Appl
3	Dining	Main	8.3	x 11.71	O/Looks Backyard	Large Window	B/I Closet
4	Prim Bdrm	2nd	10.96	x 15.35	Hardwood Floor	O/Looks Frontyard	Closet
5	Br	2nd	12.53	x 8.69	Hardwood Floor	O/Looks Backyard	Closet
6	Br	2nd	9.32	x 8.79	Hardwood Floor	Closet	Window
7	Bathroom	2nd	6.96	x 5.74	4 Pc Bath	Tile Floor	
8	Family	Lower	12.66	x 13.88	Open Concept	Closet	Combined W/Laundry
9	Br	Lower	8.53	x 10.3	Double Closet	Window	
10	Bathroom	Lower	8.76	x 4.79	3 Pc Bath	Tile Floor	Window
11	Laundry	Lower	8.76	x 8.56	Walk-Out	Tile Floor	B/I Shelves

Client Remks: Welcome to 212 Dewhurst Blvd, a charming 3+1 bedroom, 2 bathroom family home in the heart of East York. Filled with warmth and character, this beautifully maintained home offers fantastic curb appeal, manicured front and back gardens, and convenient front pad parking. Step inside to discover inviting living spaces with 8 foot ceilings on the main floor, hardwood flooring, elegant stained glass details, and a cozy wood burning fireplace in the living room. The dining area features built-in bench seating with windows all around overlooking the beautiful greenery, creating the perfect space for family dinners and entertaining. The kitchen offers stainless steel appliances, a functional peninsula island, and ample cabinetry and prep space. Upstairs, you'll find three bright bedrooms (all with closets), while the finished basement provides an additional bedroom, a 3-piece bathroom, extra living space, and a dedicated wine cellar. Outside, enjoy a private backyard surrounded by mature greenery, filled with beautiful perennials, and a lovely little koi fish pond backed by a cute garden shed, ideal for relaxing or hosting guests. Located footsteps from Aldwych Park, schools, transit, local shops, and the everything the Danforth has to offer. This is a wonderful opportunity to own a character-filled home in one of Toronto's most sought after east-end neighbourhoods.

Inclusions: Fridge, Stove, Hood Range, Dishwasher, Washer & Dryer, Bathroom Mirror on second floor

Listing Contracted With: UNION REALTY BROKERAGE INC. **Ph:** 416-686-9618



446 Sammon Ave Toronto Ontario M4J 2B2 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,678.28/2025 For: Sale % Dif: 125 Sold Date: 05/23/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,250,000 List: \$999,999
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18.33 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Greenwood & Mortimer Directions: Greenwood & Sammon

MLS#: E13148214 **PIN#:** 104130646
Legal: PT BLK A PL 2573 TWP OF YORK AS IN EY216250; TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.63	x 13.16	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	13.16	x 7.68	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	12.07	x 11.68	Tile Floor	W/O To Deck	Eat-In Kitchen
4	2nd Br	2nd	12.4	x 9.68	Hardwood Floor	Large Window	Closet
5	3rd Br	2nd	9.91	x 9.68	Hardwood Floor	Skylight	
6	Prim Bdrm	2nd	14.99	x 12.07	Hardwood Floor	Large Window	Closet
7	Family	Bsmt	20.31	x 13.16	Broadloom	Window	

Client Remks: Welcome Home! Beautifully rebuilt 2-storey semi-detached home in the heart of desirable East York. Offering 3 bedrooms, 2 bathrooms, and legal front pad parking, this home is perfectly situated within an excellent school district and just moments from everything the neighbourhood has to offer. The main floor features a spacious open-concept living and dining area with hardwood floors throughout and soaring 9-foot ceilings. The large, sun-filled eat-in kitchen boasts ample storage, and a walk-out to a private deck and deep backyard - perfect for entertaining or family living. Upstairs, you will find three generously sized bedrooms filled with natural light, complete with hardwood flooring, closets, and a skylight that brightens the second level. A spacious 4-piece bathroom completes the upper floor. The finished basement offers high ceiling height, cozy wall to wall carpeting, a separate laundry room, and plenty of additional storage space. Located in an unbeatable East York location, surrounded by fantastic schools, Dieppe Park, 10-min walk to Greenwood subway station, and everything along the vibrant Danforth.

Inclusions: All existing electric light fixtures, Electrolux washer + dryer, Stove, Microwave, Dishwasher, Fridge. All existing Window coverings (as-is condition)

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121



105 Dewhurst Blvd
Toronto Ontario M4J 3J5
Toronto E03 Danforth Toronto
Taxes: \$6,085.48/2026
Sold Date: 05/26/2026
SPIS: No **Last Status:** SLD **DOM:** 5

Sold: \$1,260,000
List: \$1,049,000
For: Sale **% Dif:** 120

Semi-Detached
Link:
2-Storey

Fronting On: E
Acreage:
17.42 x 115.58 Feet
Irreg:

Rms: 6 + 1
Bedrooms: 3
Washrooms: 2
1x3x2nd, 1x3xBsmt

Dir/Cross St: Danforth/Donlands **Directions:** Danforth/Donlands

MLS#: E13155336 **PIN#:** 105350642
Legal: PT LT 136 PL 417E TORONTO; PT LT 137 PL 417E TORONTO; PT LT 138 PL 417E TORONTO; PT LT 139 PL 417E TORONTO AS IN CA125638; TORONTO , CITY OF TORONTO

Kitchens: 2
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: 1100-1500
Lot Size Source: GeoWarehouse
Roof: Shingles
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: 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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.83	x 14.5	Hardwood Floor	Combined W/Dining	Window
2	Dining	Main	14.5	x 10.24	Hardwood Floor	Pot Lights	Large Window
3	Kitchen	Main	14.5	x 10.7	Stainless Steel Appl	Breakfast Area	W/O To Patio
4	Prim Bdrm	2nd	14.5	x 11.81	Hardwood Floor	Closet	Window
5	2nd Br	2nd	11.38	x 10.63	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	14.5	x 8.46	Hardwood Floor	Closet	Window
7	Rec	3rd	16.67	x 14.5	Broadloom	Window	
8	Kitchen	Bsmt	19.49	x 10.66	Laminate	Combined W/Rec	Above Grade Window
9	Rec	Bsmt	14.5	x 11.32	Laminate	Pot Lights	Above Grade Window
10	Laundry	Bsmt	11.78	x 7.22			

Client Remks: Welcome to one of the Danforth's most loved pockets, where tree lined streets, vibrant community, and everyday convenience come together beautifully. Just steps to Donlands subway, the vibrant Danforth, filled with lively restaurants, cafes, local shops, and everyday conveniences, plus parks, transit, top-rated schools, and an easy commute to downtown and DVP; this is more than a home, it's the lifestyle you've been waiting for. From the moment you step inside, you are immediately struck by the soaring ceilings, an expansive feel, and incredible natural light pouring through large windows overlooking beautiful mature trees. Offering 1,759 SQFT of total living space including the basement, the bright, open main floor offers an ideal layout for both everyday living and entertaining, anchored by a spacious kitchen that truly feels like the heart of the home. Upstairs, three spacious bedrooms provide comfort and flexibility, including a stunning sun filled primary retreat with large windows and a calming atmosphere. The versatile third floor offers endless possibilities, perfect as a 4th bedroom, office, yoga retreat, or creative space. Step outside to your own private backyard oasis with no neighbours behind, surrounded by mature trees and incredible serenity, perfect for quiet mornings, summer evenings, and entertaining friends and family. The lower level offers excellent flexibility with a full kitchen and full bathroom, for in-law suite, guest space or work space. With plenty of street parking always available on Dewhurst, hosting guests and day to day living feel effortless. A rare opportunity to call Dewhurst Blvd home, where timeless charm, beautiful tree lined views, and the heart of Danforth living come together perfectly.

Inclusions: Upstairs: stainless steel fridge, dishwasher, microwave, hood, Basement: stainless steel fridge, white stove, white washer & dryer. Existing window covering and electric light fixtures (excluding dinning room ceiling lamp). Recent updates include a new fridge (2026), air conditioning (2025), exterior wall waterproofing (2024), washer & dryer (2024), Pella dining room window (2024), replacement of one side of the roof (2024), cooktop (2023), PCV pipe (2022), and furnace (2020).

