

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                  |                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                |                    |                    |             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>85 Lindsey Ave</b><br><b>Toronto Ontario M6H 1E4</b><br>Toronto C01 Dufferin Grove Toronto<br><b>Taxes:</b> \$5,610/2025<br><b>Sold Date:</b> 02/01/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 4 |                                                                                                                                                                                                                                  | <b>Sold: \$750,000</b><br><b>List: \$799,000</b><br><b>For:</b> Sale <b>% Dif:</b> 94                                                                                      |                                                                                                                                                                                                                                                                                                                                |                    |                    |             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Att/Row/Twnhouse</b><br><b>Link:</b><br>2-Storey                                                                                                                                                                  |                                                                                                                                                                                                                                  | <b>Fronting On:</b> S<br><b>Acreage:</b><br>14.92 x 120 Feet<br><b>Irreg:</b><br><b>Dir/Cross St:</b> College St & Dufferin St <b>Directions:</b> College St & Dufferin St |                                                                                                                                                                                                                                                                                                                                |                    |                    |             |
| <b>MLS#:</b> C12734984 <b>PIN#:</b> 213090331<br><b>Legal:</b> PT LT 21 PL 896 CITY WEST AS IN WB180302; CITY OF TORONTO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                  |                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                |                    |                    |             |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Full<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Other<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1888<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Block, Concrete<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b>                                                                                                                                                   |                                                                                                                                                                                                                      | <b>Exterior:</b> Vinyl Siding<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Interior <b>Feat:</b> Other |                                                                                                                                                                            | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |                    |                    |             |
| <b>#</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Room</b>                                                                                                                                                                                                          | <b>Level</b>                                                                                                                                                                                                                     | <b>Length (ft)</b>                                                                                                                                                         | <b>Width (ft)</b>                                                                                                                                                                                                                                                                                                              | <b>Description</b> |                    |             |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Living                                                                                                                                                                                                               | Main                                                                                                                                                                                                                             | 15.16                                                                                                                                                                      | x 9.58                                                                                                                                                                                                                                                                                                                         | Laminate           | Combined W/Dining  | Bay Window  |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Dining                                                                                                                                                                                                               | Main                                                                                                                                                                                                                             | 13.75                                                                                                                                                                      | x 8.07                                                                                                                                                                                                                                                                                                                         | Laminate           | Combined W/Living  | Window      |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Kitchen                                                                                                                                                                                                              | Main                                                                                                                                                                                                                             | 13.58                                                                                                                                                                      | x 10.83                                                                                                                                                                                                                                                                                                                        | Tile Floor         | Window             |             |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Breakfast                                                                                                                                                                                                            | Main                                                                                                                                                                                                                             | 9.74                                                                                                                                                                       | x 10.07                                                                                                                                                                                                                                                                                                                        | Tile Floor         | Combined W/Kitchen | W/O To Yard |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Prim Bdrm                                                                                                                                                                                                            | 2nd                                                                                                                                                                                                                              | 12.66                                                                                                                                                                      | x 14.4                                                                                                                                                                                                                                                                                                                         | Laminate           | Window             |             |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2nd Br                                                                                                                                                                                                               | 2nd                                                                                                                                                                                                                              | 10.99                                                                                                                                                                      | x 8.66                                                                                                                                                                                                                                                                                                                         | Laminate           | Window             |             |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3rd Br                                                                                                                                                                                                               | 2nd                                                                                                                                                                                                                              | 8.23                                                                                                                                                                       | x 10.83                                                                                                                                                                                                                                                                                                                        | Laminate           | Window             |             |
| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Rec                                                                                                                                                                                                                  | Bsmt                                                                                                                                                                                                                             | 14.01                                                                                                                                                                      | x 14.07                                                                                                                                                                                                                                                                                                                        |                    |                    |             |
| 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Laundry                                                                                                                                                                                                              | Bsmt                                                                                                                                                                                                                             | 8.17                                                                                                                                                                       | x 10.83                                                                                                                                                                                                                                                                                                                        | Separate Rm        |                    |             |
| <b>Client Remks:</b> Attention Flippers, renovators, end users and those looking for a great project... 85 Lindsey features a walkable, vibrant downtown location right next to Brockton Village, Little Portugal and Trinity Bellwoods This Freehold townhouse is priced to sell! Main floor porch leads to living dining and large kitchen with a rear breakfast area. This presents a great floorplan for you to add your touch. Upstairs, you'll find 3 generous sized bedrooms. The rear garage with parking is a great feature. This property is looking for someone with vision to make it their own. Offers any time! |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                  |                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                |                    |                    |             |
| <b>Inclusions:</b> Fridge, Stove, Hoodvent, Washer, Dryer, All Electronic Light Fixtures and All Window Coverings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                  |                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                |                    |                    |             |
| <b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. <b>Ph:</b> 416-494-7653                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                  |                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                |                    |                    |             |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>25 Moutray St</b><br><b>Toronto Ontario M6K 1W3</b><br>Toronto C01 Little Portugal Toronto<br><b>Taxes:</b> \$5,233/2025<br><b>Sold Date:</b> 03/27/2026<br><b>SPIS:</b> No<br><b>Att/Row/Twnhouse</b><br><b>Link:</b><br>Bungalow                                                                                                                                                                                                                               |              |                                                                                                                                                                                                                                                                                                                                                                                | <b>Sold: \$960,000</b><br><b>List: \$838,000</b><br><b>For:</b> Sale<br><b>% Dif:</b> 115<br><b>Last Status:</b> SLD<br><b>DOM:</b> 16<br><b>Fronting On:</b> S<br><b>Acreage:</b><br>15.31 x 117.33 Feet<br><b>Irreg:</b><br><b>Rms:</b> 3 + 1<br><b>Bedrooms:</b> 2 + 1<br><b>Washrooms:</b> 2<br>1x3xMain, 1x3xBsmt<br><b>Dir/Cross St:</b> College & Dufferin <b>Directions:</b> College & Dufferin |                      |                |            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>MLS#:</b> C12869384<br><b>Legal:</b> PT LT 47 PL 665 CITY WEST AS IN CT152503; CITY OF TORONTO                                                                                                                                                                                                                                                                                                                                                                   |              |                                                                                                                                                                                                                                                                                                                                                                                | <b>PIN#:</b> 213090549                                                                                                                                                                                                                                                                                                                                                                                  |                      |                |            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Apartment / Finished / Sep Entrance<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 700-1100<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Main |              |                                                                                                                                                                                                                                                                                                                                                                                | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 1.5<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 1.5<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b><br><b>Interior Feat:</b> In-Law Suite, Carpet Free, Sump Pump, Water Heater                                                                                                                      |                      |                |            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> Hot Water Heater<br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                |            |
| <b>#</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Room</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Level</b> | <b>Length (ft)</b>                                                                                                                                                                                                                                                                                                                                                             | <b>Width (ft)</b>                                                                                                                                                                                                                                                                                                                                                                                       | <b>Description</b>   |                |            |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Living                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Main         | 36.75                                                                                                                                                                                                                                                                                                                                                                          | x 36.09                                                                                                                                                                                                                                                                                                                                                                                                 | Pot Lights           | Window         | Renovated  |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prim Bdrm                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Main         | 36.09                                                                                                                                                                                                                                                                                                                                                                          | x 32.81                                                                                                                                                                                                                                                                                                                                                                                                 | Window               | Closet         | Renovated  |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2nd Br                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Main         | 32.81                                                                                                                                                                                                                                                                                                                                                                          | x 29.53                                                                                                                                                                                                                                                                                                                                                                                                 | Window               | Renovated      |            |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Kitchen                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Main         | 47.57                                                                                                                                                                                                                                                                                                                                                                          | x 26.57                                                                                                                                                                                                                                                                                                                                                                                                 | Stainless Steel Appl | Quartz Counter | Pot Lights |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Bathroom                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Main         | 32.81                                                                                                                                                                                                                                                                                                                                                                          | x 22.97                                                                                                                                                                                                                                                                                                                                                                                                 | 3 Pc Bath            | Glass Doors    | Renovated  |
| <b>Client Remks:</b> Chic, fully modernized home in the Heart Of Brockton Village. Total 1449 sqft Stylishly updated 2+1 bedroom, 2 bathroom retreat with a fully renovated main floor and basement suite, blending modern design with functionality and comfort.Bright and airy living spaces with new flooring, fresh paint, modern bedroom doors and hardware, and updated light fixtures create an open, light-filled atmosphere. The chef's kitchen boasts new cabinets and appliances, perfect for entertaining or family meals.The basement suite includes a separate entrance via pedestrian garage door, ideal for extended family and guests . Recent mechanical upgrades include a new furnace (Oct 2024), new air conditioning system (July 2025), certified ESA electrical inspection, and a new roof Shingles (2018).Enjoy the private backyard with space for summer BBQs and weekend lounging. Conveniently located near schools, parks, shopping, and transit, this move-in-ready home offers modern style, comfort, and turnkey living in a sought-after area.A rare opportunity - don't miss your chance to own a fully updated home ready to move in! |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                |            |
| <b>Inclusions:</b> Main Floor: Whirlpool Gas Range with Frozen Bake Technology, Stainless steel refrigerator, One-unit washer & dryer, All electric light fixtures. Basement Suite: Stainless Steel Refrigerator, Stainless Steel Gas stove, Washer & dryer. Mechanical / Systems: Air conditioning (AC) and Furnace.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                |            |
| <b>Listing Contracted With:</b> RE/MAX REALTRON REALTY INC. <b>Ph:</b> 905-764-6000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                         |                      |                |            |

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|                                                                                                                                                                                                                                                                                                      |  | <b>403 Brock Ave</b><br><b>Toronto Ontario M6H 3N6</b><br>Toronto C01 Dufferin Grove Toronto<br><b>Taxes:</b> \$5,127.79/2025<br><b>Sold Date:</b> 06/18/2026<br><b>SPIS:</b> No<br><b>Last Status:</b> SLD<br><b>DOM:</b> 14                                                                                                                |  | <b>Sold: \$835,000</b><br><b>List: \$899,000</b><br><br><b>For:</b> Sale<br><b>% Dif:</b> 93                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|                                                                                                                                                                                                                                                                                                                                                                                      |  | Semi-Detached<br><b>Link:</b> 2-Storey<br><b>Fronting On:</b> W<br><b>Acreage:</b> 15.5 x 100 Feet<br><b>Irreg:</b><br><b>Dir/Cross St:</b> Brock Ave & College St<br><b>Directions:</b> Brock Ave & College St                                                                                                                              |  | <b>Rms:</b> 6<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x3xUpper, 1x3xBsmt                                                                                                                                                                                                          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| <b>MLS#:</b> C13248086<br><b>Legal:</b> PT LT 22-23 PL 690 CITY WEST AS IN CA119253; S/T & T/W CA119253; CITY OF TORONTO<br><b>PIN#:</b> 213090130                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                            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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Fin W/O<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Poured Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> |  | <b>Exterior:</b> Alum Siding / Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Library, Park, Place Of Worship, Public Transit, Rec Centre, School<br><b>Interior Feat:</b> Carpet Free, Storage, Water Heater |  | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b><br><b>Spec Desig:</b><br><br><b>Hydro:</b><br><b>Phone:</b> Municipal<br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>405 Brock Ave</b><br><b>Toronto Ontario M6H 3N6</b><br>Toronto C01 Dufferin Grove Toronto<br><b>Taxes:</b> \$4,713.04/2025<br><b>Sold Date:</b> 06/25/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 21 |                                                                               |                                                                        | <b>Sold: \$912,000</b><br><b>List: \$950,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 96 |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                                                                                                                                               | <b>Fronting On:</b> W<br><b>Acreage:</b><br>15.58 x 100 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 3<br>2x4, 1x2 | <b>Dir/Cross St:</b> Bloor/Dufferin <b>Directions:</b> Bloor/Dufferin                     |

**MLS#:** C13242334      **PIN#:** 213090129  
**Legal:** PT LT 22 PL 690 CITY WEST AS IN CT769293; S/T & T/W CT769293; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b> N<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Park, Public Transit<br><b>Interior Feat:</b> None | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description          |             |                |
|---|-----------|-------|-------------|------------|----------------------|-------------|----------------|
| 1 | Living    | Main  | 11.48       | x 21.26    | Vinyl Floor          | Bay Window  | 3 Pc Bath      |
| 2 | Dining    | Main  | 10.01       | x 13.32    | Vinyl Floor          | Pot Lights  | Window         |
| 3 | Kitchen   | Main  | 10.01       | x 14.34    | Stainless Steel Appl | Backsplash  | Eat-In Kitchen |
| 4 | Office    | Main  | 8.99        | x 7.74     | Vinyl Floor          | Separate Rm | Window         |
| 5 | Prim Bdrm | 2nd   | 13.32       | x 12.76    | Vinyl Floor          | Bay Window  |                |
| 6 | 2nd Br    | 2nd   | 10.01       | x 9.15     | Vinyl Floor          | Window      |                |
| 7 | 3rd Br    | 2nd   | 7.35        | x 10.17    | Vinyl Floor          | Window      |                |
| 8 | 4th Br    | 2nd   | 7.84        | x 8.17     | Vinyl Floor          | Window      | B/I Closet     |
| 9 | Rec       | Bsmt  | 9.09        | x 21.92    | Finished             | Tile Floor  |                |

**Client Remks:** Updated semi-detached home in the heart of Toronto's vibrant Brockton Village with parking! Offering 4 bedrooms, 3 bathrooms, and thoughtfully updated living spaces, this home blends character, functionality, and urban convenience in one of the city's most sought-after west end neighbourhoods. The bright main floor features high ceilings, updated flooring, distinct living and dining spaces, and a separate den (with its own separate entrance) ideal for a home office, study, or the ultimate mudroom. The modern kitchen is equipped with stainless steel appliances and a functional layout designed for everyday living. Upstairs, four bedrooms provide exceptional flexibility for growing families, guests, or work-from-home needs. The finished basement offers valuable additional living and storage space. Located steps to Dufferin Mall, local cafes, restaurants, parks, schools, and transit, with easy access to Dundas West, Roncesvalles, High Park, the UP Express, and downtown Toronto. A fantastic opportunity to enjoy stylish west end living in a vibrant, community-focused neighbourhood!