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-222-8600



11A Marlow Ave Toronto Ontario M4J 3T8 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,931.73/2025 For: Sale % Dif: 105 Sold Date: 03/15/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,100,000 List: \$1,050,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19.38 x 115 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Danforth/Donlands Directions: Danforth/Donlands

MLS#: E12869606 **PIN#:** 104100220
Legal: PT LT 43 PL 2587 TWP OF YORK AS IN CA686203;S/T & T/W CA 686203: TORONTO (E YORK), CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Suite, Storage, Water Heater, Water Meter	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	13.12	x 12.8	Open Concept	Hardwood Floor	Fireplace Insert
2	Dining	Main	9.84	x 9.84	Wainscoting	Hardwood Floor	Window
3	Kitchen	Main	12.47	x 9.84	Updated	W/O To Garden	
4	Prim Bdrm	2nd	12.8	x 10.83	Hardwood Floor	Closet	Window
5	2nd Br	2nd	11.48	x 7.55	Hardwood Floor	Window	
6	3rd Br	2nd	10.5	x 10.17	Hardwood Floor	Closet	Window
7	Family	Bsmt	22.97	x 12.8	Heated Floor	Laminate	Window
8	Bathroom	Bsmt	10.5	x 8.5	Heated Floor	Laminate	Window

Client Remks: Welcome to 11A Marlow Ave, a well maintained 2-story semi-detached home nestled on one of the most desirable and private streets in the Danforth's established, family-oriented neighbourhood- this sun filled beauty offers lots of gumwood wainscoting originality, perfect for entertaining. Just minutes to Donlands subway station. This inviting property offers 3 bedrooms, 2 bathrooms, a bright above grade basement with large window that allow for plenty of natural light. The welcoming front porch with lovely seasonal views, provides the perfect spot to relax and enjoy a morning coffee. Inside, the main floor features a warm and inviting living and dining area with hardwood flooring. The sun-filled kitchen is highlighted by large windows overlooking the backyard and offers a walkout to the back porch through the pantry, fully fenced yard - ideal for entertaining and everyday enjoyment. Upstairs, you'll find 3 generously sized bedrooms with closets, hardwood floors and large windows, along with a four piece bathroom. The basement offers a lowered and huge family room, plus utility/laundry bathroom and is tastefully done. Perfect for a starter home or investment opportunity. Enjoy easy access to vibrant cafes, boutiques and dining along the Danforth, while being tucked away on a quiet residential street. This unbeatable location is close to top-rated schools including ES Michelle-O'Bonsawin, Earl Grey Senior Public School, Wilkinson Junior Public School, and Danforth Collegiate & Technical Institute, as well as Michael Garron Hospital. You are also steps away from Monarch Park, and Aldwych Park. Walk score 91/100 - a true walkers paradise, please refer to the attached page for all upgrades.

Inclusions: Stove, dishwasher, fridge, on main floor all s/s, freezer on lower level, new windows with warranty, ductless air conditioning, gazebo, new dryer/washer, updated electrical, installed in floor heating basement/washroom, hot water on demand and much more a definite must see

Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-755-0123



707 Greenwood Ave Toronto Ontario M4J 4B6 Toronto E03 Danforth Toronto Taxes: \$4,637/2025 Sold Date: 02/09/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,175,000 List: \$1,079,000 For: Sale % Dif: 109
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19.75 x 100 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Danforth Ave./ N. of Greenwood Ave. Directions: North of Danforth

MLS#: E12752532 **PIN#:** 104120147
Legal: PT LT 498 E/S GREENWOOD AV PL 517E TORONTO; PT LT 499 E/S GREENWOOD AV PL 517E TORONTO AS IN CA658240; S/T & T/W CA658240; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance / Apartment / Finished Fireplace/Stv: Y Heat: Water / Gas A/C: Other Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / 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: In-Law Capability	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	8.37	x 14.76	Open Concept	Combined W/Living	Hardwood Floor
2	Sitting	Main	11.02	x 15.12	Stone Fireplace	Picture Window	Hardwood Floor
3	Living	Main	9.78	x 15.12	Open Concept	Picture Window	Hardwood Floor
4	Kitchen	Main	9.12	x 15.12	Renovated	Quartz Counter	Stainless Steel Appl
5	Prim Bdrm	2nd	12.14	x 13.16	Picture Window	Double Closet	Hardwood Floor
6	2nd Br	2nd	12.63	x 9.65	Window	Ceiling Fan	Hardwood Floor
7	3rd Br	2nd	9.38	x 15.09	Closet	Ceiling Fan	Hardwood Floor
8	Living	Bsmt	16.93	x 13.58	Open Concept	Combined W/Kitchen	Walk-Out
9	Kitchen	Bsmt	3.48	x 13.58	Open Concept	Combined W/Living	Walk-Out
10	Br	Bsmt	8.92	x 13.58	Double Closet	Ceramic Floor	4 Pc Bath

Client Remks: Welcome To 707 Greenwood Ave! This Charming Home Has Been Thoughtfully Renovated With Its Charm Intact. The Main Floor Features A Spacious Living/Dining Area With An Additional Cozy Sitting Area Around The Fireplace. The Kitchen Has Been Renovated & Boasts Extra Height Cabinetry, Stainless Steel Appliances, Cork Flooring & W/o To A Deck & Large Garage W Ample Storage Space. The 2nd Level Features 3 Large Bedrooms & Spacious 4 Pc Bathroom. The Basement Level Has Been Lowered Offering Ample Headroom (bring Your Tall Clients) & Has A Separate Entrance. It Can Be Used As An In-law Suite Or Terrific Space For A Rec Room Or Play Area. There Is A Separate Bedroom & 4 Pc. Washroom. The Location Cannot Be Beat. Steps To The Greenwood Subway, Danforth Shopping & Dining, Schools, Parks, Michael Garron Hospital. Come Take A Look. This One Ticks A lot Of Boxes! Note Laneway Housing Report Available.

Inclusions: All Existing S/S Appliances (Fridge, Stove, Dishwasher & B/I Microwave), Washer & Dryer, All Existing ELF's, Blinds, Tankless Combi Boiler (provides heat for both domestic hot water & radiators) Ductless A/C unit, Garage opener & remote, Gas BBQ

Listing Contracted With: ROYAL LEPAGE URBAN REALTY **Ph:** 416-461-9900



17 Baltic Ave Toronto Ontario M4J 1S1 Toronto E03 Danforth Toronto Taxes: \$6,326.79/2026 Sold Date: 04/09/2026 SPIS: Yes Last Status: SLD DOM: 7			Sold: \$1,312,017 List: \$1,088,800 For: Sale % Dif: 121
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 18.67 x 125 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Danforth & Donlands Directions: Danforth & Donlands

MLS#: E12949446 **PIN#:** 105350570
Legal: PT LT 102 PL 417E TORONTO; PT LT 103 PL 417E TORONTO AS IN CA96974; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 2 Drive: Private Double Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to 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	Ground	10.76	x 12.47	Fireplace	Window	Hardwood Floor
2	Dining	Ground	10.01	x 13.16	Hardwood Floor	Window	
3	Kitchen	Ground	14.99	x 10.99	Centre Island	Breakfast Area	W/O To Patio
4	Prim Bdrm	2nd	15.03	x 13.55	Hardwood Floor	Window	Closet
5	Br	2nd	9.74	x 14.99	Hardwood Floor	Closet	
6	Br	2nd	9.74	x 10.89	Window	Broadloom	

Client Remks: Welcome to Beautiful Baltic Avenue - where character, warmth, and everyday living come together in one of the Danforth's most loved pockets. Just steps from Donlands and the vibrant energy of the Danforth, this is more than a home - it's the lifestyle you've been dreaming of. Morning coffee from your favourite cafe, dinner with friends, weekend bakery runs. Everything you need is right outside your door. Inside you are welcomed by a bright, inviting main floor filled with natural light. Spanning approximately 1,530 sq ft of total living space, the home offers a layout that is both functional and full of charm. The living and dining spaces flow beautifully, perfect for both cozy nights in and effortless entertaining. A vibrant mix of colour and personality brings a unique energy to the home, while the kitchen stands out with rich blue cabinetry, updated tile (2025), and stunning open shelving that makes the space as functional as it is beautiful. Upstairs, three spacious, sun-filled bedrooms offer comfort and flexibility for families, guests, or working from home. Two full bathrooms have been thoughtfully renovated with a clean, modern feel. Step outside to a private, fully fenced backyard surrounded by mature trees - a true oasis during the warmer months. A rare two-car garage, complete with a workstation and natural light, adds incredible value and versatility. With a separate entrance and excellent basement potential, this home offers flexibility for future use, including the possibility of an in-law suite. Set on a street known for its strong sense of community, surrounded by top-rated schools, and just minutes to transit, parks, and the subway, this is a home where you can truly settle in and belong. Carlson Dunlop Pre Home Inspection Available.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, all existing light fixtures (excluding kerosene chandelier in the dining room), all window coverings

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-222-8600



149 Wolverleigh Blvd Toronto Ontario M4J 1R8 Toronto E03 Danforth Toronto Taxes: \$5,846.91/2026 Sold Date: 06/16/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,449,000 List: \$1,089,000 For: Sale % Dif: 133
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.58 x 122 Feet Irreg:	Rms: 10 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Danforth and Coxwell Directions: North of Danforth on Coxwell, then west on Wolverleigh Blvd.

MLS#: E13419524 **PIN#:** 104210212
Legal: PT LT 586 PL 557E TORONTO; PT LT 587 PL 557E TORONTO AS IN CT849907; S/T & T/W CT849907; 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: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat, Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Shingle Gar/Gar Spcs: Detached / 2 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Hospital, Library, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: In-Law Capability, 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.76	x 10.93	Hardwood Floor
2	Dining	Main	11.52	x 11.42	Hardwood Floor
3	Kitchen	Main	9.09	x 14.17	Tile Floor
4	Pantry	Main	8.76	x 5.91	O/Looks Backyard
5	Prim Bdrm	2nd	13.25	x 12.17	Hardwood Floor
6	2nd Br	2nd	9.09	x 14.93	Hardwood Floor
7	3rd Br	2nd	9.51	x 13.48	Hardwood Floor
8	Living	Bsmt	11.32	x 13.68	Vinyl Floor
9	Other	Bsmt	24.18	x 13.68	Combined W/Laundry Vinyl Floor
10	Mudroom	Bsmt	8.66	x 6.07	B/I Closet

Client Remks: Welcome to this spacious character-filled 3-bedroom semi-detached home in the heart of family-friendly Danforth Village. Rich with timeless charm, this inviting home features exposed brick walls, generous principal rooms, and an abundance of space for everyday living and entertaining. The main floor offers large, light-filled living and dining areas, while upstairs you'll find three spacious bedrooms, perfect for growing families. The finished lower level provides a wonderful additional living space with plenty of room to play, relax, or gather with friends and family. An office area is already roughed-in for a future kitchenette, providing excellent potential for extended family living. A separate basement entrance adds even more possibilities. Step outside to a beautiful south-facing backyard, the perfect setting for outdoor entertaining or quiet evenings in the sun. At the rear of the property, a fantastic, powered double garage provides exceptional storage, workshop space, workout or play area. Ideally located just steps from the subway, schools, farmer's markets, parks, shops, and some of the areas best restaurants. This is a wonderful opportunity to enjoy the vibrant community and convenience that make Danforth Village such a sought-after neighbourhood.

Inclusions: GE Stove, Smeg Fridge, Bosch Dishwasher, LG washer and dryer, All Electric light fixtures, wooden hutch in back pantry, all bathroom mirrors, mirror in 2nd floor hallway, curtain rods on 2nd floor

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



228 Queensdale Ave Toronto Ontario M4C 2B2 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,826/2025 For: Sale % Dif: 121 Sold Date: 06/03/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,325,000 List: \$1,099,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19 x 85 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x3xBsmt, 1x2xMain Dir/Cross St: Danforth & Coxwell Directions: Coxwell Ave. and Sammon Ave.	

MLS#: E13176086 **PIN#:** 104190112
Legal: PLAN M394 PT LOT 179

Kitchens: 1 Fam Rm: N Basement: Finished / Full 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 Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster 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, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6	x 3.61	Porcelain Floor	B/I Closet	2 Pc Bath
2	Living	Main	18.04	x 10.01	Hardwood Floor	Built-In Speakers	Large Window
3	Dining	Main	13.02	x 10.01	Large Window	Hardwood Floor	Open Concept
4	Kitchen	Main	15.03	x 10.01	Quartz Counter	Stainless Steel Appl	W/O To Yard
5	Prim Bdrm	2nd	14.01	x 13.45	Hardwood Floor	Large Window	B/I Closet
6	2nd Br	2nd	11.52	x 11.52	Hardwood Floor	Large Window	B/I Closet
7	3rd Br	2nd	11.15	x 8.01	Hardwood Floor	Large Window	B/I Closet
8	Rec	Bsmt	15.03	x 12.57	Vinyl Floor	Wet Bar	Pot Lights
9	4th Br	Bsmt	10.5	x 9.02	Vinyl Floor	B/I Closet	Above Grade Window
10	Laundry	Bsmt	10.01	x 7.25	Stainless Steel Appl	Laundry Sink	B/I Shelves

Client Remks: Prepare to be captivated by 228 Queensdale Avenue - an exquisitely reimagined 3+1 bedroom, 3 bathroom semi where every detail whispers luxury. This isn't just a renovation; it's a complete transformation into a showstopper home that rivals new construction elegance and quality! Updated 200 Amp service, New water and Drain Lines, Backflow Valve, Owned Tankless Water heater, New Windows and Doors, Waterproofed basement, Interlocked drive and Patio! Dedicated foyer w/deep custom closet! Open Concept Main Floor with stunning Engineered hardwood and Built-in Speakers. The living room stuns w/architectural wrap-around windows creating a light-drenched haven. Expansive dining area transitions effortlessly into a magazine-worthy custom kitchen - think gleaming quartz counters & backsplash, professional gas range w/designer pot filler, custom cabinetry with tons of drawers, oversized prep station w/picture window & curated open shelving. French doors open to the privacy-fenced yard w/expansive interlocking stone patio - your personal entertaining oasis. New open riser stairs lead to the three generously sized bedrooms, each appointed w/custom-designed closets & oversized windows that allow abundant natural light. Sophisticated 4-pc bath completes this level. The basement is just as grand with a large rec room w/chic wet bar, a 4th bedroom, a spa-inspired 3-pc bath w/contemporary curbless rainfall shower, and a designer side-by-side laundry w/utility sink and built-in storage! Situated in East York's most coveted tree-canopied enclave where community spirit thrives. Exceptional neighbours, top-rated schools, parks, moments to the eclectic Danforth strip - artisanal coffee, global cuisine, boutique shopping. Seamless transit to downtown via Coxwell TTC.

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



189 Queensdale Ave Toronto Ontario M4C 2B1 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,375,000 List: \$1,099,000
Taxes: \$6,756.62/2025	For: Sale	% Dif: 125
Sold Date: 02/08/2026		
SPIS: No	Last Status: SLD	DOM: 4
Semi-Detached	Fronting On: S	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	17.54 x 103 Feet	Washrooms: 4
	Irreg:	1x4xBsmt, 1x2xGround, 1x4x2nd, 1x4x2nd
Dir/Cross St: Danforth & Coxwell Directions: Danforth & Coxwell		

MLS#: E12760056 PIN#: 104200506 Legal: PT LT 10 PL 297 TWP OF YORK AS IN CA541775; S/T & T/W CA541775; TORONTO (EYORK) , CITY OF TORONTO			
Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Hospital, Library, Park, School Interior Feat: Carpet Free, Sewage Pump, Sump Pump, Upgraded Insulation, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal Water: Sewers

Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 3.31	Tile Floor	Combined W/Living	W/O To Porch
2	Living	Main	11.52	x 8.5	Hardwood Floor	Combined W/Dining	Large Window
3	Dining	Main	11.52	x 9.32	Hardwood Floor	Combined W/Living	Large Window
4	Kitchen	Main	16.21	x 8.23	Hardwood Floor	Combined W/Family	O/Looks Backyard
5	Family	Main	11.35	x 12.37	Hardwood Floor	Pot Lights	W/O To Deck
6	Br	2nd	12.57	x 12.24	Hardwood Floor	B/I Closet	Large Window
7	2nd Br	2nd	14.34	x 7.74	Hardwood Floor	B/I Closet	Large Window
8	Prim Bdrm	2nd	21.19	x 12.34	Hardwood Floor	B/I Closet	4 Pc Ensuite
9	Rec	Bsmt	16.01	x 11.29	Cork Floor	Window	
10	Den	Bsmt	9.45	x 10.89	Cork Floor	Closet	
11	Laundry	Bsmt	8.92	x 4.92	Concrete Floor	Track Lights	Window
12	Workshop	Bsmt	6.17	x 4.92	Concrete Floor		

Client Remks: Located in one of the most coveted neighbourhoods in Danforth Village this stunning 3 bed, 4 bath extensively and thoughtfully renovated home has it all. The front has curb appeal for days. Walking up to the home see the elegant grey stone retaining wall and walkway. Once the snow melts, a garden of perennials will be revealed. Thanks to the 2 storey addition at the back, this home has more square footage than many in the area. The main floor has an open concept living/dining area, 2 pc bath, kitchen with custom cabinets and stone countertops that opens onto a large family room with a w/o to a deck and stone patio. On the second floor there are two spacious secondary bedrooms, a family bathroom, and a private primary suite with built-in closets, spa-like ensuite bath with double sinks, walk-in glass shower with rainfall showerhead. The basement was professionally excavated, underpinned and waterproofed and has a massive rec room with high ceilings, laundry room, 4 pc bath and a den with built-in murphy bed for guests. Walk to shops, restaurants, parks and transit. Freshly painted throughout. All you have to do is move your things in and start living. Welcome home!

Inclusions: Stainless steel refrigerator, gas stove, built-in microwave exhaust, built-in dishwasher; stacked washer/dryer, gas water heater, gas burner and equipment(furnace), air conditioning unit, all electric light fixtures(hard-wired),all window coverings, sump pump, sewage ejector pump, built-in Murphy bed in den(basement), garden shed

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY Ph: 416-366-8800



1070 Woodbine Ave Toronto Ontario M4C 4C5 Toronto E03 Danforth Toronto Taxes: \$4,705.50/2025 Sold Date: 04/17/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,100,000 List: \$1,120,000 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 21.5 x 100 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x3xLower	Dir/Cross St: Woodbine & Danforth Directions: Woodbine and Danforth

MLS#: E13000206 **PIN#:** 104230339
Legal: PT LT 95 PL 2170 TWP OF YORK AS IN CA423622, S/T & T/W CA423622, TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Brick, Concrete 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: Interior Feat: In-Law Capability, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Crown Moulding	Stained Glass	Tile Floor
2	Living	Main	10.6	x 13.09	Hardwood Floor	Large Window	Crown Moulding
3	Dining	Main	8.07	x 12.76	Hardwood Floor	W/O To Deck	Open Concept
4	Kitchen	Main	9.25	x 12.76	Stainless Steel Appl	Breakfast Bar	Large Window
5	Prim Bdrm	2nd	9.15	x 16.01	Hardwood Floor	Large Window	Closet
6	2nd Br	2nd	11.68	x 11.32	Hardwood Floor	Large Window	Closet
7	3rd Br	2nd	8.99	x 11.52	Hardwood Floor	Large Window	Closet
8	Rec	Bsmt	13.32	x 11.52	Broadloom	Window	Pot Lights
9	4th Br	Bsmt	6.99	x 11.09	Broadloom	Window	Closet

Client Remks: Welcome to 1070 Woodbine Avenue, an extra-wide semi on a 21.5 x 100 ft lot just steps to the Danforth. This 3+1 bedroom, 2 bathroom home has been thoughtfully renovated throughout, offering a functional layout and exceptionally large rooms thanks to its wide footprint. The main level features a bright, open concept layout with a seamless flow between the kitchen and dining area. Double doors lead to a newly built backyard deck, creating an ideal space for everyday living and entertaining. The inviting living room is anchored by an oversized window and a stylish accent fireplace wall. Upstairs, you'll find three generously sized bedrooms, all offering more space than typically found in similar homes. The lower level includes a separate entrance and was previously used as a 1-bedroom apartment, with kitchen and laundry rough-ins still in place. Currently configured as a spacious rec room with a dedicated office, while providing the option of future income potential or multigenerational living. Complete with a single car garage with laneway access. Ideally located just steps to Woodbine subway station, East Lynn Park (home to a popular weekly farmers' market!) and all of the shops and restaurants along Danforth. This is a fantastic opportunity to own in a vibrant, family-friendly neighbourhood.