**Inclusions:** Stainless steel fridge, stove, and hood fan, stacked washer/dryer, ethanol fireplace, all light fixtures, all window coverings , gas boiler & equipment, central air conditioning unit. Hot water tank is owned

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY PLATINUM REALTY **Ph:** 416-495-2792



|                                                                                                                                                                                                                         |                                                                            |                                                                                     |                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>33 Shannon St</b><br><b>Toronto Ontario M6J 2E6</b><br>Toronto C01 Trinity-Bellwoods Toronto<br><b>Taxes:</b> \$6,620/2025<br><b>Sold Date:</b> 03/07/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 12 |                                                                            |                                                                                     | <b>Sold: \$930,000</b><br><b>List: \$1,049,900</b><br><br><b>For:</b> Sale <b>% Dif:</b> 89     |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                                                                                                                                               | <b>Fronting On:</b> S<br><b>Acreage:</b><br>17 x 118 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 3<br><b>Bedrooms:</b> 4<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x4xBsmt | <b>Dir/Cross St:</b> Ossington & College, Dovercourt<br><b>Directions:</b> College & Dovercourt |

**MLS#:** C12811968      **PIN#:** 212790327  
**Legal:** PT LOT 13 PLAN 565 CITY, WEST AS IN CT 405288, CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Fin W/O / Sep Entrance / Finished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b><br>Brick Front / Vinyl Siding<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Street Only<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Interior <b>Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b> Yes <b>Hydro:</b> Yes<br><b>Water:</b> Municipal <b>Phone:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> Hot Water Tank-Gas<br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                                      |
|----|-----------|-------|-------------|------------|----------------|--------------------------------------|
| 1  | Living    | Main  | 13.55       | x 10.17    | Parquet Floor  | Window                               |
| 2  | Br        | Main  | 11.55       | x 10.83    | Parquet Floor  | Window                               |
| 3  | Br        | Main  | 10.83       | x 9.09     | Parquet Floor  | Window                               |
| 4  | Kitchen   | 2nd   | 15.49       | x 7.22     | Ceramic Floor  | Combined W/Living      Open Concept  |
| 5  | Living    | 2nd   | 15.49       | x 7.55     | Parquet Floor  | Combined W/Kitchen      Open Concept |
| 6  | Br        | 2nd   | 10.5        | x 9.78     | Parquet Floor  | Window                               |
| 7  | Br        | 2nd   | 9.51        | x 6.3      | Parquet Floor  | Window                               |
| 8  | Dining    | Bsmt  | 10.5        | x 6.76     | Ceramic Floor  |                                      |
| 9  | Rec       | Bsmt  | 10.79       | x 10.14    | Ceramic Floor  | W/O To Yard                          |
| 10 | Utility   | Bsmt  | 11.52       | x 9.48     | Ceramic Floor  | Walk-Out                             |
| 11 | Cold/Cant | Bsmt  | 15.29       | x 6.17     | Concrete Floor | Walk-Out                             |

**Client Remks:** Fantastic opportunity to own this rental income property located in a high-demand neighbourhood. This home is currently set up for 2 separate units. Basement with 2 separate entrances, the basement back room is above ground. This home is perfect for a family to live in one unit and rent the other. This property is located in a dynamic and vibrant Trinity Bellwoods neighbourhood. Short walk to TTC, subway, schools, parks, shops, and community amenities. Popular bars, restaurants & cafes.

**Inclusions:** 1 Fridges, 1 Stove on the second floor, Electrical light fixtures, Window coverings, Gas burner & Equipment, Central air & Equipment.

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



|                                                                              |                         |                          |
|------------------------------------------------------------------------------|-------------------------|--------------------------|
| <b>20 Fisher St</b>                                                          |                         | <b>Sold: \$1,100,000</b> |
| <b>Toronto Ontario M6K 1V8</b>                                               |                         | <b>List: \$1,050,000</b> |
| Toronto C01 Little Portugal Toronto                                          |                         |                          |
| <b>Taxes:</b> \$5,194.70/2026                                                | <b>For:</b> Sale        | <b>% Dif:</b> 105        |
| <b>Sold Date:</b> 06/09/2026                                                 |                         |                          |
| <b>SPIS:</b> No                                                              | <b>Last Status:</b> SLD | <b>DOM:</b> 7            |
| Att/Row/Twnhouse                                                             | <b>Fronting On:</b> N   | <b>Rms:</b> 6 + 1        |
| <b>Link:</b>                                                                 | <b>Acreage:</b>         | <b>Bedrooms:</b> 3 + 1   |
| 2-Storey                                                                     | 13.54 x 117 Feet        | <b>Washrooms:</b> 2      |
|                                                                              | <b>Irreg:</b>           | 1x3x2nd, 1x3xBsmt        |
| <b>Dir/Cross St:</b> Dundas/Dufferin <b>Directions:</b> Sheridan St/FisherSt |                         |                          |

|                                                                       |                                 |                              |
|-----------------------------------------------------------------------|---------------------------------|------------------------------|
| <b>MLS#:</b> C13230354                                                | <b>PIN#:</b> 213090514          |                              |
| <b>Assignment:</b> No                                                 | <b>Fractional Ownership:</b> No | <b>Vacant Land Condo:</b> No |
| <b>Legal:</b> PT LT 58 PL 665 CITY WEST AS IN CA4630; CITY OF TORONTO |                                 |                              |

|                                                |                                                 |                                                  |
|------------------------------------------------|-------------------------------------------------|--------------------------------------------------|
| <b>Kitchens:</b> 1                             | <b>Exterior:</b> Alum Siding / Brick            | <b>Zoning:</b>                                   |
| <b>Fam Rm:</b> N                               | <b>Gar/Gar Spcs:</b> Detached / 1               | <b>Cable TV:</b> No <b>Hydro:</b> Yes            |
| <b>Basement:</b> Fin W/O / Sep Entrance / Full | <b>Drive:</b> Available                         | <b>Gas:</b> Yes <b>Phone:</b> A                  |
| <b>Fireplace/Stv:</b> N                        | <b>Drive Park Spcs:</b> 1                       | <b>Water:</b> Municipal                          |
| <b>Heat:</b> Forced Air / Gas                  | <b>Tot Prk Spcs:</b> 1                          | <b>Water Supply Type:</b>                        |
| <b>A/C:</b> Central Air                        | <b>UFFI:</b>                                    | <b>Sewer:</b> Sewers                             |
| <b>Central Vac:</b> No                         | <b>Pool:</b> None                               | <b>Waterfront:</b> None                          |
| <b>Apx Age:</b> 100+                           | <b>Prop Feat:</b> Fenced Yard                   | <b>Retirement:</b> N                             |
| <b>Year Built:</b> 1909                        | <b>Exterior Feat:</b> Awnings, Landscaped       | <b>Accessibility:</b> Parking                    |
| <b>Yr Built Source:</b> MPAC                   | <b>Interior Feat:</b> Built-In Oven, Other      | <b>Feat:</b>                                     |
| <b>Apx Sqft:</b> 700-1100                      | <b>Security Feat:</b> Monitored, Smoke Detector | <b>HST Applicable to Sale Price:</b> Included In |
| <b>Lot Shape:</b> Rectangular                  |                                                 | <b>Farm/Agr:</b>                                 |
| <b>Lot Size Source:</b> GeoWarehouse           |                                                 | <b>Oth Struct:</b> None                          |
| <b>Roof:</b> Asphalt Shingle                   |                                                 | <b>Survey Type:</b> None                         |
| <b>Foundation:</b> Concrete                    |                                                 | <b>Spec Desig:</b> Unknown                       |
| <b>Assessment:</b> <b>POTL:</b> N              |                                                 |                                                  |
| <b>POTL Mo Fee:</b>                            |                                                 |                                                  |
| <b>Laundry lev:</b> Lower                      |                                                 |                                                  |

|                         |             |              |                    |                   |                    |
|-------------------------|-------------|--------------|--------------------|-------------------|--------------------|
| <b>Waterfront:</b> None |             |              |                    |                   |                    |
| <b>#</b>                | <b>Room</b> | <b>Level</b> | <b>Length (ft)</b> | <b>Width (ft)</b> | <b>Description</b> |
| 1                       | Living      | Main         | 8.92               | x 11.42           |                    |
| 2                       | Dining      | Main         | 9.84               | x 12.14           |                    |
| 3                       | Kitchen     | Main         | 9.09               | x 14.99           |                    |
| 4                       | Br          | 2nd          | 7.71               | x 11.98           |                    |
| 5                       | Br          | 2nd          | 9.09               | x 7.74            |                    |
| 6                       | Br          | 2nd          | 12.37              | x 10.66           |                    |
| 7                       | Br          | Bsmt         | 12.37              | x 11.52           |                    |
| 8                       | Office      | Bsmt         | 9.06               | x 10.14           |                    |
| 9                       | Laundry     | Bsmt         | 4.72               | x 6.2             |                    |

**Client Remks:** Welcome to 20 Fisher St. Charming row townhouse tucked into the heart of Little Portugal, where character, style, and city living come together effortlessly. Offering 3 bedrooms, 2 washrooms, a private garage, and a beautifully landscaped yard, this home delivers the perfect balance of comfort and convenience. The renovated kitchen exudes a warm, inviting European-inspired feel, featuring rich green cabinetry and a stunning one-of-a-kind countertop that beautifully ties the space together. Move-in ready to enjoy with multiple upgrades throughout the home, newer HVAC, Tankless Water Heater, hardwood floors, and electrical to name a few - A standout feature is the impressive 93 sq. ft. balcony accessible from a bedroom or home office-an ideal spot for your morning coffee, a quiet afternoon break, or an evening glass of wine. Outside, the landscaped backyard offers a private urban retreat perfect for entertaining, gardening, or simply enjoying the warmer months. Toronto's most sought-after west-end neighborhoods, you'll be steps from beloved cafes, local eateries, parks, shops, and transit. 20 Fisher St. is the kind of home that makes you want to stay awhile

**Inclusions:** Existing light fixtures, all appliances including fridge, dishwasher, stove, oven, washer/dryer, and all window covering that are now on premise.

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



|                                                                                                                                                                                                                               |                                                                                 |                                                                                     |                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>62 Moutray St</b><br><b>Toronto Ontario M6K 1W5</b><br>Toronto C01 Little Portugal Toronto<br><b>Taxes:</b> \$5,806.47/2025<br><b>Sold Date:</b> 01/14/2026<br><b>SPIS:</b> No<br><b>Last Status:</b> SLD<br><b>DOM:</b> 7 |                                                                                 |                                                                                     | <b>Sold:</b> \$1,090,000<br><b>List:</b> \$1,075,000<br><b>For:</b> Sale<br><b>% Dif:</b> 101 |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                                                                                                                                                     | <b>Fronting On:</b> N<br><b>Acreage:</b><br>18.92 x 76.33 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 1<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4xBsmt, 1x4x2nd | <b>Dir/Cross St:</b> College/Dufferin<br><b>Directions:</b> South                             |

**MLS#:** C12672534 **PIN#:** 213090373  
**Legal:** PT LT 1 E/S BROCK AV & N/S DUNDAS ST PL 256 OR 300 TORONTO AS IN CA627355; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Part Fin<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1100-1500<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> None<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Water Heater Owned | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room    | Level | Length (ft) | Width (ft) | Description |
|---|---------|-------|-------------|------------|-------------|
| 1 | Living  | Main  | 10.43       | x 12.01    |             |
| 2 | Office  | Main  | 12.6        | x 9.22     |             |
| 3 | Kitchen | Main  | 12.8        | x 13.65    |             |
| 4 | Br      | 2nd   | 8.86        | x 14.34    |             |
| 5 | Br      | 2nd   | 9.84        | x 14.8     |             |
| 6 | Br      | 2nd   | 12.4        | x 9.22     |             |

**Client Remks:** Visit REALTOR website for additional information. If you are looking for a family home in the vibrant Brockton Village, this is the house for you. Located on a quiet one-way street; just steps to multiple TTC routes, local shops and restaurants, parks, Dufferin Mall and schools & daycare centres. Walking distance to Little Italy, Little Portugal, Trinity Bellwoods, Roncesvalles and more. This solid century home has 9ft ceilings, a main floor room for your home office or 4th bedroom, and a huge, eat-in kitchen. There are three bedrooms upstairs and a beautifully renovated bathroom. The partially finished basement is high and dry, with a separate entrance that offers potential for an in-law suite (4 piece bathroom in place, with plumbing for kitchen in-situ). Upgraded wiring, plumbing and windows throughout, with newer eavestroughs and attic insulation & venting, Sloped roof done in 2018 and in excellent condition. Generous attic space with a high ceiling and a window suggests potential for a third floor loft. Cozy and private back garden is ready for you to relax in. This property is being offered 'as is, where is'.

**Inclusions:** Fridge, Stove, Washer, Dryer  
**Listing Contracted With:** PG DIRECT REALTY LTD. **Ph:** 877-709-0027



|                                                                                                                                                                                                                             |                                                                               |                                                                                               |                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>158 Margueretta St</b><br><b>Toronto Ontario M6H 3S3</b><br>Toronto C01 Dufferin Grove Toronto<br><b>Taxes:</b> \$5,994.99/2025<br><b>Sold Date:</b> 04/13/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 5 |                                                                               |                                                                                               | <b>Sold: \$1,550,000</b><br><b>List: \$1,199,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 129 |
| Semi-Detached<br><b>Link:</b><br>3-Storey                                                                                                                                                                                   | <b>Fronting On:</b> W<br><b>Acreage:</b><br>17.42 x 127 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 3<br>1x4xMain, 1x4x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> Bloor/Lansdowne <b>Directions:</b> Bloor/Lansdowne                        |

**MLS#:** C12971488      **PIN#:** 213080492  
**Legal:** PT LT 19 PL 152 TORONTO AS IN CA405192; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 2 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Fin W/O / Sep Entrance / Finished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1900<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Shape:</b> Rectangular<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Poured Concrete, Stone<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Fenced Yard, Library, Place Of Worship, Public Transit, School<br><b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, In-Law Capability, Primary Bedroom - Main Floor, Storage, Water Heater<br><b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b> A<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Accessibility Feat:</b> Accessible Public Transit Nearby, Fire Escape<br><b>Under Contract:</b> Hot Water Tank-Gas<br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

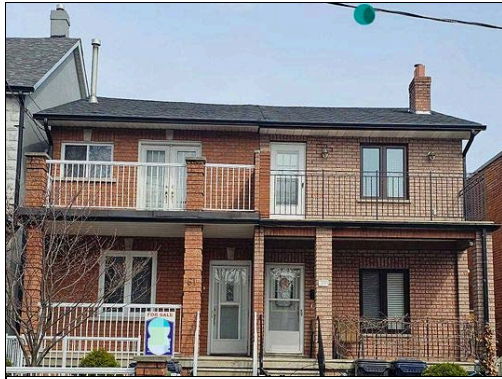
**Water Body Type:** Lake

| #  | Room     | Level | Length (ft) | Width (ft) | Description          |                     |                |
|----|----------|-------|-------------|------------|----------------------|---------------------|----------------|
| 1  | Living   | Main  | 10.1        | x 13.91    | Large Window         | Hardwood Floor      |                |
| 2  | Br       | Main  | 9.91        | x 12.01    | Large Closet         | Window              | Hardwood Floor |
| 3  | Kitchen  | Main  | 9.91        | x 15.39    | W/O To Garden        | Double Sink         | Ceramic Floor  |
| 4  | Bathroom | Main  | 5.09        | x 7.91     | Window               | 4 Pc Bath           | Ceramic Floor  |
| 5  | Br       | 2nd   | 13.81       | x 14.01    | Bay Window           | Hardwood Floor      |                |
| 6  | Br       | 2nd   | 8.4         | x 11.81    | Window               | Double Closet       | Hardwood Floor |
| 7  | Kitchen  | 2nd   | 9.91        | x 10.99    | W/O To Deck          | Double Sink         | Hardwood Floor |
| 8  | Bathroom | 2nd   | 6.79        | x 6.4      | Window               | Ceramic Back Splash | Ceramic Floor  |
| 9  | Br       | 3rd   | 8.69        | x 13.91    | Window               | Double Closet       | Hardwood Floor |
| 10 | Br       | 3rd   | 11.52       | x 12.01    | Window               | Double Closet       | Hardwood Floor |
| 11 | Den      | Lower | 12.5        | x 18.7     | Window               | B/I Bar             | Ceramic Floor  |
| 12 | Bathroom | Lower | 4.99        | x 7.61     | 3 Pc Bath            | Ceramic Floor       |                |
| 13 | Laundry  | Lower | 10.7        | x 10.01    | Window               | Laundry Sink        | Ceramic Floor  |
| 14 | Kitchen  | Lower | 8.89        | x 13.62    | Stainless Steel Sink | Above Grade Window  | Ceramic Floor  |

**Client Remks:** This classic three-storey semi-detached home has appeal as a sole primary residence and/or offers versatility in multi-unit living in one of Toronto's vibrant west-end neighbourhoods. Main floor offers a spacious living room, an added bedroom or study/office, hardwood floors throughout. Large kitchen with backyard access. Bedrooms are bright and spacious on both the 2nd and 3rd floors. Rental potential is enhanced by a 2nd floor kitchen with a walkout to a private deck and exterior wood staircase providing direct outdoor access. The finished basement features a separate entrance, kitchenette, laundry room and bathroom-well suited for an in-law suite or rental opportunity. Additional highlights include a sunny west-facing backyard, boasting a detached double garage with loft storage and laneway access, solid brick construction. Backyard brick BBQ and smoker. Move in ready and freshly painted. This property presents a unique opportunity! Prime Location W Top Walk Score-Steps To Transit, Close To Subway, Schools, Parks & Mins To Shops and Dufferin Mall.

**Inclusions:** 1 Washer, 1 Dryer, 3 Gas Stoves, 2 Fridges, 2 Dishwashers, 2 Hood Fans, Automatic Garage Door Opener with 1 Remote, All Electrical Light Fixtures, All Blinds and Curtains, Garden Shed, Backyard Brick BBQ/ Smoker.

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY **Ph:** 905-568-2121



|                                                                                                                                                                                                                             |                                                                               |                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>61 Margueretta St</b><br><b>Toronto Ontario M6H 3S4</b><br>Toronto C01 Dufferin Grove Toronto<br><b>Taxes:</b> \$6,801.86/2025<br><b>Sold Date:</b> 05/31/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 47 |                                                                               | <b>Sold: \$1,000,000</b><br><b>List: \$1,199,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 83   |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                                                                                                                                                   | <b>Fronting On:</b> E<br><b>Acreage:</b><br>17 x 126.17 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 2<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 3<br>1x4xGround, 1x4x2nd, 1x4xBsmt |
| <b>Dir/Cross St:</b> College and Brock <b>Directions:</b> North of College st                                                                                                                                               |                                                                               |                                                                                                 |

**MLS#:** C12998138      **PIN#:** 213080714  
**Legal:** PT LT 2 PL 567 CITY WEST AS IN CA813555 S/T & T/W CA813555; CITY OF TORONTO

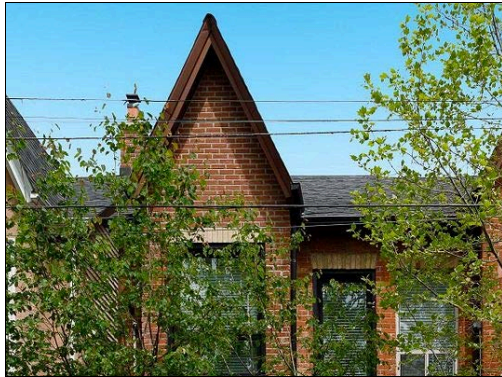
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 2 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Apartment<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1905<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick / Vinyl Siding<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b><br><b>Interior Feat:</b> In-Law Capability | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
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| # | Room    | Level  | Length (ft) | Width (ft) | Description    |          |
|---|---------|--------|-------------|------------|----------------|----------|
| 1 | Kitchen | Ground | 12.8        | x 11.32    | Ceramic Floor  | Walk-Out |
| 2 | Living  | Ground | 12.96       | x 11.48    | Hardwood Floor |          |
| 3 | Br      | Ground | 13.12       | x 9.84     | Laminate       |          |
| 4 | Utility | Ground | 11.81       | x 11.48    |                |          |
| 5 | Kitchen | 2nd    | 14.76       | x 11.32    | Ceramic Floor  |          |
| 6 |         | 2nd    | 14.76       | x 12.47    | Laminate       | Walk-Out |
| 7 | Br      | 2nd    | 11.48       | x 10.01    | Laminate       | Closet   |
| 8 | Kitchen | Bsmt   | 13.78       | x 11.98    | Ceramic Floor  | Walk-Out |
| 9 | Br      | Bsmt   | 22.97       | x 9.84     |                |          |

**Client Remks:** Welcome to 61 Margueretta, just north of college st, this home had extensive renovations 20 years ago, plumbing, electrical, air conditioning, kitchens, bathrooms, 3 separate units currently rented, landlord is retiring, oportunity to buy an income rental property, live in and rent, or converting to your single family home, desirable location walk to duferin mall, parks, schools, 2017 new Carrier furnace, 200 amps hydro service, roof shingles replaced in 2020, eavestroughs 2021.

**Inclusions:** 3 fridges , 3 stoves, washer and dryer, Furnace, AC

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



|                                                                                                                                                                                                                         |                                                                              |                                                                                         |                                                                                                |
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| <b>32 Lindsey Ave</b><br><b>Toronto Ontario M6H 1E1</b><br>Toronto C01 Dufferin Grove Toronto<br><b>Taxes:</b> \$7,669.06/2025<br><b>Sold Date:</b> 05/05/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 7 |                                                                              |                                                                                         | <b>Sold: \$1,520,100</b><br><b>List: \$1,199,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 127 |
| Semi-Detached<br><b>Link:</b><br>2 1/2 Storey                                                                                                                                                                           | <b>Fronting On:</b> N<br><b>Acreage:</b><br>14.25 x 71 Feet<br><b>Irreg:</b> | <b>Rms:</b> 7 + 3<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> College St and Dufferin St <b>Directions:</b> East of Dufferin St         |

**MLS#:** C13054368      **PIN#:** 212940065  
**Legal:** LT 4, C PL 1057 TORONTO ; S/T & T/W CA770607; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Apartment / Sep Entrance<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick / Vinyl Siding<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Street Only<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School<br><b>Exterior Feat:</b> Deck, Landscaped<br><b>Interior Feat:</b> Carpet Free, In-Law Suite, Upgraded Insulation<br><b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> Hot Water Heater<br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| #  | Room    | Level | Length (ft) | Width (ft) | Description    |                |                |
|----|---------|-------|-------------|------------|----------------|----------------|----------------|
| 1  | Living  | Main  | 15.16       | x 12.24    | Window         | Hardwood Floor | Open Concept   |
| 2  | Dining  | Main  | 10.99       | x 9.68     | Window         | Hardwood Floor | Open Concept   |
| 3  | Kitchen | Main  | 14.99       | x 9.74     | Galley Kitchen | Quartz Counter | Cork Floor     |
| 4  | Sunroom | Main  | 9.74        | x 8.99     | Sliding Doors  | Skylight       | W/O To Patio   |
| 5  | Br      | 2nd   | 13.16       | x 12.24    | Window         | Hardwood Floor | Pot Lights     |
| 6  | 2nd Br  | 2nd   | 9.74        | x 9.25     | Window         | W/I Closet     | Hardwood Floor |
| 7  | 3rd Br  | 3rd   | 20.67       | x 12.24    | W/O To Deck    | Skylight       | Hardwood Floor |
| 8  | Living  | Bsmt  | 18.34       | x 11.32    | Walk-Out       | Tile Floor     | Open Concept   |
| 9  | Kitchen | Bsmt  | 18.34       | x 11.32    | Window         | Closet         | Tile Floor     |
| 10 | Br      | Bsmt  | 8.66        | x 6.99     | Closet         | Tile Floor     |                |

**Client Remks:** Welcome to 32 Lindsey Ave, a beautifully updated 2.5 storey Victorian on a quiet street in the heart of Dufferin Grove. Filled with natural light from skylights across all three upper floors, this home feels bright and calm throughout. High ceilings, solid hardwood floors and a well proportioned main floor offer exceptional flow for both everyday living and entertaining through formal living and dining rooms, opening into a renovated galley kitchen with Caesarstone counters, generous prep space, excellent storage and newer appliances. At the rear, the kitchen transitions into a sun filled breakfast area, grounded by warm cork flooring, where glass doors open to a private backyard patio, creating a seamless connection to the outdoor space. The second floor offers two bedrooms, including a spacious primary with double door entry and walk in closet, along with a well appointed bath with a deep soaking tub. The third floor is a standout retreat of its own, complete with skylights, gas fireplace and rooftop deck, equally compelling as a primary suite, inspiring home office or quiet lounge. The finished lower level is owner occupied and offers a comfortable in-law suite with a separate front entrance, full kitchen, living area, bedroom and bath, adding flexibility for guests, extended family or income potential. Meticulously cared for and truly move in ready, this home reflects pride of ownership throughout, blending character with everyday function in one of Toronto's most loved west end neighbourhoods, steps to Dufferin Grove Park, Dufferin Grove Organic Farmers' Market, local schools, transit, and the shops, cafes and restaurants of Ossington and College Street. East of Dufferin at the corner of Lindsey Ave and Gladstone Ave. Quiet street. Street permit parking. Great neighbours. The kind of block people stay on.