Inclusions: All electrical light fixtures, All blinds and curtain rods, All kitchen appliances including fridge, stove, dishwasher. Washer and Dryer, Linen cabinet at top of stairs, Desk in basement office, 1 cabinet drawer unit in basement office.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-322-8000



549 Milverton Blvd Toronto Ontario M4C 1X6 Toronto E03 Danforth Toronto Taxes: \$4,954.35/2025 Sold Date: 04/25/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$1,075,000 List: \$1,125,000 For: Sale % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.42 x 120.17 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Danforth and Glebemount Ave. Directions: North of Danforth between Woodington and Glebemount

MLS#: E12969038 **PIN#:** 104220035
Legal: PT LT 136 PL 571E TORONTO AS IN CA190462, T/W & S/T CA190462; TORONTO , 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: 1922 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: Lower	Exterior: Brick Veneer Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: 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	Solarium	Main	13.12	x 6.23	Hardwood Floor	Enclosed	Ne View
2	Living	Main	13.12	x 12.93	Hardwood Floor	Open Concept	Combined W/Dining
3	Dining	Main	10.1	x 12.47	Hardwood Floor	Walk-Thru	Bay Window
4	Kitchen	Main	13.09	x 10.07	Tile Floor	Eat-In Kitchen	W/O To Deck
5	Br	2nd	13.12	x 13.81	Hardwood Floor	Closet	North View
6	2nd Br	2nd	7.78	x 13.16	Hardwood Floor	Bay Window	West View
7	3rd Br	2nd	7.78	x 13.25	Hardwood Floor	Closet	O/Looks Backyard
8	Bathroom	2nd	4.99	x 7.74	Hardwood Floor	Soaker	O/Looks Backyard
9	Sitting	Bsmt	7.94	x 14.99	Tile Floor	Pot Lights	Walk Through
10	Bathroom	Bsmt	6.66	x 8.89	3 Pc Bath	Tile Floor	Open Concept
11	Utility	Bsmt	13.12	x 16.7	B/I Shelves	Concrete Floor	Combined W/Workshop
12	Laundry	Bsmt	6.07	x 11.25	Tile Floor	Laundry Sink	Separate Rm

Client Remks: Welcome to this charming 3-bedroom, 2-bathroom semi-detached home located in this great sought after neighbourhood. This well-maintained property features a bright open concept living room dining room, renovated eat-in kitchen with modern finishes such as custom counter tops and a built-in pantry. There is plenty of natural light with a walk-out to deck and backyard for everyday living and entertaining. Upstairs is 3 bright bedrooms with closets/storage. The partially finished basement offers a sitting/reading/office nook, separate laundry room, 3 piece bathroom and workshop which also provides plenty of storage. Enjoy the added bonus of a cozy enclosed porch/mud room for convenience. There is a mutual drive leading to a single detached garage, more storage or parking for two vehicles. Ideally situated within walking distance to subway, groceries, restaurants/cafes/shops on Danforth, dog parks, everyday amenities to make this an ideal home.

Inclusions: Fridge, gas cook top stove, stove hood fan/light, built-in dishwasher, microwave, washer, dryer, 3 dressers in the basement, BBQ on the back deck, GDO & remote, all elfs, track lighting and ceiling fans. All AS IS.

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



925 Greenwood Ave
Toronto Ontario M4J 4C2
 Toronto E03 Danforth Toronto
Taxes: \$4,124.85/2025 **For:** Sale **% Dif:** 100
Sold Date: 02/24/2026
SPIS: No **Last Status:** SLD **DOM:** 14
Link:
 2-Storey **Fronting On:** E **Rms:** 6 + 1
Acreage: 15.58 x 100 Feet **Bedrooms:** 3
Irreg: 1x4x2nd, 1x3xBsmt **Washrooms:** 2
Dir/Cross St: Greenwood And Milverton Blvd **Directions:** Greenwood And Milverton Blvd

MLS#: E12777356

PIN#: 104130658

Legal: PT LT 5 PL 534E TORONTO AS IN CA602236; S/T & T/W CA602236; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: None	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Hospital, Park, Public Transit, Rec Centre, School	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Floor Drain, Other, Sump Pump	HST Applicable to: Not Subject to HST
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct: Garden Shed
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.6	x 8.6	Hardwood Floor	Picture Window	Combined W/Dining
2	Dining	Main	14.96	x 9.81	Hardwood Floor	Picture Window	W/O To Deck
3	Kitchen	Main	10.4	x 12.52	Hardwood Floor	W/O To Deck	Large Window
4	Prim Bdrm	2nd	12.53	x 10.52	Hardwood Floor	Large Closet	Pot Lights
5	2nd Br	2nd	9.81	x 13.37	Hardwood Floor	Window	Closet
6	3rd Br	2nd	13.58	x 7.81	Window	Closet	
7	Rec	Bsmt	20.85	x 9.47	Laminate	Above Grade Window	
8	Laundry	Bsmt	0	0	Ceramic Floor	Window	4 Pc Bath

Client Remks: Client RemarksWelcome to 925 Greenwood Ave-an extensively renovated Danforth gem where you can truly move in and enjoy. Thoughtfully updated throughout with over \$220k spent in renovations, this home features a fully renovated kitchen, new hardwood flooring on the main level, and a beautifully recapped staircase with new railings and balusters. The underpinned basement offers impressive ceiling height, adding valuable and versatile living space. Comfort meets style with heated floors in the bathrooms, including a fully remodelled upstairs bath and a brand-new second full bathroom with a shower. The well-designed layout offers great flow and generous space, ideal for both everyday living and entertaining, with three comfortable bedrooms to suit families, guests or great work from home space. Enjoy your morning coffee on the charming front porch, then unwind in your private backyard oasis featuring a fenced yard, large deck, and storage shed for added convenience. Just steps to Greenwood Subway, the Danforth, and within easy reach of the Beach and the shops and cafes of Queen Street, this is a walk-everywhere location you'll love. This is the Danforth-area home you've been waiting for-great space, great layout, and an unbeatable lifestyle. ****OPEN HOUSE SAT FEB 14, 2:00-4:00PM****

Inclusions: See Schedule B attached.

Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY Ph: 416-422-5115



64 Donlands Ave Toronto Ontario M4J 3N8 Toronto E03 Danforth Toronto Taxes: \$4,705.50/2025 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,155,000 List: \$1,150,000 For: Sale % Dif: 100
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 20.17 x 97.5 Feet Irreg:	Rms: 8 + 5 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Donlands Ave & Danforth Ave Directions: Donlands Ave & Danforth Ave

MLS#: E13134298	PIN#: 105350551
Legal: PT LT 83 PL 417E TORONTO; PT LT 112 PL 417E TORONTO AS IN CA89015; 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: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Place Of Worship, Public Transit, School Interior Feat: Other	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	16.01	x 18.73	Combined W/Dining	Window	
2	Dining	Main	13.58	x 9.74	Combined W/Living	Overlook Patio	Window
3	Breakfast	Main	13.94	x 8.66	Breakfast Area	Pass Through	
4	Kitchen	Main	11.02	x 12.14	W/O To Patio	Stainless Steel Appl	Overlook Patio
5	Prim Bdrm	2nd	16.77	x 10.33	W/I Closet	4 Pc Ensuite	Pot Lights
6	2nd Br	2nd	10.43	x 10.33	Mirrored Closet		
7	3rd Br	2nd	9.09	x 10.33	Large Window	Pot Lights	
8	Den	2nd	26.18	x 8.07	3 Pc Bath	Pot Lights	Large Window
9	Rec	Bsmt	19.72	x 11.75	Pot Lights	Above Grade Window	Broadloom
10	4th Br	Bsmt	9.91	x 11.75	Window	Broadloom	
11	Den	Bsmt	22.44	x 6.66	Broadloom		
12	Laundry	Bsmt	6.69	x 12.96			
13	Utility	Bsmt	6.99	x 2.49			

Client Remks: Welcome to this warm, well-maintained, and remarkably spacious 3+1 bedroom, 3.5 bathroom home, ideally located just steps from the vibrant Danforth and the subway station. Featuring a rare double detached garage accessed via laneway on both sides, this property offers exceptional convenience and versatility. A must-see opportunity! Offering more space than meets the eye, this property blends comfort, functionality, and incredible potential. The main level features a generous living and dining area, along with a bright breakfast nook and a spacious kitchen with a walk-out to the patio and garage. Upstairs, the second floor boasts a large primary bedroom complete with a walk-in closet and a 4-piece ensuite. Two additional well-sized bedrooms, a versatile den or office space, and a shared 3-piece bathroom provide ample room for families or work-from-home flexibility. With separate entrances from both the interior and the front of the house, the lower level offers excellent potential. It includes an additional bedroom, a large recreation room, a 3-piece bathroom, and a dedicated laundry area. This solid home presents endless possibilities for customization and investment. Unbeatable location, just steps to Donlands Subway Station, and within walking distance to trendy Danforth shops, cafes, and restaurants. Close to schools, parks, the DVP, and just minutes to the beach and downtown.