**Inclusions:** All existing appliances, including 2 fridges, 2 stoves, 2 hood ranges, dishwasher, washer and dryer, all electric light fixtures, all window coverings.

**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. **Ph:** 416-530-1080



|                                                                                                  |                                                                               |                                                                                      |
|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>41 Margueretta St</b><br><b>Toronto Ontario M6K 2P6</b><br>Toronto C01 Dufferin Grove Toronto |                                                                               | <b>Sold: \$1,250,000</b><br><b>List: \$1,279,000</b>                                 |
| <b>Taxes:</b> \$6,794/2025                                                                       | <b>For:</b> Sale                                                              | <b>% Dif:</b> 98                                                                     |
| <b>Sold Date:</b> 03/18/2026                                                                     |                                                                               |                                                                                      |
| <b>SPIS:</b> No                                                                                  | <b>Last Status:</b> SLD                                                       | <b>DOM:</b> 9                                                                        |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                        | <b>Fronting On:</b> E<br><b>Acreage:</b><br>19.25 x 152 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 1<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x4xLower |
| <b>Dir/Cross St:</b> Between College St. West & Dundas St. West                                  |                                                                               |                                                                                      |
| <b>Directions:</b> Between College St. West & Dundas St. West                                    |                                                                               |                                                                                      |

**MLS#:** C12861800 **PIN#:** 213080653  
**Legal:** LT 10 PL 1159 CITY WEST; PT BLK A PL 1159 CITY WEST AS IN CT702815; T/W & S/T CT702815; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 2 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Sep Entrance / Finished<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1903<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Unknown<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room, Hospital, Library, Park, Place Of Worship, Public Transit, School<br><b>Interior Feat:</b> None | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                      |                      |
|----|-----------|-------|-------------|------------|----------------|----------------------|----------------------|
| 1  | Living    | Main  | 10.56       | x 13.98    | Hardwood Floor | Window               |                      |
| 2  | Dining    | Main  | 9.61        | x 13.16    | Pocket Doors   | Hardwood Floor       | Formal Rm            |
| 3  | Kitchen   | Main  | 11.94       | x 15.49    | Eat-In Kitchen | Stainless Steel Appl | Tile Floor           |
| 4  | Den       | Main  | 9.74        | x 9.45     | Broadloom      | Window               |                      |
| 5  | Prim Bdrm | 2nd   | 15.16       | x 15.22    | Hardwood Floor | Closet               | Large Window         |
| 6  | Br        | 2nd   | 9.51        | x 10.73    | Hardwood Floor | Closet               | Window               |
| 7  | Br        | 2nd   | 11.52       | x 10.07    | Broadloom      | Closet               | Window               |
| 8  | Kitchen   | 2nd   | 15.29       | x 8.2      | Eat-In Kitchen | Tile Floor           | Stainless Steel Appl |
| 9  | Kitchen   | Bsmt  | 8.96        | x 14.7     | Window         |                      |                      |
| 10 | Laundry   | Bsmt  | 12.01       | x 10.99    | W/O To Yard    | Laundry Sink         |                      |

**Client Remks:** This charming semi-detached home presents an exceptional opportunity for families or investors. Situated on a generous 19.25 x 152 ft. lot, it offers a rare amount of backyard space for various outdoor activities, thanks to its superb breadth and incredible depth. The property also includes a double car garage, providing ample parking and storage. Having been lovingly maintained by the same owner for almost 50 years, this residence exudes a sense of history and care. While well-maintained throughout its tenure, the home presents a unique chance for renovation, allowing new owners to either transform it into a beautiful, modern family home tailored to their specific tastes and needs or explore the potential for developing three independent income suites. This prime location offers unparalleled convenience, situated within a short distance to excellent schools, making it ideal for young families. Residents will enjoy easy access to a full spectrum of amenities, from diverse shopping and dining options to recreational facilities and essential services. The property also boasts excellent connectivity, with public transportation options just steps away, providing seamless travel throughout the city. Further enhancing its appeal, the property offers the exciting possibility of constructing a laneway house, adding significant value and versatility for future use. This combination of a desirable location, a substantial lot, and diverse renovation possibilities makes 41 Margueretta St. a truly remarkable opportunity.

**Inclusions:** 2 refrigerators, 2 stoves, 2 range hood, washer, dryer, all electrical light fixtures, all window coverings, dishwasher, shed, central air conditioning, gas furnace. All inclusions in as is condition.

**Listing Contracted With:** HAZELTON REAL ESTATE INC. **Ph:** 416-924-3779



|                                                                                        |                         |                          |
|----------------------------------------------------------------------------------------|-------------------------|--------------------------|
| <b>112 Lindsey Ave</b>                                                                 |                         | <b>Sold: \$1,295,000</b> |
| <b>Toronto Ontario M6P 1Y4</b>                                                         |                         | <b>List: \$1,295,000</b> |
| Toronto C01 Dufferin Grove Toronto                                                     |                         |                          |
| <b>Taxes:</b> \$6,781/2025                                                             | <b>For:</b> Sale        | <b>% Dif:</b> 100        |
| <b>Sold Date:</b> 01/19/2026                                                           |                         |                          |
| <b>SPIS:</b> No                                                                        | <b>Last Status:</b> SLD | <b>DOM:</b> 6            |
| Att/Row/Twnhouse                                                                       | <b>Fronting On:</b> N   | <b>Rms:</b> 7 + 1        |
| <b>Link:</b>                                                                           | <b>Acreage:</b>         | <b>Bedrooms:</b> 3       |
| 2 1/2 Storey                                                                           | 23.92 x 104 Feet        | <b>Washrooms:</b> 3      |
|                                                                                        | <b>Irreg:</b>           | 1x2xMain, 2x4x2nd        |
| <b>Dir/Cross St:</b> College/Dufferin <b>Directions:</b> Off Dufferin North of College |                         |                          |

**MLS#:** C12697852 **PIN#:** 213090219  
**Legal:** Pt Lt 36 PL896 City West as in WG135945

|                                      |                                   |                                      |
|--------------------------------------|-----------------------------------|--------------------------------------|
| <b>Kitchens:</b> 1                   | <b>Exterior:</b> Brick            | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> Y                     | <b>Gar/Gar Spcs:</b> Detached / 2 | <b>Cable TV:</b>                     |
| <b>Basement:</b> Full / Sep Entrance | <b>Drive:</b> Lane                | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> N              | <b>Drive Park Spcs:</b> 1         | <b>Water:</b> Municipal              |
| <b>Heat:</b> Forced Air / Gas        | <b>Tot Prk Spcs:</b> 2            | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air              | <b>UFFI:</b>                      | <b>Sewer:</b> Sewers                 |
| <b>Central Vac:</b> No               | <b>Pool:</b> None                 | <b>Waterfront:</b>                   |
| <b>Apx Age:</b>                      | <b>Prop Feat:</b> Family Room     | <b>Retirement:</b>                   |
| <b>Apx Sqft:</b> 1500-2000           | <b>Interior Feat:</b> Carpet Free | <b>HST Applicable to</b> Included In |
| <b>Roof:</b> Shingles                |                                   | <b>Sale Price:</b>                   |
| <b>Foundation:</b> Block, Concrete   |                                   | <b>Farm/Agr:</b>                     |
| <b>Assessment:</b> POTL:             |                                   | <b>Oth Struct:</b>                   |
| <b>POTL Mo Fee:</b>                  |                                   | <b>Survey Type:</b> Unknown          |
| <b>Laundry lev:</b>                  |                                   | <b>Spec Desig:</b> Unknown           |

| # | Room      | Level | Length (ft) | Width (ft) | Description         |                |                |
|---|-----------|-------|-------------|------------|---------------------|----------------|----------------|
| 1 | Foyer     | Main  | 10.93       | x 4.53     | Hardwood Floor      |                |                |
| 2 | Living    | Main  | 12.99       | x 10.01    | Hardwood Floor      | Formal Rm      |                |
| 3 | Dining    | Main  | 9.38        | x 8.99     | Combined W/Living   | 2 Pc Bath      | Hardwood Floor |
| 4 | Kitchen   | Main  | 13.32       | x 10.99    | Family Size Kitchen | Eat-In Kitchen |                |
| 5 | Family    | Main  | 11.75       | x 11.32    |                     |                |                |
| 6 | Prim Bdrm | 2nd   | 13.29       | x 12.11    | 4 Pc Ensuite        | Hardwood Floor | W/W Closet     |
| 7 | 2nd Br    | 2nd   | 11.58       | x 10.89    | 4 Pc Bath           | Hardwood Floor | W/O To Balcony |
| 8 | 3rd Br    | 3rd   | 14.3        | x 12.73    | Open Concept        | Laminate       |                |

**Client Remks:** Welcome to this Delightful Spacious Corner Row House. Just like a Semi - fenced private yard Plus rear gardens - perfect For Gardeners, Safe Play Area for Children & Pets or Just Private Relaxation. Situated in One of the Cities Most Sought after Family Neighborhoods. Steps to Dufferin Grove Park, Renovated Community Centre w/great Family Recreational Facilities. Excellent transit options: College Streetcar, Bloor Subway. Amazing Shops, Cafes/Restaurants in Nearby Popular Locations at Dufferin Mall, Bloordale Village, Little Portugal, Little Italy .Double Garage off Laneway Offers private Parking options. Main Rear Addition could be 4th bedroom or large office. The Redesigned 2nd floor provides 2 full baths, Master ensuite has Sep. Shower Stall and Tub. Side entrance to lower level with good ceiling height, Large Open Concept offers Unlimited Future Potential. Recent Improvements: Windows, Exterior Doors, Roof. Note Laneway Housing Report Attached. Great additional value for Discerning Buyer. Do Not Miss this Amazing Opportunity

**Inclusions:** Fridge, Stove, B/I Dishwasher, Gas Burner & Equipment, All Electrical Light Fixtures, Ceiling Fans, Washer, Dryer  
**Listing Contracted With:** CENTURY 21 BROWN LIMITED **Ph:** 416-232-2100



**274 St Clarens Ave**  
**Toronto Ontario M6H 3W3**  
 Toronto C01 Dufferin Grove Toronto  
**Taxes:** \$6,123.18/2025 **For:** Sale **% Dif:** 99  
**Sold Date:** 04/10/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 3  
**Semi-Detached** **Fronting On:** W **Rms:** 8 + 2  
**Link:** **Acreage:** **Bedrooms:** 3  
 2 1/2 Storey 16 x 145 Feet **Washrooms:** 2  
**Irreg:** 1x3x2nd, 1x4xBsmt  
**Dir/Cross St:** Bloor St. West & Lansdowne Ave  
**Directions:**  
 Driving - One way going north from College Street. Subway to Lansdowne station - walk east along Bloor St W 1 block turn right on St Clarens.

|                                                                                                                               |                                                                                       |                                             |                   |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------|-------------------|
| <b>MLS#:</b> C12965100                                                                                                        |                                                                                       | <b>PIN#:</b> 213080233                      |                   |
| <b>Legal:</b> PT LT 11 PL 1095 TORONTO; PT BLK A PL 1095 TORONTO PT 1, 3, 5 & 7 64R15666; S/T & T/W CA741847; CITY OF TORONTO |                                                                                       |                                             |                   |
| <b>Kitchens:</b> 2                                                                                                            | <b>Exterior:</b> Brick                                                                | <b>Zoning:</b>                              |                   |
| <b>Fam Rm:</b> N                                                                                                              | <b>Gar/Gar Spcs:</b> Detached / 1.5                                                   | <b>Cable TV:</b> Yes                        | <b>Hydro:</b> Yes |
| <b>Basement:</b> Fin W/O / Sep Entrance / Full                                                                                | <b>Drive:</b> Lane                                                                    | <b>Gas:</b> Yes                             | <b>Phone:</b> Yes |
| <b>Fireplace/Stv:</b> N                                                                                                       | <b>Drive Park Spcs:</b> 0                                                             | <b>Water:</b> Municipal                     |                   |
| <b>Heat:</b> Forced Air / Gas                                                                                                 | <b>Tot Prk Spcs:</b> 1                                                                | <b>Water Supply Type:</b>                   |                   |
| <b>A/C:</b> Central Air                                                                                                       | <b>UFFI:</b>                                                                          | <b>Sewer:</b> Sewers                        |                   |
| <b>Central Vac:</b> No                                                                                                        | <b>Pool:</b> None                                                                     | <b>Waterfront:</b>                          |                   |
| <b>Apx Age:</b>                                                                                                               | <b>Prop Feat:</b> Arts Centre, Fenced Yard, Library, Park, Public Transit, Rec Centre | <b>Retirement:</b>                          |                   |
| <b>Year Built:</b> 1914                                                                                                       | <b>Exterior Feat:</b> Porch                                                           | <b>HST Applicable to</b> Not Subject to HST |                   |
| <b>Apx Sqft:</b> 1500-2000                                                                                                    | <b>Interior Feat:</b> Auto Garage Door                                                | <b>Sale Price:</b>                          |                   |
| <b>Lot Size Source:</b> MPAC                                                                                                  | <b>Remote, Floor Drain, Storage, Water</b>                                            | <b>Farm/Agr:</b>                            |                   |
| <b>Roof:</b> Asphalt Shingle, Flat                                                                                            | <b>Meter, Water Heater Owned</b>                                                      | <b>Oth Struct:</b> Out Buildings            |                   |
| <b>Foundation:</b> Concrete                                                                                                   | <b>Security Feat:</b> Smoke Detector                                                  | <b>Survey Type:</b> None                    |                   |
| <b>Assessment:</b> <b>POTL:</b>                                                                                               |                                                                                       | <b>Spec Desig:</b> Unknown                  |                   |
| <b>POTL Mo Fee:</b>                                                                                                           |                                                                                       |                                             |                   |
| <b>Laundry lev:</b>                                                                                                           |                                                                                       |                                             |                   |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                     |                |
|----|-----------|-------|-------------|------------|----------------|---------------------|----------------|
| 1  | Living    | Main  | 13.32       | x 9.74     | Separate Rm    | Window              | Hardwood Floor |
| 2  | Dining    | Main  | 12.07       | x 13.68    | Walk Through   | Window              | Hardwood Floor |
| 3  | Kitchen   | Main  | 12.6        | x 11.58    | Eat-In Kitchen | Pantry              | Ceramic Floor  |
| 4  | Prim Bdrm | 2nd   | 14.99       | x 13.68    | Bay Window     | Closet              | Hardwood Floor |
| 5  | Office    | 2nd   | 10.66       | x 6.99     | Window         | Closet              | Hardwood Floor |
| 6  | Kitchen   | 2nd   | 8.99        | x 11.52    | Ceramic Floor  | Ceramic Back Splash | Double Sink    |
| 7  | Sunroom   | 2nd   | 7.51        | x 7.15     | W/O To Balcony | O/Looks Backyard    | Closet         |
| 8  | Bathroom  | 2nd   | 4.99        | x 8.33     | 3 Pc Bath      | Window              | Ceramic Floor  |
| 9  | 2nd Br    | 3rd   | 13.16       | x 13.68    | Closet         | Window              | Hardwood Floor |
| 10 | 3rd Br    | 3rd   | 9.25        | x 15.45    | Closet         | W/O To Sundeck      | Hardwood Floor |
| 11 | Rec       | Bsmt  | 23.33       | x 8.01     | Window         | Broadloom           |                |
| 12 | Laundry   | Bsmt  | 8.33        | x 6.66     | Laundry Sink   | Window              | Ceramic Floor  |
| 13 | Bathroom  | Bsmt  | 10.76       | x 6.27     | 4 Pc Bath      | Window              | Ceramic Floor  |

**Client Remks:** Owned by the same family for decades - move into this 2.5 storey semi-detached home as it is or put your creative stamp upon it. Flexible use as a duplex with some modifications and approvals or convert entirely to single family. Professionals, creatives, no kids, kids, pets - you will discover this home will give you what you need. If you own a car, park it in the detached garage via laneway. The main floor has a separate living room, with a large dining room and eat-in kitchen with a walk-in pantry and access to your landscaped backyard and garage. The fully fenced backyard is a dream for kids & pets! The garage is large enough for one car and to store bikes and other items you may have accumulated through life. There is also an adorable playhouse in the backyard if you have little ones. Upstairs is the second kitchen with a sunroom, 3 piece bath, laundry, office and the primary bedroom. The third level features two bedrooms and one with a large sundeck. The lower level is finished with a separate entrance and large rec room and bathroom, laundry, storage and utility rooms too. Connections, Creativity and Gastronomy abound in the immediate vicinity of 274 St Clarens Ave! What an incredible opportunity to live an urban lifestyle where you can walk or transit to whatever and wherever you need to GO. Lansdowne subway station and the future Bloor-Lansdowne GO are nearby, as is Bloor GO Hub with UP Express. This house is graced with a unique location that allows you to easily explore not one neighbourhood, but THREE - Bloorville (Bloor St W), Brockton Village (College St) and Little Portugal (Dundas St W)! Amenities abound - groceries at No Frills (their prices Can't Be Beat!), green spaces at Mary McCormick and Dufferin Grove for the kids or dog. Retail therapy from thrifting something unique to indie shops or the mall (Dufferin Mall) - you are covered! Tantalize your tastebuds morning, noon and night at a multitude of cafes, bakeries + restos.

**Inclusions:** All appliances and inclusions in As-Is condition - stainless steel Bosch dishwasher, stainless steel GE stove, stainless steel LG fridge, stainless steel Broan rangehood, white GE dryer, white Inglis washer, second floor NuTone rangehood, white Maytag stove, white GE fridge, RCA microwave, white stacked Frigidaire washer & dryer, Rheem hot water heater, Bryant forced air gas furnace, all window coverings



|                                                                                                                                                                                                                       |                                                                              |                                                                                 |                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>12 Atkins Ave</b><br><b>Toronto Ontario M6K 1W1</b><br>Toronto C01 Little Portugal Toronto<br><b>Taxes:</b> \$5,188/2025<br><b>Sold Date:</b> 03/17/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 13 |                                                                              |                                                                                 | <b>Sold: \$1,320,000</b><br><b>List: \$1,349,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 98 |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                                                                                                                                             | <b>Fronting On:</b> N<br><b>Acreage:</b><br>14.92 x 96 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9<br><b>Bedrooms:</b> 3<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x2xBsmt | <b>Dir/Cross St:</b> Dundas & Brock <b>Directions:</b> Dundas & Brock                         |

**MLS#:** C12843278      **PIN#:** 213090465  
**Legal:** LT 13-14 PL 1005 TORONTO S/T AND T/W CA297319; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished / Full<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1885<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1100-1500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Rolled<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room<br><b>Exterior Feat:</b> Deck, Landscaped, Patio, Porch, Seasonal Living<br><b>Interior Feat:</b> Carpet Free | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                  |               |
|---|-----------|-------|-------------|------------|----------------|------------------|---------------|
| 1 | Foyer     | Main  | 6.17        | x 3.9      | Hardwood Floor |                  |               |
| 2 | Living    | Main  | 17.75       | x 13.25    | Hardwood Floor | Bay Window       |               |
| 3 | Dining    | Main  | 11.91       | x 10.24    | Hardwood Floor | Open Concept     |               |
| 4 | Kitchen   | Main  | 16.57       | x 10.17    | Tile Floor     | Modern Kitchen   | Centre Island |
| 5 | Prim Bdrm | 2nd   | 14.4        | x 13.25    | Hardwood Floor | Bay Window       | Large Closet  |
| 6 | 2nd Br    | 2nd   | 12.5        | x 7.51     | Hardwood Floor | North View       |               |
| 7 | 3rd Br    | 2nd   | 10.17       | x 8.76     | Hardwood Floor | O/Looks Backyard |               |
| 8 | Rec       | Bsmt  | 12.5        | x 11.15    | Laminate       | B/I Shelves      |               |
| 9 | Laundry   | Bsmt  | 11.42       | x 6.17     | Laminate       | Laundry Sink     | Closet        |

**Client Remks:** Tucked away on quiet Atkins Avenue, just steps from the vibrancy of Dundas West, this charming Victorian semi offers the perfect blend of character and modern comfort. Thoughtfully updated from top to bottom, contemporary upgrades enhance the home's original charm while adding everyday functionality. A stone walkway invites you to the home's front entrance where you will be welcomed by lush hydrangeas spilling across the front gardens. Inside, beautiful bay windows on both levels flood the home with natural light. The main floor living spaces are highlighted by gorgeous high ceilings, hardwood floors and an open layout that connect seamlessly, creating an ideal setting for both relaxed family living and effortless entertaining. The kitchen pairs rustic wood accents with modern convenience, featuring an island that expands prep space and invites friends and family to gather. Upstairs, three well-appointed bedrooms are served by a serene, updated four-piece bathroom. The spacious primary bedroom easily accommodates a king-sized bed and includes a large custom closet. Extend your living space in the fully finished basement, offering generous recreation space with laminate flooring and a built-in media centre, perfect for movie nights or kids to play. A second bathroom and dedicated laundry room provide additional convenience and storage. Walk out from the kitchen's sliding glass doors to an exceptional backyard escape, complete with a deck and lush cedars creating your own private oasis. Behind the walls, major updates include fully replaced electrical (formerly knob and tube), providing peace of mind for years to come. The quintessential family home is on a friendly street within the Shirley Street Public School catchment and close to highly regarded Westside Montessori and many daycare options. Steps in any direction to the city's best restaurants, bars, and cafes, with easy access to the streetcar, bus, or subway. Street parking is available for \$23/month.

**Inclusions:** Frigidaire refrigerator, Frigidaire dishwasher, Samsung range, hood fan, kitchen island, kitchen pantry, LG washer & dryer, upper hallway storage cabinets, second & third bedroom floating book shelves, laundry room storage cabinet, all electrical light fixtures, all window coverings, blinds & rods, all bathroom mirrors, all HVAC and equipment

**Listing Contracted With:** SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 905-845-0024



|                                                                                                                                                                                                                            |                                                                                |                                                                                          |                                                                                               |
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| <b>1051 College St</b><br><b>Toronto Ontario M6H 1B1</b><br>Toronto C01 Little Portugal Toronto<br><b>Taxes:</b> \$5,783.85/2025<br><b>Sold Date:</b> 01/29/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 70 |                                                                                |                                                                                          | <b>Sold: \$1,395,000</b><br><b>List: \$1,475,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 95 |
| Semi-Detached<br><b>Link:</b><br>2 1/2 Storey                                                                                                                                                                              | <b>Fronting On:</b> S<br><b>Acreage:</b><br>21.08 x 85.8 Feet<br><b>Irreg:</b> | <b>Rms:</b> 11 + 5<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 2<br>1x4x2nd, 1x3xBsmt | <b>Dir/Cross St:</b> College & Gladstone <b>Directions:</b> On College, east of Dufferin      |

**MLS#:** C12561222      **PIN#:** 212950249  
**Legal:** PT LT 31 PL 324 CITY WEST AS IN WB193119; CITY OF TORONTO

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| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Fin W/O / Finished / Sep Entrance<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Radiant / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1910<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle, Asphalt Rolled<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick / Vinyl Siding<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> None<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fenced Yard, Library, Public Transit, School<br><b>Interior Feat:</b> Carpet Free, In-Law Capability, Primary Bedroom - Main Floor, On Demand Water Heater, Water Heater Owned<br><b>Security Feat:</b> Smoke Detector, Carbon Monoxide Detectors | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b> Shed<br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description          |               |                |
|----|-----------|-------|-------------|------------|----------------------|---------------|----------------|
| 1  | Den       | Main  | 10.33       | x 12.96    | Hardwood Floor       | Large Window  | French Doors   |
| 2  | 2nd Br    | Main  | 10.47       | x 15.06    | Hardwood Floor       | Window        |                |
| 3  | Prim Bdrm | Main  | 14.86       | x 11.15    | W/I Closet           | Walk-Out      | Hardwood Floor |
| 4  | Living    | 2nd   | 14.86       | x 12.34    | Hardwood Floor       | Bay Window    | Closet         |
| 5  | Dining    | 2nd   | 10.33       | x 12.66    | Hardwood Floor       | Pass Through  | Window         |
| 6  | Kitchen   | 2nd   | 9.06        | x 13.91    | Stainless Steel Appl | Pass Through  | Backsplash     |
| 7  | Bathroom  | 2nd   | 5.48        | x 8.69     | 4 Pc Bath            | Heated Floor  | Window         |
| 8  | Laundry   | 2nd   | 9.06        | x 7.48     | Window               |               |                |
| 9  | 3rd Br    | 3rd   | 12.24       | x 14.96    | Hardwood Floor       | Window        |                |
| 10 | 4th Br    | 3rd   | 12.47       | x 14.44    | Hardwood Floor       | Window        |                |
| 11 | Other     | 3rd   | 6.4         | x 5.05     | W/I Closet           |               |                |
| 12 | Utility   | 3rd   | 6.43        | x 4.99     | B/I Closet           |               |                |
| 13 | Kitchen   | Bsmt  | 13.98       | x 10.93    | Stainless Steel Appl | Centre Island | Walk-Out       |
| 14 | Breakfast | Bsmt  | 14.24       | x 12.43    |                      |               |                |
| 15 | Family    | Bsmt  | 14.24       | x 10.24    |                      |               |                |
| 16 | Bathroom  | Bsmt  | 8.43        | x 7.64     | 3 Pc Bath            | Heated Floor  |                |
| 17 | Cold/Cant | Bsmt  | 7.09        | x 6.43     |                      |               |                |
| 18 | Laundry   | Bsmt  | 6.82        | x 12.53    |                      |               |                |