Inclusions: Frigidaire gas stove (2025), Samsung over-the-range microwave (2025), Frigidaire refrigerator, GE dishwasher, Furnace (2019), AC (2019), Roof (2012), Exterior (2024), 2nd Floor reno (2019), All Elf's

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



655 Mortimer Ave Toronto Ontario M4C 2J9 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,155.02/2026 For: Sale % Dif: 98 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$1,168,000 List: \$1,189,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.81 x 103 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Mortimer Ave and Woodbine Ave Directions: Mortimer & Woodbine

MLS#: E13173784 **PIN#:** 104240024
Legal: See Schedule B

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Front Yard Parking, Mutual Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Hospital, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Built-In-BBQ, Landscape Lighting, Porch Enclosed Interior Feat: Carpet Free Security Feat: Carbon Monoxide Detectors	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	12.6	x 6.66	California Shutters	Closet	Tile Floor
2	Living	Main	14.34	x 12.76	B/I Bookcase	Crown Moulding	Hardwood Floor
3	Dining	Main	11.75	x 10.01	Combined W/Living	Pot Lights	Window
4	Kitchen	Main	12.4	x 12.34	Breakfast Bar	Stainless Steel Appl	O/Looks Backyard
5	Laundry	Main	8.99	x 4.92	Ceramic Floor	Window	W/O To Yard
6	Prim Bdrm	2nd	13.58	x 9.15	O/Looks Frontyard	Double Closet	B/I Closet
7	2nd Br	2nd	13.32	x 10.01	W/O To Deck	Double Closet	O/Looks Backyard
8	3rd Br	2nd	9.58	x 8.6	Window	Hardwood Floor	Closet Organizers
9	Bathroom	2nd	8.66	x 4.92	4 Pc Bath	Pot Lights	Marble Floor
10	Rec	Lower	12.66	x 9.25	Pot Lights	Window	Combined W/Office
11	Br	Lower	11.09	x 6.66	Window	Vinyl Floor	Pot Lights
12	Bathroom	Lower	7.51	x 5.15	3 Pc Bath	Pot Lights	Vinyl Floor

Client Remks: Tucked along a quiet stretch of Mortimer, this beautifully renovated family home blends timeless design with thoughtful everyday living. The 2021 main floor renovation transformed the space with thoughtful custom millwork and a fully reimagined kitchen featuring built in appliances, custom shelving, breakfast bar seating, and beautifully integrated storage throughout. Generous ceiling height and an abundance of natural light further enhance the space. Every detail has been carefully considered for modern family life. A generous mudroom anchors the front entry while the main floor laundry room at the rear of the home offers additional built ins, folding space, and functionality rarely found in homes of this size. Upstairs, the light filled primary bedroom features custom built in closets. The secondary bedroom also offers custom built in closets and opens to a private balcony with composite decking completed in 2018. The third bedroom offers excellent flexibility as a nursery or office. Renovated 4 piece bathroom, on second floor, with a timeless aesthetic. The finished lower level includes a spacious 3 piece bathroom and versatile space ideal for a rec room, office, guest suite, or growing family needs, with flexibility to customize the space as life evolves. The professionally landscaped backyard feels like a private retreat with mature gardens, landscape lighting, and a built in gas BBQ. Exceptionally quiet, you would never know you are steps to Mortimer. Freshly painted throughout with updated windows in 2021, AC in 2024, and roof in 2025. Rare legal front pad parking plus an additional parking space via mutual drive for a small car. Sought after R. H. McGregor and Cosburn School catchment. Convenient transit access with nearby TTC subway stations and quick routes into downtown. Surrounded by beloved cafes, restaurants, parks, and a true sense of community, this is the kind of east end neighbourhood people move to and never want to leave.

Inclusions: All existing light fixtures, all existing window coverings, all existing appliances, google front door camera, NEST and deep freezer in basement, outdoor Barbecue, Owned tankless hot water tank.

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



220 Westwood Ave Toronto Ontario M4J 2H4 Toronto E03 Danforth Village-East York Toronto Taxes: \$5,942/2025 For: Sale Sold Date: 03/17/2026 SPIS: No Last Status: SLD DOM: 7		Sold: \$1,405,000 List: \$1,199,000 % Dif: 117
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19.96 x 136.07 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Pape/Danforth Directions: via Pape		

MLS#: E12865478 **PIN#:** 104060266
Legal: Pcl 3961 Sec East Township Of York..See Schedule B

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Storage, 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.02	x 11.94	
2	Dining	Main	11.94	x 8.96	
3	Kitchen	Main	14.83	x 14.21	
4	Prim Bdrm	2nd	12.4	x 10.76	
5	2nd Br	2nd	10.89	x 9.42	
6	3rd Br	2nd	12.3	x 11.52	
7	Rec	Bsmt	29.07	x 14.8	

Client Remks: Beautifully renovated 3-bedroom, 2-bath family home in the heart of the Danforth. Thoughtfully updated and move-in ready, this stylish residence offers an open-concept living and dining space filled with natural light, hardwood floors, and pot lights throughout. The newly renovated kitchen is a true highlight, featuring modern finishes, a large centre island, stainless steel appliances including a wine fridge, and a seamless walkout to the private backyard - now enhanced with refreshed landscaping, perfect for summer entertaining. Upstairs features 3 well-sized bedrooms and a stylish 4-piece bath. The primary bedroom offers large windows and ample closet space. The finished lower level provides valuable extra living space ideal for a rec room, home office, or kids' zone. Unbeatable location just steps to Pape subway station, the DVP, parks, excellent schools, and all the shops and restaurants the Danforth is known for.

Inclusions: Living room TV, all light fixtures, window coverings, stainless kitchen appliances - KitchenAid fridge, stove, dishwasher, Marvel wine fridge, front-loading Samsung washer & dryer

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



85 Linsmore Cres
Toronto Ontario M4J 4K2
 Toronto E03 Danforth Village-East York Toronto
Taxes: \$5,187.02/2026 **For:** Sale **% Dif:** 93
Sold Date: 06/03/2026
SPIS: No **Last Status:** SLD **DOM:** 13
Link:
 2-Storey **Fronting On:** E **Acreage:** 17 x 100 Feet
Rms: 7 + 3
Bedrooms: 3 + 1
Washrooms: 3
 1x4xGround, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Danforth Ave & Greenwood Ave **Directions:** Danforth Ave & Greenwood Ave

MLS#: E13158596 **PIN#:** 104120082
Legal: PT LT 111 PL 534E TORONTO AS IN CT806601; TORONTO , CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1925 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block, Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Concrete Block Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Public Transit, School Exterior Feat: Patio, Paved Yard, Privacy, Porch Interior Feat: In-Law Suite, Primary Bedroom - Main Floor, Water Heater Security Feat: None	Zoning: Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Storage Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.75	x 9.61	Broadloom	Window	Closet
2	Kitchen	Main	9.28	x 14.98	Tile Floor	Eat-In Kitchen	Window
3	Br	Main	17.31	x 12.17	Broadloom	Window	Closet
4	Living	2nd	14.98	x 11.34	Broadloom	Window	Closet
5	Kitchen	2nd	13.88	x 9.38	Eat-In Kitchen	Window	
6	Br	2nd	9.79	x 14.98	Hardwood Floor	Window	Closet
7	Kitchen	Bsmt	20.85	x 14.65	Tile Floor	Eat-In Kitchen	Combined W/Laundry
8	Br	Bsmt	12.71	x 11.53	Broadloom	Window	Closet

Client Remks: Welcome to 85 Linsmore Crescent - a rare opportunity in one of Toronto's hottest east-end pockets! Whether you're searching for the perfect family home, multi-generational living, or a smart investment with income potential, this versatile semi-detached checks every box. Featuring 3 kitchens, ample parking, and flexible living spaces, this property is ideal for large families, live-and-rent arrangements, or investors looking for a turnkey opportunity where much of the work has already been done. Live comfortably while generating rental income to help pay your mortgage, or maximize returns with rental potential. Located in the heart of the vibrant Danforth community, you're just steps to Greenwood Subway Station, making commuting downtown effortless. Walk to some of the city's best independent coffee shops, incredible restaurants, local boutiques, and lively neighbourhood spots that make this area so sought after. Enjoy nearby parks perfect for outdoor living. With an exceptional Walk Score of 86, most daily errands can be done on foot. Excellent Transit Score of 75 and Bike Score of 80 make getting around the city easy and convenient. Plus, you're only a few subway stops to Bloor/Yonge and have quick access across the city. This is more than just a property - it's a lifestyle and an investment in one of Toronto's most desirable and rapidly appreciating neighbourhoods. Opportunities like this don't come often!

Inclusions: See Schedule B attached.

Listing Contracted With: ROYAL LEPAGE SIGNATURE SUSAN GUCCI REALTY **Ph:** 416-422-5115

	9 Lesmount Ave Toronto Ontario M4J 3V5 Toronto E03 Danforth Village-East York Toronto		Sold: \$1,150,000 List: \$1,199,000
	Taxes: \$4,642.22/2025	For: Sale	% Dif: 96
	Sold Date: 04/07/2026	SPIS: No	Last Status: SLD DOM: 92
Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 24.95 x 100.09 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 4 2x4x2nd, 1x4xBsmt, 1x2xMain
Dir/Cross St: Donlands / O'Connor Directions: Donlands / Mortimer			

MLS#: E12662344		PIN#: 104090010	
Assignment: No		Fractional Ownership: No	
Legal: PT LT 36 PL 2526 TWP OF YORK AS IN TB500081		Vacant Land Condo: No	
Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: A	Hydro: Yes
Basement: Finished / Sep Entrance	Drive: Mutual	Gas: Yes	Phone: Yes
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: No	Sewer: Sewers	
Central Vac: No	Pool: None	Waterfront:	
Apx Age: 51-99	Prop Feat: Fenced Yard, Place Of	Retirement:	
Apx Sqft: 1100-1500	Worship, Public Transit, Rec Centre,	HST Applicable to	
Lot Size Source: GeoWarehouse	School	Sale Price:	
Roof: Asphalt Shingle	Exterior Feat: Landscaped	Included In,Not Subject to HST	
Foundation: Concrete Block	Interior Feat: Carpet Free, Water Heater	Farm/Agr:	
Assessment: POTL: N		Oth Struct: Fence - Full	
POTL Mo Fee:		Survey Type: None	
Laundry lev: Lower		Spec Desig: Unknown	
#	Room	Level	Length (ft)
1	Living	Main	15.68
2	Dining	Main	12.76
3	Kitchen	Main	12.76
4	Prim Bdrm	2nd	14.01
5	2nd Br	2nd	10.76
6	3rd Br	2nd	11.68
7	Den	Bsmt	10.33
8	Great Rm	Bsmt	12.17
9	Laundry	Bsmt	15.85
			Width (ft)
			14.24
			7.58
			10.43
			8.99
			8.66
			11.52
			9.09
			7.84
			6.66
			Description
			Hardwood Floor
			Large Window
			Pot Lights
			Hardwood Floor
			O/Looks Backyard
			Pot Lights
			Quartz Counter
			Stainless Steel Appl
			Hardwood Floor
			4 Pc Ensuite
			Hardwood Floor
			Above Grade Window
			Hardwood Floor
			Above Grade Window
			Closet
			Hardwood Floor
			Picture Window
			Large Closet
			Vinyl Floor
			Window
			Vinyl Floor
			Pot Lights
			Window
			Vinyl Floor
			Pot Lights
Client Remks: Look no further-this beautifully renovated home is ideal for families of all kinds. Located in the heart of vibrant Danforth Village-East York, this semi-detached gem sits directly across from Holy Cross Catholic School, offering unmatched convenience.Thoughtfully redesigned for modern living, the main floor features a bright, open-concept layout that flows effortlessly into a chef-inspired kitchen. Outfitted with stainless steel appliances, quartz countertops, and tranquil views of the backyard, the kitchen is complemented by a generous breakfast area perfect for everyday dining or stylish entertaining.Natural light fills the home through new energy-efficient windows, enhanced by sleek pot lights and an elegant glass staircase. Major upgrades include a new roof, contemporary durable flooring, and thermal exterior doors.Upstairs, you'll find three fully renovated bedrooms, including a primary suite complete with a luxurious 4-piece ensuite. The finished basement-with its own separate entrance, recreation room, den, and an additional 4-piece bathroom-offers exceptional versatility for guests, extended family, or potential rental use.The exterior is just as impressive, featuring new interlocking and a spacious backyard. With the old garage removed to maximize outdoor space, the property presents a rare opportunity for a future garden suite (with rental potential), a tandem garage, or a private outdoor retreat-while still maintaining a dedicated parking spot. (Photos have been AI-Enhanced)			
Inclusions: Inclusions: Stainless Steels Fridge, Stove, Dishwasher, Range Hood, Washer & Dryer, Existing Window coverings and all electrical light fixture			
Listing Contracted With: RE/MAX IMPERIAL REALTY INC. Ph: 416-495-0808			



356 Milverton Blvd Toronto Ontario M4J 1V9 Toronto E03 Danforth Toronto Taxes: \$5,777.85/2026 Sold Date: 06/11/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,445,000 List: \$1,199,000 For: Sale % Dif: 121
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19.5 x 115.8 Feet Irreg:	Rms: 8 + 5 Bedrooms: 3 + 2 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Danforth - Monarch Park Directions: Danforth - Monarch Park

MLS#: E13245880 **PIN#:** 104200320
Legal: PT LT 409 PL 557E TORONTO; PT LT 408 PL 557E TORONTO AS IN EV71710; S/T & T/W EV71710; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Finished / Full / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2026 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Mutual, Right Of Way Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite, Upgraded Insulation	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas 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	3.94	x 7.55	Tile Floor	Closet	Pot Lights
2	Living	Main	16.4	x 14.83	Large Window	Hardwood Floor	Fireplace
3	Dining	Main	9.84	x 14.83	Hardwood Floor	Pot Lights	Open Concept
4	Family	Main	19.82	x 14.83	Pot Lights	Large Window	O/Looks Backyard
5	Kitchen	Main	11.48	x 7.55	B/I Appliances	Modern Kitchen	Quartz Counter
6	Prim Bdrm	2nd	14.83	x 9.84	4 Pc Ensuite	Pot Lights	B/I Closet
7	2nd Br	2nd	14.83	x 11.65	Hardwood Floor	Pot Lights	O/Looks Backyard
8	3rd Br	2nd	10.17	x 9.42	Hardwood Floor	Large Closet	Window
9	Laundry	2nd	3.28	x 3.28			
10	Rec	Bsmt	13.12	x 32.81	Laminate	Pot Lights	Window
11	Kitchen	Bsmt	13.12	x 32.81	Combined W/Rec	B/I Dishwasher	Quartz Counter
12	4th Br	Bsmt	14.76	x 9.84	Laminate	Pot Lights	Window

Client Remks: A Rare Turnkey Opportunity! This one-of-a-kind semi-detached home has been completely transformed through a comprehensive, permit-approved renovation & custom rebuild, with all work completed under the inspection of the City of Toronto. Situated on an oversized 19.5' x 115.8' lot, the property features a fully legal basement apartment with a private separate entrance, offering outstanding flexibility & income potential***Virtually everything has been rebuilt, with only the original exterior brick walls remaining. The home boasts brand-new front & rear facades, delivering exceptional curb appeal & a striking contemporary appearance***The main & second floors provide a beautifully designed owner's residence, highlighted by impressive 8.5-ft ceilings with no bulkhead that create open feel throughout the living space. Extensive upgrades include spray foam insulation throughout, all-new HVAC & ductwork, updated electrical systems with 200-amp service & two separate panels, new windows, reinforced floor structures, engineered HW flooring, structural enhancements, a wood-burning fireplace, premium European tile finishes, & a designer kitchen featuring built-in appliances & quartz CT***A walkout from the kitchen leads to a spacious wood deck overlooking a deep, fully fenced backyard oasis-an ideal setting for entertaining, relaxing, & enjoying complete privacy***The self-contained legal two-bedroom basement features a new kitchen, appliances, laundry, excellent ceiling height from underpinning, waterproofing, new under-slab plumbing, and a backflow preventer. The separate entrance has been thoughtfully positioned to preserve the privacy of both the main residence & outdoor living space***Perfect for homeowners, multi-generational families, or investors, this move-in-ready property offers the rare combination of luxury living & immediate rental income potential. Opportunities like this are seldom available and must be seen to be fully appreciated! Full Home Inspection Avail.

Inclusions: B/I Fridge, SS Stove, B/I Bosch Dishwasher, Washer/Dryer on the 2nd floor, Basement Appliances: SS stove, B/I D/W, Fridge, W/D, All Electrical Fixtures, All Window Coverings. Parking/drive is mutual and subject to right of way.

Listing Contracted With: PAM REALTY LTD. **Ph:** 416-225-6931

	633 Milverton Blvd		Sold: \$1,160,000
	Toronto Ontario M4C 1X8		List: \$1,250,000
	Toronto E03 Danforth Toronto		
	Taxes: \$5,075/2025	For: Sale	% Dif: 93
Sold Date: 02/01/2026			
SPIS: Yes		Last Status: SLD	DOM: 3
Semi-Detached		Fronting On: S	Rms: 6 + 2
Link:		Acreage: < .50	Bedrooms: 2 + 2
2-Storey		17.83 x 120 Feet	Washrooms: 2
		Irreg:	1x4xBsmt, 1x4x2nd
Dir/Cross St: Woodbine/Danforth Directions: Woodbine/Danforth			

MLS#: E12738626 **PIN#:** 104230048
Legal: Plan 558 E Pt Lot 218

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1922 Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Interior Feat: Water Heater Owned	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Water Supply Type: Municipal 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	21.98	x 12.47	Renovated		
2	Dining	Main	8.86	x 8.86	Renovated		
3	Kitchen	Main	13.12	x 12.14	Quartz Counter	Skylight	Stainless Steel Appl
4	Br	2nd	18.7	x 10.17	Renovated		
5	2nd Br	2nd	8.53	x 8.2	Sliding Doors	Renovated	
6	Office	2nd	13.45	x 13.12	Renovated		
7	Br	Bsmt	12.8	x 11.15	W/W Closet	Renovated	
8	Br	Bsmt	12.8	x 8.2	W/W Closet	Renovated	

Client Remks: 633 Milverton Blvd. A Beautifully Renovated Semi Detached Home which blends modern style, high-quality craftsmanship, and extensive mechanical upgrades. Bright open concept living with premium finishes throughout. Features: *Fully renovated top to bottom. *Open concept Main and Second Floors. *Stunning Kitchen with Quartz Countertops and sleek finishes. *Premium Vinyl Flooring throughout. *Seven quality LG appliances. Stainless steel: fridge, stove & dishwasher. Washer - dryer on Main plus additional washer-dryer on Second for added convenience. *Stylish sliding barn doors throughout. *Oak hand railings adding warmth and character. Situated in one of the most desirable pockets of the East Danforth: *Short walk to vibrant Danforth shops and restaurants. *Close to TTC, local farmers' market, and multiple parks. *Steps to excellent schools and family-friendly amenities. *Rear access for small vehicles. A rare combination of high end cosmetic upgrades paired with behind-the-walls improvements. Mechanical Upgrades: *All new wiring. *New windows and skylight, including inward tilting windows for easy cleaning. *New plumbing and ductwork. *Egress windows in both basement rooms. *Recent high-efficiency furnace and hot water heater. *Professional waterproofing. *Main drain and entire basement floor replaced. *Interconnected smoke and CO detectors throughout. *Premium sound insulation for enhanced comfort and privacy.