**Client Remks:** Welcome to 1051 College. This peaceful and impeccably maintained 2.5-storey home blends timeless charm with contemporary elegance in the heart of Little Portugal. Thoughtfully updated and highly versatile, it's perfect for multi-generational living, remote work, co-ownership, potential rental income with some modifications, or enjoying as one spacious family home. The main floor features three generous rooms and a walkout to a private backyard. Each room offers exceptional flexibility, whether used as a home office, a king-sized bedroom, or extra living space tailored to your needs. Up the staircase, the second floor offers a modern full bath with heated floors, an inviting living room with a bay window, and a fully renovated chef's kitchen designed for connection and creativity. Beside the kitchen, a large laundry room (one of two in the home) adds convenience, while the bright dining area with a wide pass-through creates an easy flow that keeps gatherings effortless and social. The third floor provides peaceful privacy with extra closet spaces and two king sized sanctuary-style bedrooms, perfect for rest and relaxation. The lower level adds even more living space with its own entrance, full kitchen, and open-concept areas for dining, living, and working. Use as an in-law or nanny suite, or as potential rental space. A second laundry area, cold storage, and a spa-inspired bathroom with heated floors, a live-edge vanity, and a vivid Murano style glass sink complete the floor. With updated fibreglass sound-insulated windows, high ceilings on every floor, 200-amp service, and cohesive design details, this property is truly move-in ready. A Walk Score of 98 and transit at your door mean effortless access to schools, parks, cafes, restaurants, and boutique



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| <b>33 Lakeview Ave</b><br><b>Toronto Ontario M6J 3B2</b><br>Toronto C01 Trinity-Bellwoods Toronto<br><b>Taxes:</b> \$7,654/2026<br><b>Sold Date:</b> 06/15/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 4 |                                                                               |                                                                                         | <b>Sold: \$1,700,000</b><br><b>List: \$1,498,000</b><br><b>For:</b> Sale <b>% Dif:</b> 113  |
| Semi-Detached<br><b>Link:</b><br>2-Storey                                                                                                                                                                                | <b>Fronting On:</b> E<br><b>Acreage:</b><br>21.08 x 110 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 1<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 2<br>1x3xMain, 1x3x2nd | <b>Dir/Cross St:</b> Dundas St W/Ossington Ave <b>Directions:</b> Dundas St W/Ossington Ave |

**MLS#:** C13433762      **PIN#:** 212790518  
**Legal:** PT LT 11-12 PL D59 TORONTO AS IN CA213616; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                      |
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| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Unfinished / Sep Entrance<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Year Built:</b> 1885<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> GeoWarehouse<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete Block<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 0<br><b>Tot Prk Spcs:</b> 0<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Family Room<br><b>Interior Feat:</b> None | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
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| #  | Room      | Level | Length (ft) | Width (ft) | Description |
|----|-----------|-------|-------------|------------|-------------|
| 1  | Living    | Main  | 11.25       | x 15.75    |             |
| 2  | Dining    | Main  | 11.32       | x 10.93    |             |
| 3  | Family    | Main  | 13.09       | x 18.08    |             |
| 4  | Kitchen   | Main  | 13.09       | x 10.76    |             |
| 5  | Br        | Main  | 13.09       | x 10.43    |             |
| 6  | Bathroom  | Main  | 7.35        | x 7.09     |             |
| 7  | Prim Bdrm | 2nd   | 17.49       | x 14.6     |             |
| 8  | Br        | 2nd   | 11.25       | x 10.24    |             |
| 9  | Br        | 2nd   | 9.51        | x 9.74     |             |
| 10 | Br        | 2nd   | 13.09       | x 9.84     |             |
| 11 | Bathroom  | 2nd   | 9.51        | x 6        |             |

**Client Remks:** A rare opportunity to own a completely turnkey Victorian residence on what is widely regarded as Trinity Bellwoods' most coveted street. Thoughtfully renovated while preserving its historic character, 33 Lakeview Avenue offers 1,933 square feet of beautifully designed living space with soaring ceilings, stunning bay windows and expansive principal rooms. The upgraded kitchen features brand-new appliances and timeless finishes, while a versatile main-floor flex space offers endless possibilities as a home office, family room, guest suite or fifth bedroom. Upstairs, four spacious bedrooms include a stunning primary retreat with a private balcony and a secondary bedroom with laundry rough-ins and plumbing in place for future convenience. Adding even greater versatility, the lower level features a separate entrance and washroom plumbing already in place, offering exceptional potential to customize the home to your evolving needs. A laneway-accessible backyard provides the flexibility of private parking or a fully enclosed outdoor retreat. Located steps from Trinity Bellwoods Park, Ossington's acclaimed restaurants, cafes, boutiques and fitness studios, as well as highly ranked schools, including Old Orchard Junior Public School. This is your opportunity to own one of Trinity Bellwoods' most iconic addresses and create a home not just for your next chapter, but for your entire story.

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

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



|                                                                                                                                                                                                                        |                                                                              |                                                                                                              |                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>25 Coolmine Rd</b><br><b>Toronto Ontario M6J 3G1</b><br>Toronto C01 Little Portugal Toronto<br><b>Taxes:</b> \$6,666/2026<br><b>Sold Date:</b> 05/03/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 11 |                                                                              |                                                                                                              | <b>Sold: \$1,911,000</b><br><b>List: \$1,499,900</b><br><br><b>For:</b> Sale <b>% Dif:</b> 127  |
| <b>Att/Row/Townhouse</b><br><b>Link:</b><br>2-Storey                                                                                                                                                                   | <b>Fronting On:</b> E<br><b>Acreage:</b><br>17.42 x 95 Feet<br><b>Irreg:</b> | <b>Rms:</b> 12<br><b>Bedrooms:</b> 3 + 2<br><b>Washrooms:</b> 4<br>1x4x2nd, 1x4xBsmt, 1x4x2nd,<br>1x2xGround | <b>Dir/Cross St:</b> Dundas and Ossington <b>Directions:</b> North west of Dundas and Ossington |

**MLS#:** C13029520      **PIN#:** 212790187  
**Legal:** LT 4 PL 541 CITY WEST; CITY OF TORONTO

|                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                     |
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| <b>Kitchens:</b> 3<br><b>Fam Rm:</b> N<br><b>Basement:</b> Apartment<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Rolled<br><b>Foundation:</b> Concrete, Brick<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Brick / Wood<br><b>Gar/Gar Spcs:</b> Detached / 1<br><b>Drive:</b><br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Interior <b>Feat:</b> In-Law Suite | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
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| #  | Room    | Level  | Length (ft) | Width (ft) | Description                        |
|----|---------|--------|-------------|------------|------------------------------------|
| 1  | Living  | Ground | 16.47       | x 26.41    | Hardwood Floor                     |
| 2  | Dining  | Ground | 16.47       | x 26.41    | Hardwood Floor      Large Window   |
| 3  | Kitchen | Ground | 15.75       | x 11.48    | W/O To Yard                        |
| 4  | Br      | 2nd    | 11.58       | x 10.5     | Hardwood Floor                     |
| 5  | 2nd Br  | 2nd    | 12.8        | x 10.5     |                                    |
| 6  | 3rd Br  | 2nd    | 11.81       | x 15.09    | Hardwood Floor      W/O To Balcony |
| 7  | 4th Br  | 2nd    | 16.08       | x 17.39    | W/O To Balcony      Hardwood Floor |
| 8  | 5th Br  | Bsmt   | 26.25       | x 15.09    |                                    |
| 9  | Kitchen | Bsmt   | 26.25       | x 15.09    | Vinyl Floor      W/O To Yard       |
| 10 | Dining  | Bsmt   | 26.25       | x 15.09    | Vinyl Floor                        |
| 11 | Kitchen | 2nd    | 16.08       | x 17.39    | Hardwood Floor                     |
| 12 | Dining  | 2nd    | 16.08       | x 17.39    | Hardwood Floor                     |

**Client Remks:** Live in one of Toronto's most vibrant neighbourhoods in Ossington on a premium, quiet/ low traffic street. This home will pay half your mortgage with rental income! Live upstairs and rent out the laneway suite above the garage + Full basement walkout in-law suite. separate laundry for rentals. 1.5 car garage accessible via a laneway and ample street parking on this street. Phenomenal school district (Ossington/ Old Orchard Junior public school (k-6), Bloor Collegiate (9-12) 9.5 Fraser rating. No expenses spared in this complete reno/ rebuild inside and outside. Full solid white oak kitchen cabinets with natural quartzite counters, all brand new appliances for all units, high end custom millwork throughout for built in closets and bathroom vanities. beautiful easy maintain landscaping. White oak engineered hardwood throughout. All new board and batten wood siding, new roof and much more.

**Inclusions:** New furnace, new A/C, new heat pump, all new SS fridge, SS inductive stove, SS dishwasher, 2 mini fridge, 2 washers, 2 dryers, Ecobee thermostat.

**Listing Contracted With:** SUTTON GROUP-ADMIRAL REALTY INC. **Ph:** 416-739-7200



**Dir/Cross St:** Bloor & Dufferin **Directions:** Bloor & Margueretta

|                           |               |
|---------------------------|---------------|
| <b>Zoning:</b>            |               |
| <b>Cable TV:</b>          | <b>Hydro:</b> |
| <b>Gas:</b>               | <b>Phone:</b> |
| <b>Water:</b>             | Municipal     |
| <b>Water Supply Type:</b> |               |
| <b>Sewer:</b>             | Sewers        |
| <b>Waterfront:</b>        |               |
| <b>Retirement:</b>        |               |
| <b>HST Applicable to</b>  | Included In   |
| <b>Sale Price:</b>        |               |
| <b>Farm/Agr:</b>          |               |
| <b>Oth Struct:</b>        |               |
| <b>Survey Type:</b>       | None          |
| <b>Spec Desig:</b>        | Unknown       |

| #                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Room | Level | Length (ft) | Width (ft) | Description |
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| <p><b>Client Remks:</b> A truly one-of-a-kind, rarely offered semi-detached home with private parking for 2 cars, extensively rebuilt with exceptional attention to detail. Top-to-bottom renovation with new electrical, plumbing, most beams replaced, window, doors, flooring etc. Feature a stunning designer kitchen which showcases an impressive 10-foot HanStone quartz island with abundant storage on both sides and seating for up to 6 comfortably, premium Blum cabinetry, and a curated collection of luxury appliances, including a Fisher &amp; Paykel built-in refrigerator and double drawer dishwasher, as well as a SMEG gas cooktop and oven. Imported Italian terrazzo tile adds a sophisticated touch to both the foyer and rear entrance. Thoughtfully designed with a modern minimalist aesthetic, all interior doors feature trimless reveal frames and imported white designer door handles from Australia, creating clean lines and a seamless, architecturally refined look throughout the home. A skylight above the staircase floods the interior with natural light, enhancing the home's bright and airy atmosphere. Exterior improvements are equally impressive, featuring new sod in the front yard and a beautifully landscaped backyard complete with heavy-duty concrete slabs. Additional upgrades include A/C system, roof, and eavestroughs, making this a rare turnkey opportunity that seamlessly combines quality craftsmanship, structural integrity, and sophisticated design. A true turnkey home where virtually every major system and structural component has been thoughtfully upgraded and rebuilt. Only a 5-minute walk to the Emerson entrance of Lansdowne Station and some of Toronto's most popular restaurants just steps away.</p> <p><b>Inclusions:</b> Fisher &amp; Paykel Built-in fridge, Double Drawer Dishwasher, Smeg Gas Cooktop &amp; Built- in Oven, Washer &amp; Dryer, Levolar Blinds, Ring Doorbell Alarm System &amp; Nest Thermostat, Sump Pump, Shed, Custom Baby Gates and Child-Proof Protection (Could be removed).<br/>Parking pad for 2 cars in the back!</p> <p><b>Listing Contracted With:</b> T-ONE GROUP REALTY INC., <b>Ph:</b> 905-669-8881</p> |      |       |             |            |             |



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| <b>241 St Clarens Ave</b><br><b>Toronto Ontario M6H 3W2</b><br>Toronto C01 Dufferin Grove Toronto<br><b>Taxes:</b> \$8,468/2025<br><b>Sold Date:</b> 02/18/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 28 |                                                                               | <b>Sold: \$1,700,050</b><br><b>List: \$1,795,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 95       |
| Semi-Detached<br><b>Link:</b><br>2 1/2 Storey                                                                                                                                                                             | <b>Fronting On:</b> W<br><b>Acreage:</b><br>25 x 127.25 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 4<br><b>Bedrooms:</b> 4 + 2<br><b>Washrooms:</b> 3<br>1x4x2nd, 1x2xGround, 1x4xBsmt |
| <b>Dir/Cross St:</b> College/St Clarens <b>Directions:</b> College/St Clarens                                                                                                                                             |                                                                               |                                                                                                     |