Inclusions: 7 LG Appliances. Stainless Steel: Fridge, Stove and Dishwasher. Washer and Dryer on Main Floor. Washer and Dryer on Second Floor. Electric Light Fixtures, Window Coverings, Hot Water Tank.

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



13 Springdale Blvd Toronto Ontario M4J 1W4 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,726.46/2026 For: Sale % Dif: 97 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,250,000 List: \$1,285,000
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 22.98 x 100 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3x2nd, 1x4x2nd, 1x4xLower Dir/Cross St: Danforth and Greenwood Directions: Danforth and Greenwood	

MLS#: E12845238 **PIN#:** 104130256
Legal: PCL 8-1 SEC M515; PT LT 8 S/S POULTON AV PL M515 EAST YORK; PT LT 9 S/S POULTON AV PL M515 EAST YORK COMM AT A POINT IN THE SLY LIMIT OF POULTON AV DISTANT 4 FT 7 3/4 INCHES MORE OR LESS MEASURED ELY THEREON FROM THE NW ANGLE OF LT 9, SAID POINT BEING ALSO IN THE PRODUCTION NLY OF THE CENTRE LINE OF PARTITION WALL BTN THE HOUSE ON THESE LANDS AND THAT ON THE LANDS IMMEDIATELY TO THE E THEREOF; THENCE SLY TO AND ALONG THE SAID CENTRE LINE OF PARTITION WALL AND CONTINUING THENCE SLY IN A

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air, Heat Pump, Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Rolled Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, Floor Drain, Storage, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.04	x 14.6	Large Window	Hardwood Floor	Pot Lights
2	Dining	Main	8.76	x 14.53	Large Window	Hardwood Floor	Pot Lights
3	Kitchen	Main	9.28	x 14.5	Combined W/Dining	Hardwood Floor	Backsplash
4	Prim Bdrm	2nd	12.14	x 10.43	Large Window	Large Closet	4 Pc Bath
5	2nd Br	2nd	11.71	x 10.93	Closet	O/Looks Backyard	Hardwood Floor
6	3rd Br	2nd	11.71	x 10.73	Hardwood Floor	Window	Closet
7	Rec	Lower	18.04	x 18.54	Window	4 Pc Bath	Pot Lights
8	4th Br	Lower	18.04	x 8.5	Window		
9	Utility	Lower	6.07	x 6.89			

Client Remks: * Offers Anytime * Nestled in family-friendly Danforth Village, this fully renovated 3+1 bedroom, 3 bathroom semi-detached home blends modern style with functional family living. The sun-drenched open-concept main floor features stainless-steel appliances, a center island with combined dining area, and a seamless flow for entertaining. Upstairs, generous bedrooms include a primary suite with 3-piece ensuite and convenient second-floor laundry. The lower level offers a separate entrance, a bedroom, four-piece bathroom, ample storage, and versatile living space. Step outside to a sun-drenched, professionally landscaped south-facing backyard, large enough for kids to play and complete with a big shed, perfect for family fun and entertaining. Just steps from the Danforth, a short walk to the subway, and with quick access to the DVP. **** PARKING - neighbour agreement to park in drive every other month
Inclusions: Fridge, Stove, Microwave, Range Hood, Washer / Dryer, ELFs and Window coverings, Shed, 4x HVAC Wallmounts
Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-465-7527



124 Milverton Blvd Toronto Ontario M4J 1V1 Toronto E03 Danforth Toronto Taxes: \$6,063/2026 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,510,412 List: \$1,299,000 For: Sale % Dif: 116
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.58 x 98 Feet Irreg:	Rms: 8 Bedrooms: 3 + 1 Washrooms: 3 2x3x2nd, 1x4xLower	Dir/Cross St: Danforth Ave & Donlands Ave Directions: Danforth Ave & Donlands Ave

MLS#: E13174154	PIN#: 104100629
Assignment: No	Fractional Ownership: No Vacant Land Condo: No
Legal: PT LT 352 PL 551E TORONTO AS IN CT619379; T/W & S/T CT619379 EXCEPT THE EASEMENT THEREIN RE: LT 353 PL 551E; T/W & S/T EV61020; TORONTO , CITY OF TORONTO	

Kitchens: 1 Fam Rm: Y Basement: Finished / W/O 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, Poured Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Wood Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Porch, Landscaped Interior Feat: Carpet Free, Built-In Oven, Separate Heating Controls, Separate Hydro Meter, Water Heater Security Feat: Security System	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Air Conditioner, Hot Water Tank-Electric HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 12.5	Hardwood Floor	Halogen Lighting	Crown Moulding
2	Dining	Main	16.57	x 14.83	Hardwood Floor	California Shutters	Window
3	Kitchen	Main	14.83	x 9.51	Stainless Steel Appl	Stone Counter	Breakfast Bar
4	Prim Bdrm	2nd	12.99	x 12.83	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	13.09	x 10.07	Hardwood Floor	California Shutters	Large Closet
6	3rd Br	2nd	12.83	x 9.74	Hardwood Floor	California Shutters	Large Closet
7	Rec	Lower	23.16	x 13.68	Broadloom	W/O To Patio	Halogen Lighting
8	Utility	Lower	6.27	x 5.09	Concrete Floor		

Client Remks: Corner lot, massive west-facing backyard, four dedicated parking spots, renovated top to bottom and steps from The Danforth and subway - 124 Milverton is the Danforth semi that lives like a modern detached. This 3+1 bed, 3 bath property includes a primary ensuite, which is genuinely rare for this style. The second floor was reimaged from scratch: the primary suite expanded with custom built-in closets and a brand-new ensuite. The secondary bathroom was gutted and rebuilt to the same modern standard. The main floor centres on a redesigned living space anchored by a custom electric fireplace feature wall and pot lighting throughout. The lower level is fully renovated with new vinyl floors, pot lights, a separate entrance, and rough-in for a second kitchen and second laundry - a basement suite conversion is straightforward. Outside, the corner lot delivers unobstructed afternoon light across a large yard with a concrete pad, custom pergola, and gas line for BBQ and/or fireplace. Steps to the Danforth strip, top-rated schools, and the Donlands Subway station.

Inclusions: Fridge, Built In Oven and Cook Top, B/I Dishwasher, OTR Hood Fan, Microwave, Washer/Dryer, All Window Coverings, All Elf's

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



38 Bonnie Brae Blvd Toronto Ontario M4J 4N2 Toronto E03 Danforth Village-East York Toronto Taxes: \$4,954/2025 For: Sale % Dif: 98 Sold Date: 03/18/2026 SPIS: No Last Status: SLD DOM: 33			Sold: \$1,320,000 List: \$1,349,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.67 x 100 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xGround, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Greenwood & Mortimer Directions: Greenwood & Mortimer

MLS#: E12786182 **PIN#:** 104130568
Legal: PT LT 34 PL 2573 TWP OF YORK AS IN TB669886; S/T & T/W TB669886; TORONTO (E YORK) , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Deck, Porch Interior Feat: Carpet Free, ERV/HRV, On Demand Water Heater, Water Heater Owned	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 Not Subject to HST Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.83	x 8.5	Hardwood Floor	Large Window	Electric Fireplace
2	Dining	Ground	14.07	x 12.99	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Ground	15.85	x 12.76	Centre Island	Breakfast Area	Hardwood Floor
4	Br	2nd	13.25	x 17.75	3 Pc Ensuite	B/I Closet	Large Window
5	2nd Br	2nd	9.42	x 7.19	Hardwood Floor	Closet	Window
6	3rd Br	2nd	9.48	x 7.91	Hardwood Floor	Closet	Window
7	Rec	Bsmt	16.44	x 12.34	Above Grade Window	Vinyl Floor	Pot Lights

Client Remks: A comprehensive studs-up transformation completed with meticulous attention to detail, this home offers modern comfort and long-term peace of mind. All major systems have been comprehensively upgraded, including structure, insulation, plumbing, electrical, ductwork, and fully owned HVAC systems, with all work completed to code, city inspections passed, and ESA certification provided. The interior features wide-plank European white oak engineered hardwood flooring, custom closets, oak staircases, and a thoughtfully designed kitchen with quartz countertops, quality appliances, and ample storage. Bathrooms are finished with premium tile selections and practical storage solutions. Legal front pad parking, and private outdoor space with new fencing and deck. An unbeatable location just steps to transit, schools, and a short walk to Danforth Avenue, offering easy access to vibrant shops, dining, cafes, and everyday amenities. with meticulous attention to detail, this home offers modern comfort and long-term peace of mind. All major systems have been comprehensively upgraded, including structure, insulation, plumbing, electrical, ductwork, and fully owned HVAC systems, with all work completed to code, city inspections passed, and ESA certification provided. The interior features wide-plank European white oak engineered hardwood flooring, custom closets, oak staircases, and a thoughtfully designed kitchen with quartz countertops, quality appliances, and ample storage. Bathrooms are finished with premium tile selections and practical storage solutions. Legal front pad parking, and private outdoor space with new fencing and deck. An unbeatable location just steps to transit, schools, and a short walk to Danforth Avenue, offering easy access to vibrant shops, dining, cafes, and everyday amenities.