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| <b>MLS#:</b> C12716688<br><b>Assignment:</b> No<br><b>Legal:</b> LT 24 PL 1030 TORONTO; CITY OF TORONTO                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                               | <b>PIN#:</b> 213080401<br><b>Fractional Ownership:</b> No<br><b>Vacant Land Condo:</b> No                                                                                                                                                                                                                                                   |
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Year Built:</b> 1908<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 2500-3000<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Flat, Asphalt Shingle<br><b>Foundation:</b> Other<br><b>Assessment:</b> 2025 <b>POTL:</b> N<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Lower | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |

| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |                      |                   |
|----|-----------|--------|-------------|------------|----------------|----------------------|-------------------|
| 1  | Foyer     | Ground | 0           | 0          | Hardwood Floor | Closet               | Wainscoting       |
| 2  | Kitchen   | Ground | 16.01       | x 12.76    | Tile Floor     | Stainless Steel Appl | Walk-Out          |
| 3  | Dining    | Ground | 19.85       | x 11.75    | Hardwood Floor | Pot Lights           | Large Window      |
| 4  | Living    | Ground | 16.01       | x 11.75    | Hardwood Floor | Fireplace            | Stained Glass     |
| 5  | Prim Bdrm | 2nd    | 16.93       | x 12.99    | Hardwood Floor | Bay Window           | Double Closet     |
| 6  | 2nd Br    | 2nd    | 15.68       | x 12.17    | Hardwood Floor | Large Window         | Double Closet     |
| 7  | Bathroom  | 2nd    | 16.08       | x 10.17    | Hardwood Floor | Double Doors         | Soaker            |
| 8  | 3rd Br    | 3rd    | 13.32       | x 12.6     | Broadloom      | Closet               | O/Looks Backyard  |
| 9  | 4th Br    | 3rd    | 17.75       | x 13.48    | Broadloom      | Closet               | O/Looks Frontyard |
| 10 | 5th Br    | Bsmt   | 10.76       | x 10.43    | Laminate       | Above Grade Window   |                   |
| 11 | Br        | Bsmt   | 12.83       | x 10.33    | Laminate       | Above Grade Window   |                   |
| 12 | Kitchen   | Bsmt   | 19          | x 9.84     | Laminate       | Above Grade Window   | Combined W/Living |
| 13 | Laundry   | Bsmt   | 12.07       | x 10.6     | Concrete Floor | Laundry Sink         | Window            |

**Client Remks:** This is a remarkable 2.5-storey century home situated on a large 25' X 127' lot on the best block of St. Clarens at the juncture of Dufferin Grove and Brockton Village. This beautifully preserved residence is a true study in heritage restoration, showcasing original details that are increasingly hard to find. An ornamental wood-burning fireplace with a classic wood mantel and marble hearth anchors the main floor, setting the tone for the craftsmanship throughout. The main level offers an exceptional layout with spacious, light-filled rooms, rich wainscoting, original brass doorknobs, stunning stained-glass accents, and a grand oak staircase with a newel-post lamp that adds warmth and architectural presence. Every space feels intentional, inviting, and perfectly suited for both everyday living and elegant entertaining. The second and third floors feature four well-proportioned bedrooms and an oversized spa-like bathroom with an antique vanity, soaker tub, and a standalone shower. The lower level includes two additional bedrooms, a kitchen, and a living area, along with a separate entrance, presenting outstanding potential for a large basement apartment, multigenerational living, or rental income. Completing the offering is a large backyard with two-car parking off the laneway, a highly sought-after feature in this established neighbourhood. Mechanical/cosmetic updates include: 200A copper electrical, 1" water line, forced air furnace/AC, roof (2018), water heater (2018), and front door (2019), kitchen stove (2026), 1st/2nd floor freshly painted (2026), 1st/2nd floor potlights (2026). 241 St Clarens is in a dream location; a short walk from neighbourhood amenities like Lansdowne Station, Toronto's best No Frills, Dufferin Grove, Mary McCormick and Sorauren Parks, and local staples including Bricolage, Cygnet Coffee, Le Baratin, Sounds Good, Viaggio and Acute Pizzeria.

**Inclusions:** as per sch C  
**Listing Contracted With:** PROPERTY.CA INC. **Ph:** 416-583-1660



**262 Concord Ave**  
**Toronto Ontario M6H 2P5**  
 Toronto C01 Palmerston-Little Italy Toronto  
**Taxes:** \$8,988.71/2025 **For:** Sale **% Dif:** 98  
**Sold Date:** 04/02/2026  
**SPIS:** No **Last Status:** SLD **DOM:** 36  
**Semi-Detached** **Fronting On:** W **Rms:** 7 + 3  
**Link:** **Acreage:** **Bedrooms:** 4  
 2 1/2 Storey 22.5 x 137 Feet **Washrooms:** 4  
**Irreg:** 1x3xGround, 1x3x2nd, 1x3x3rd, 1x3xBsmt  
**Dir/Cross St:** Bloor St/ Ossington **Directions:** one way street north, south off Bloor

**MLS#:** C12818608 **PIN#:** 212820144  
**Legal:** Plan 329 BLK S PT LOTS 34-35

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Sep Entrance / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Other, Window Unit<br><b>Central Vac:</b> No<br><b>Apx Age:</b> 100+<br><b>Apx Sqft:</b> 2000-2500<br><b>Lot Size Source:</b> MPAC<br><b>Roof:</b> Asphalt Shingle, Flat<br><b>Foundation:</b> Brick, Stone<br><b>Assessment:</b> 2025 <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> None / 0<br><b>Drive:</b> Front Yard Parking<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 1<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit<br><b>Interior Feat:</b> In-Law Suite, Storage, Sump Pump, Water Heater, Water Meter | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Under Contract:</b> Hot Water Tank-Gas<br><b>HST Applicable to</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level  | Length (ft) | Width (ft) | Description          |                |                |
|----|-----------|--------|-------------|------------|----------------------|----------------|----------------|
| 1  | Living    | Ground | 16.8        | x 11.19    | Stained Glass        | Hardwood Floor | Crown Moulding |
| 2  | Dining    | Ground | 13.68       | x 11.12    | Hardwood Floor       | B/I Shelves    |                |
| 3  | Kitchen   | Ground | 12.53       | x 13.06    | Stainless Steel Appl | Double Sink    | W/O To Deck    |
| 4  | 2nd Br    | 2nd    | 14.17       | x 17.68    | Stained Glass        | Hardwood Floor | W/O To Deck    |
| 5  | 3rd Br    | 2nd    | 13.85       | x 11.06    | Hardwood Floor       | Closet         |                |
| 6  | 4th Br    | 2nd    | 11.29       | x 12.83    | Hardwood Floor       | B/I Shelves    | Window         |
| 7  | Prim Bdrm | 3rd    | 21.95       | x 17.95    | Irregular Rm         | Wood Stove     | B/I Shelves    |
| 8  | Kitchen   | Bsmt   | 7.97        | x 7.12     | Open Concept         | Ceramic Floor  |                |
| 9  | Rec       | Bsmt   | 28.81       | x 16.34    | Combined W/Br        | Laminate       | Irregular Rm   |
| 10 | Br        | Bsmt   | 28.81       | x 16.34    | Combined W/Rec       | Laminate       | B/I Bookcase   |
| 11 | Laundry   | Bsmt   | 6.66        | x 7.09     | Ceramic Floor        |                |                |
| 12 | Other     | Bsmt   | 7.15        | x 11.68    | Ceramic Floor        |                |                |

**Client Remks:** Timeless Character in the Heart of Bloor-Ossington. Welcome to this exceptional home in this vibrant neighbourhood. Offering 2,222 sq ft of finished above ground space, that blends classic architectural charm with thoughtful updates and outstanding versatility. The home has a glorious history as the birthplace of one of Canada's most renowned historians - Donald Creighton. As you enter, you'll be captivated by the stained glass, soaring 9-ft ceilings, exposed brick, crown mouldings, and high baseboards - timeless details that showcase the home's craftsmanship and character. The sun-filled kitchen offers a generous space for cooking, gathering, and entertaining. With four spacious bedrooms - the layout offers flexibility for families, guests, or home office space. The primary suite feels like a private escape. Expansive and filled with natural light from two skylights (one with a view of the CN Tower), it is bright and serene. A door opens to the west-facing flat roof, offering the potential for a private outdoor haven - imagine morning coffee in the sunshine or sunsets as the sky glows over the area. The finished basement features an in-law suite with a separate entrance, presenting excellent potential for extended family living. The basement bathroom offers an opportunity for updating and personalization. Freshly painted throughout and new broadloom on the third floor, the home is in move-in condition - allowing you to settle in and enjoy immediately. Passers by repeatedly compliment the beautiful front garden. A west-facing backyard, is ideal for enjoying the spectacular garden filled with beautiful plants. Rare front yard parking (legal) is convenient, but leave the car at home, as you are just steps from shops, cafes, restaurants, parks, and the Ossington Subway. This home offers the perfect balance of vibrant city living and classic residential charm. Seize this rare opportunity to own a character-filled home in one of the most dynamic and desirable areas.

**Inclusions:** Please include existing appliances: Stainless steel Fridge, Dishwasher, Gas Stove. Basement- stove, washer /dryer, sump pump. All existing electric light fixtures, except those excluded below. All existing window coverings and draperies except those belonging to the Stager (Bedroom 2 and 3). Window AC unit in Bedroom 2. Floor A/C unit in Primary Bedroom. Limestone sculpture in back garden. Wood for roof top deck, if wanted (flat roof was redone in Aug. 2025, newer deck had to be removed, owner didn't get a chance to reinstall the deck).

\*\*\*\*\* OPEN HOUSE - Sun 2-4:00 pm \*\*\*\*\*

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE **Ph:** 416-495-4088



|                                                                              |                         |                                                      |
|------------------------------------------------------------------------------|-------------------------|------------------------------------------------------|
| <b>11 Delaware Ave</b><br><b>Toronto Ontario M6H 2S8</b>                     |                         | <b>Sold: \$2,020,000</b><br><b>List: \$2,100,000</b> |
| Toronto C01 Palmerston-Little Italy Toronto                                  |                         |                                                      |
| <b>Taxes:</b> \$10,768.36/2025                                               | <b>For:</b> Sale        | <b>% Dif:</b> 96                                     |
| <b>Sold Date:</b> 04/22/2026                                                 |                         |                                                      |
| <b>SPIS:</b> No                                                              | <b>Last Status:</b> SLD | <b>DOM:</b> 1                                        |
| <b>Semi-Detached</b>                                                         | <b>Fronting On:</b> E   | <b>Rms:</b> 12 + 2                                   |
| <b>Link:</b>                                                                 | <b>Acreage:</b>         | <b>Bedrooms:</b> 5                                   |
| 2 1/2 Storey                                                                 | 24 x 139 Feet           | <b>Washrooms:</b> 3                                  |
|                                                                              | <b>Irreg:</b>           | 1x2xMain, 1x4x2nd, 1x2x3rd                           |
| <b>Dir/Cross St:</b> College Street/Dovercourt Road                          |                         |                                                      |
| <b>Directions:</b> From Dovercourt go east on Dewson, then south on Delaware |                         |                                                      |

**MLS#:** C13024024 **PIN#:** 212800211  
**Legal:** LT 9 PL 1166 TORONTO ; S/T & T/W CT768630; CITY OF TORONTO

|                                          |                                  |                                             |
|------------------------------------------|----------------------------------|---------------------------------------------|
| <b>Kitchens:</b> 1                       | <b>Exterior:</b> Brick           | <b>Zoning:</b>                              |
| <b>Fam Rm:</b> Y                         | <b>Gar/Gar Spcs:</b> None / 0    | <b>Cable TV:</b>                            |
| <b>Basement:</b> Part Fin / Sep Entrance | <b>Drive:</b> Front Yard Parking | <b>Gas:</b>                                 |
| <b>Fireplace/Stv:</b> N                  | <b>Drive Park Spcs:</b> 1        | <b>Water:</b> Municipal                     |
| <b>Heat:</b> Radiant / Gas               | <b>Tot Prk Spcs:</b> 1           | <b>Water Supply Type:</b>                   |
| <b>A/C:</b> Wall Unit                    | <b>UFFI:</b>                     | <b>Sewer:</b> Sewers                        |
| <b>Central Vac:</b> No                   | <b>Pool:</b> None                | <b>Waterfront:</b>                          |
| <b>Apx Age:</b>                          | <b>Prop Feat:</b> Family Room    | <b>Retirement:</b>                          |
| <b>Apx Sqft:</b> 2500-3000               | <b>Interior Feat:</b> None       | <b>HST Applicable to</b> Not Subject to HST |
| <b>Roof:</b> Asphalt Shingle             |                                  | <b>Sale Price:</b>                          |
| <b>Foundation:</b> Stone, Block          |                                  | <b>Farm/Agr:</b>                            |
| <b>Assessment:</b> POTL:                 |                                  | <b>Oth Struct:</b>                          |
| <b>POTL Mo Fee:</b>                      |                                  | <b>Survey Type:</b> Available               |
| <b>Laundry lev:</b> Upper                |                                  | <b>Spec Desig:</b> Unknown                  |

| #  | Room      | Level | Length (ft) | Width (ft) | Description       |                   |                    |
|----|-----------|-------|-------------|------------|-------------------|-------------------|--------------------|
| 1  | Living    | Main  | 12.8        | x 12.47    | Bay Window        | B/I Bookcase      | Hardwood Floor     |
| 2  | Dining    | Main  | 14.11       | x 19.36    | Combined W/Family | Pot Lights        | Hardwood Floor     |
| 3  | Family    | Main  | 14.11       | x 19.36    | Combined W/Dining | Large Window      | Hardwood Floor     |
| 4  | Kitchen   | Main  | 19.36       | x 7.87     | Galley Kitchen    | Custom Backsplash | W/O To Garage      |
| 5  | Breakfast | Main  | 9.51        | x 10.17    | B/I Shelves       | Hardwood Floor    | O/Looks Garden     |
| 6  | Prim Bdrm | 2nd   | 14.11       | x 18.37    | Bay Window        | Hardwood Floor    | Combined W/Den     |
| 7  | Br        | 2nd   | 14.76       | x 9.19     | Hardwood Floor    | B/I Bookcase      |                    |
| 8  | Br        | 2nd   | 11.81       | x 12.14    | Hardwood Floor    | Window            | Closet             |
| 9  | Office    | 2nd   | 9.19        | x 9.84     | Hardwood Floor    | Closet            | Large Window       |
| 10 | Laundry   | 2nd   | 12.8        | x 7.87     | Laundry Sink      | Large Window      | O/Looks Backyard   |
| 11 | Br        | 3rd   | 11.81       | x 13.45    | Hardwood Floor    | Window            | Closet             |
| 12 | Br        | 3rd   | 11.15       | x 15.75    | Hardwood Floor    | Closet            | W/O To Balcony     |
| 13 | Rec       | Bsmt  | 18.04       | x 18.7     | Broadloom         | Pot Lights        | Above Grade Window |
| 14 | Furnace   | Bsmt  | 15.09       | x 18.7     |                   |                   |                    |