Inclusions: Inclusions: Frigidaire Gallery gas range, Frigidaire Gallery French door refrigerator, Frigidaire Gallery 3-rack stainless steel dishwasher, insert range hood, Panasonic microwave, washer and dryer. All light fixtures, All windows coverings.

Listing Contracted With: FIRST CLASS REALTY INC. Ph: 905-604-1010



463 Milverton Blvd Toronto Ontario M4C 1X4 Toronto E03 Danforth Toronto		Sold: \$1,250,000 List: \$1,349,998
Taxes: \$5,437/2025 Sold Date: 04/03/2026 SPIS: No Last Status: SLD DOM: 10	For: Sale % Dif: 93	
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 20 x 120 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Milverton/Coxwell Directions: Milverton/Coxwell		

MLS#: E12916646 **PIN#:** 104210331
Legal: PT LT 50 PL 602E TORONTO AS IN CT41179; S/T & T/W CT41179; TORONTO 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: 1100-1500 Lot Size Source: GeoWarehouse Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: 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	11.98	x 10.5	Hardwood Floor
2	Dining	Main	12.5	x 9.48	Hardwood Floor
3	Kitchen	Main	10.99	x 14.99	Hardwood Floor
4	Br	2nd	13.94	x 12.17	Hardwood Floor
5	2nd Br	2nd	11.58	x 9.48	Hardwood Floor
6	3rd Br	2nd	14.99	x 9.97	Hardwood Floor
7	Rec	Bsmt	28.97	x 14.47	Pot Lights
8	Laundry	Bsmt	8.79	x 7.19	

Client Remks: Completely upgraded! No expense spared! 463 Milverton is a stunning 3-bedroom, 2-bath family home in the heart of coveted Danforth Village. This home exudes sophistication! From gleaming hardwood floors through to a beautifully designed eat-in kitchen with quartz counters and stainless steel appliances. The second floor features 3 bedrooms and a fully renovated modern bathroom. Fully finished basement with a separate entrance. Rough in for kitchen sink! The walk score is 94, close to Michael Garron Hospital, Monarch Park, top-rated schools, and the Danforth lifestyle. This home will not last long. Make this your own!

Inclusions: S/S Fridge, S/S stove, S/S microwave, CAC, furnace, washer, dryer

Listing Contracted With: RE/MAX CROSSROADS REALTY INC. **Ph:** 416-491-4002



32 Eaton Ave Toronto Ontario M4J 2Z5 Toronto E03 Danforth Toronto Taxes: \$7,995.38/2026 Sold Date: 06/25/2026 SPIS: No Last Status: SLD DOM: 10		Sold: \$1,750,000 List: \$1,399,999 For: Sale % Dif: 125
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 22.5 x 124.5 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x3x2nd, 1x4x2nd, 1x3xLower, 1x2xLower Dir/Cross St: Pape Ave & Danforth Ave Directions: Use GPS

MLS#: E13447850 **PIN#:** 104040298
Legal: LT 24 PL 1457 TORONTO (MIDWAY); PT LT 25 PL 1457 TORONTO (MIDWAY) PT 1, 64R16491; TORONTO, SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 EXPROPRIATION PLAN AT6642035 AS IN AT6642035 CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O / Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 51-99 Year Built: 1974 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Available, Front Yard Parking, Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Arts Centre, Central Vacuum, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Lighting, Patio Interior Feat: Auto Garage Door Remote, Brick & Beam, Carpet Free, Central Vacuum, In-Law Suite Security Feat: Alarm System, Monitored, Carbon Monoxide Detectors, Security System, Smoke Detector	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 Type: Available Spec Desig: Unknown
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Topography: Level							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.83	x 9.68	Hardwood Floor	Electric Fireplace	W/O To Deck
2	Dining	Main	17.16	x 11.15	Combined W/Kitchen	Hardwood Floor	Pot Lights
3	Kitchen	Main	15.85	x 8.83	Stainless Steel Appl	Quartz Counter	W/O To Deck
4	Prim Bdrm	2nd	12.07	x 10.33	Hardwood Floor	B/I Closet	3 Pc Ensuite
5	2nd Br	2nd	11.68	x 10.76	Hardwood Floor	Murphy Bed	Vaulted Ceiling
6	3rd Br	2nd	11.32	x 10.5	Hardwood Floor	Beamed	B/I Closet
7	Rec	Lower	11.91	x 9.84	Laminate	W/O To Garden	
8	4th Br	Lower	9.91	x 8.17	Laminate	B/I Closet	
9	Kitchen	Lower	12.34	x 5.84	Tile Floor	B/I Dishwasher	

Client Remks: Welcome to 32 Eaton Avenue, a renovated semi-detached legal DUPLEX in the heart of Danforth Village, one of Toronto's most established east-end neighbourhoods. Taken back to the studs in 2017, this 3+1 bedroom, 4-bathroom home blends warm character with modern function. The main floor features five-inch engineered hardwood, 57 pot lights, and a striking glass monorail staircase that pulls natural light deep into the foyer. The custom kitchen offers high-gloss cabinetry, a CaesarStone waterfall island seating three, a wall-to-wall pantry, and a walkout to the backyard. Upstairs, the vaulted primary suite includes an exposed beam, double custom closets, and a quartz ensuite, joined by two more bedrooms, a Jack and Jill bath, a skylight, and second-floor laundry. The separate-entrance basement apartment offers a full kitchen, living area, bedroom, bathroom, and dedicated laundry, ideal for income or extended family. Out back, a private deck makes an easy place to relax and entertain, complete with a gas line for the BBQ. Built-in garage, 2017 interlocking, smart-home cameras, and central vac complete the package. Steps to Withrow Park, the Danforth, schools, and the subway...And the Future Ontario Line!!

Inclusions: All kitchen appliances. Main Floor: FRIGIDAIRE stainless steel double-door 36" refrigerator (Model FPBG2277RF5, 2017), FRIGIDAIRE electric range (Model CPEH3077RFC, 2017), SHARP microwave drawer (Model SMD2477ASC, 2018), FRIGIDAIRE rangehood (Model FHW3050RS, 2017), BOSCH Benchmark Series dishwasher (Model HDS8045U, 2022), ECOBEE thermostat (2022), ELECTROLUX central vacuum (2017), WEBER Genesis E-325S BBQ (2022). Second Floor: LG Front Load WashTower laundry centre (Model WKEX200HBA, 2021). Lower Level: MASTERCHEF fridge (Model MCR1010WEF, 2017), AMANA/WHIRLPOOL 4-burner electric stovetop and oven (Model YACR4303MFW, 2017), PORTER & CHARLES all-in-one washer/dryer (Model COMB19-6, 2017). Custom-made Murphy bed in the second bedroom. All window coverings where installed. All electric light fixtures except exclusions noted. Weber BBQ with gas line connection. Ajax security system with cameras and smart doorbell. The bistro table and two chairs on front deck/porch.

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



113 Langford Ave Toronto Ontario M4J 3E5 Toronto E03 Danforth Village-East York Toronto Taxes: \$6,775.35/2026 For: Sale % Dif: 98 Sold Date: 05/15/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,540,000 List: \$1,575,000
Att/Row/Twnhouse Link: 2 1/2 Storey	Fronting On: E Acreage: 17.42 x 120 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x4xBsmt	
Dir/Cross St: Pape and Danforth Directions: Pape and Danforth			

MLS#: E13116374 **PIN#:** 105350333
Legal: PT LT 31 PL 1059 TORONTO (MIDWAY); PT LT 32 PL 1059 TORONTO (MIDWAY) AS IN CT372865; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished 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: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove 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	25.26	x 14.24	Combined W/Dining	Fireplace	Large Window
2	Dining	Main	25.26	x 14.24	Combined W/Living	Hardwood Floor	Large Window
3	Kitchen	Main	12.66	x 10.5	Renovated	Breakfast Bar	W/O To Deck
4	Br	2nd	14.24	x 14.4	Bay Window	Hardwood Floor	Large Closet
5	2nd Br	2nd	10.66	x 10.01	Hardwood Floor	O/Looks Backyard	Closet
6	Bathroom	2nd	9.84	x 9.84	5 Pc Bath	Renovated	Window
7	3rd Br	3rd	17.09	x 12.5	Skylight	Hardwood Floor	O/Looks Frontyard
8	Rec	Bsmt	15.58	x 12.99	Laminate	4 Pc Bath	Above Grade Window

Client Remks: Lovely Langford Avenue! Beautiful 2.5-storey character home on a wide tree-lined street, just steps to the Danforth and Pape Village. Grand-scale principal rooms with high ceilings and charm to spare, 3 large bedrooms, luxurious 5-piece family bathroom, bright modern kitchen with white shaker cabinetry, quartz counters, marble backsplash, and KitchenAid stainless steel appliances. You will love the functional covered front porch and professionally landscaped backyard with wood deck, mature gardens and flowering trees. The rare 1.5-car garage off extra-wide Dew Lang Lane offers exceptional storage and winter convenience. This property provides outstanding walkability close to parks, schools, transit, cafes, restaurants, shops, and everyday amenities. Life is beautiful when you choose an extensively upgraded "move in and enjoy" home on one of the Danforth's most coveted streets.

Inclusions: KitchenAid Fridge, Stove, Dishwasher and Range Hood, Bar Fridge in Basement, Built-in Shelving Throughout, Furnace, AC, Window Coverings that do not belong to the Tenants.

Listing Contracted With: ROYAL LEPAGE/J & D DIVISION **Ph:** 416-489-2121