**Client Remks:** Welcome to 11 Delaware Ave, a beautifully updated 2.5-storey semi in the heart of Dufferin Grove, offering over 3,300 sq ft of total living space. This 5-bedroom 3-bathroom home blends timeless character with thoughtful modern updates throughout. The main floor is a true highlight-featuring a bright front living room with a bay window, custom built-ins, and rich hardwood floors that flow seamlessly throughout. The space transitions into a semi open-concept airy layout with a spacious dining area, inviting family room, and a well-appointed galley kitchen with ample cabinet space, quartz counters & subway backsplash, all complemented by a sun-filled breakfast area overlooking the garden. Upstairs, you'll find well-proportioned bedrooms with continued hardwood flooring and the convenience of second-floor laundry and sun filled office that overlooks the garden. The third level adds flexibility with additional living space and a walk-out to a private deck-perfect for relaxing or entertaining. The lush backyard is a true urban oasis, ideal for gatherings and complete with city skyline view. With charming curb appeal and rare front yard parking, this home stands out on the street. Originally configured as a multi-unit property, it has been thoughtfully converted into a spacious single-family home, offering versatility for a variety of end users. Steps to parks, cafes, transit, Ossington Ave, Dundas St W and Little Italy. This is a standout opportunity in one of Toronto's most vibrant neighbourhoods.

**Inclusions:** Refrigerator, Stove, Dishwasher, rangehood, washer, dryer, all electrical light fixtures, all window coverings, gas burner and equipment, 2yr old 4-zone ductless heat pump system(heating & cooling). Home inspection and floor plans available

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



|                                                                                                                                                                                                                        |                                                                            |                                                                                                              |                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>250 Havelock St</b><br><b>Toronto Ontario M6H 3B9</b><br>Toronto C01 Dufferin Grove Toronto<br><b>Taxes:</b> \$9,637/2025<br><b>Sold Date:</b> 04/16/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 23 |                                                                            |                                                                                                              | <b>Sold:</b> \$2,075,000<br><b>List:</b> \$2,195,000<br><br><b>For:</b> Sale <b>% Dif:</b> 95 |
| Semi-Detached<br><b>Link:</b><br>3-Storey                                                                                                                                                                              | <b>Fronting On:</b> W<br><b>Acreage:</b><br>18 x 138 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8 + 3<br><b>Bedrooms:</b> 4 + 1<br><b>Washrooms:</b> 4<br>1x3xGround, 1x2x2nd, 1x4xBsmt, 1x5x3rd | <b>Dir/Cross St:</b> Bloor/Dovercourt/Dufferin <b>Directions:</b> Bloor/Dovercourt/Dufferin   |

**MLS#:** C12917492      **PIN#:** 212930194  
**Legal:** Part Lot 164, Plan 405, S/T & T/W Ca647310

|                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Kitchens:</b> 2 + 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Apartment<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1500-2000<br><b>Roof:</b> Shingles<br><b>Foundation:</b> Brick<br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 2<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Fireplace/Stove, Park, Place Of Worship, Public Transit, School<br><b>Interior Feat:</b> Other | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply Type:</b><br><b>Sewer:</b><br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> None<br><b>Spec Desig:</b> Unknown |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |             |
|----|-----------|--------|-------------|------------|----------------|-------------|
| 1  | Living    | Ground | 14.4        | x 17.91    | Hardwood Floor | Fireplace   |
| 2  | Kitchen   | Ground | 10.63       | x 24.18    | Hardwood Floor |             |
| 3  | Dining    | Ground | 14.44       | x 10.47    | W/O To Yard    |             |
| 4  | Powder Rm | Ground | 7.41        | x 3.97     | 2 Pc Bath      |             |
| 5  | Family    | 2nd    | 15.42       | x 13.81    | Hardwood Floor | Bay Window  |
| 6  | Br        | 2nd    | 11.84       | x 10.56    | Hardwood Floor | Closet      |
| 7  | Br        | 2nd    | 10.63       | x 10.66    | Updated        |             |
| 8  | Bathroom  | 2nd    | 7.51        | x 5.58     |                |             |
| 9  | Prim Bdrm | 3rd    | 14.44       | x 13.42    | Balcony        | Closet      |
| 10 | Laundry   | 3rd    | 127.95      | x 2.59     |                |             |
| 11 | Bathroom  | 3rd    | 14.44       | x 10.37    | 5 Pc Bath      |             |
| 12 | Rec       | Bsmt   | 15.65       | x 26.9     | Vinyl Floor    | 4 Pc Bath   |
| 13 | Kitchen   | Bsmt   | 9.97        | x 8.76     |                |             |
| 14 | Prim Bdrm | Bsmt   | 10.56       | x 10.66    | 3 Pc Ensuite   | Vinyl Floor |

**Client Remks:** Your Haven on Havelock. This classic three-storey semi-detached blends timeless character with flexible multi-unit living in one of Toronto's vibrant west-end neighbourhoods. The main level features spacious principal rooms with hardwood floors, high ceilings, and a charming fireplace. A bright dining area flows into the kitchen and opens to a deep backyard, creating strong indoor-outdoor potential. The kitchen offers ample cabinetry and workspace, designed for everyday functionality. The layout includes multiple kitchens and separate living areas, ideal for extended families or income potential. Rear access adds convenience and connects to the backyard and garage. Upstairs, you'll find 3+1 bedrooms across three levels, filled with natural light and original character. The finished basement includes a separate entrance, bedroom, kitchen, and bathroom, making it well suited for an in-law suite or rental. Additional highlights include a deep west-facing backyard, detached garage with lane access, and solid brick construction. Set on a quiet, tree-lined street just steps to parks, transit, local shops, and the energy of Dufferin Grove, this is a rare opportunity for both end users and investors.

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



|                                                                                                                                                                                                                               |                                                                               |                                                                                                                        |                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>17 Lakeview Ave</b><br><b>Toronto Ontario M6J 3B2</b><br>Toronto C01 Trinity-Bellwoods Toronto<br><b>Taxes:</b> \$14,259.79/2025<br><b>Sold Date:</b> 04/15/2026<br><b>SPIS:</b> No <b>Last Status:</b> SLD <b>DOM:</b> 83 |                                                                               |                                                                                                                        | <b>Sold: \$3,800,000</b><br><b>List: \$3,875,000</b><br><br><b>For:</b> Sale <b>% Dif:</b> 98 |
| Semi-Detached<br><b>Link:</b><br>3-Storey                                                                                                                                                                                     | <b>Fronting On:</b> E<br><b>Acreage:</b><br>22.01 x 150 Feet<br><b>Irreg:</b> | <b>Rms:</b> 9 + 5<br><b>Bedrooms:</b> 4 + 2<br><b>Washrooms:</b> 5<br>1x2xMain, 1x5x2nd, 1x4x2nd,<br>1x4x3rd, 1x3xBsmt | <b>Dir/Cross St:</b> Dundas West & Ossington <b>Directions:</b> Dundas St W & Lakeview Ave    |

**MLS#:** C12721758      **PIN#:** 212790526  
**Legal:** Pt Lt 3 Pl 593 City West As Wb165647; City Of T

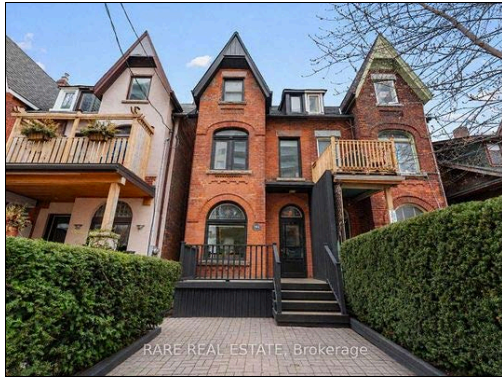
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                  |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>Kitchens:</b> 1 + 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Sep Entrance / Fin W/O<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> No<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 2500-3000<br><b>Roof:</b> Asphalt Shingle<br><b>Foundation:</b> Concrete<br><b>Assessment:</b> POTL:<br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> Upper | <b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Detached / 2<br><b>Drive:</b> Lane<br><b>Drive Park Spcs:</b> 1<br><b>Tot Prk Spcs:</b> 3<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b> Arts Centre, Family Room, Hospital, Park, Public Transit, Rec Centre, School<br><b>Interior Feat:</b> Bar Fridge, Built-In Oven, Storage<br><b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector | <b>Zoning:</b><br><b>Cable TV:</b> Yes<br><b>Gas:</b> Yes<br><b>Water:</b> Municipal<br><b>Water Supply Type:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>HST Applicable to Sale Price:</b> Included In<br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Unknown<br><b>Spec Desig:</b> Unknown | <b>Hydro:</b> Yes<br><b>Phone:</b> Yes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|

| #  | Room      | Level  | Length (ft) | Width (ft) | Description    |                |                      |
|----|-----------|--------|-------------|------------|----------------|----------------|----------------------|
| 1  | Family    | Ground | 23          | x 15.42    | Bay Window     | Hardwood Floor | 2 Pc Bath            |
| 2  | Dining    | Ground | 10.93       | x 12.83    | Open Concept   | Hardwood Floor | Led Lighting         |
| 3  | Kitchen   | Ground | 42.09       | x 12.83    | Centre Island  | Pantry         | Stainless Steel Appl |
| 4  | Living    | Ground | 15.91       | x 12.83    | W/O To Deck    | Hardwood Floor | Window Flr to Ceil   |
| 5  | Br        | 2nd    | 17.49       | x 15.75    | Bay Window     | 4 Pc Ensuite   | Walk Through         |
| 6  | 2nd Br    | 2nd    | 10.24       | x 13.25    | W/O To Balcony | Hardwood Floor | Pocket Doors         |
| 7  | 3rd Br    | 2nd    | 9.91        | x 9.91     | B/I Closet     | Window         | Pocket Doors         |
| 8  | Laundry   | 2nd    | 5.74        | x 6.66     | B/I Shelves    | Laundry Sink   |                      |
| 9  | Office    | 3rd    | 13.16       | x 12.01    | W/O To Balcony | Hot Tub        | B/I Closet           |
| 10 | Prim Bdrm | 3rd    | 23.82       | x 18.93    | Skylight       | B/I Shelves    | Hardwood Floor       |

**Client Remks:** This semi is more spacious than most detached houses in the neighbourhood, with an exceptionally deep lot of 150 feet, rarely offered in the area, spanning over 3,500 sq ft of beautiful living space (2,607 sq ft above grade), it's no wonder you might forget you're right in the heart of Downtown Toronto. A rare opportunity to own a true architectural gem on the iconic Lakeview Avenue in Trinity Bellwoods. Custom Designed and Brand New Built in 2019 by NSA Design Build firm, this bespoke residence unites classic Victorian character with modern sophistication. Every inch showcases flawless craftsmanship, a thoughtful layout, soaring high ceilings on all 4 levels, and imported finishes of the highest quality. This home includes a fully private 910 sq ft nanny/in-law suite with 10 ft ceilings, separate walk-out entrance and the exceptional convenience of 3-car parking and CN tower views on every level. Ideally situated just steps from top-ranked schools, the TTC transit, best restaurants in the city, vibrant nightlife, acclaimed galleries, and curated boutiques. It truly is the house of your dreams! Please see the attached list of features, inclusions/exclusions, and exciting potential for a future lane house.

**Inclusions:** Stainless Steel Refrigerator x2, Wolf Gas Oven, Oven, Range x2, Wine Fridge, Speed Oven, Dishwasher x2, Washer/Dryer x2, Hot Tub, B/I Barbeque,

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



|                                          |                         |                     |                                        |  |  |
|------------------------------------------|-------------------------|---------------------|----------------------------------------|--|--|
| <b>382 Rusholme Rd</b>                   |                         |                     | <b>Sold: \$1,727,000</b>               |  |  |
| <b>Toronto Ontario M6H 2Z5</b>           |                         |                     | <b>List: \$1,389,880</b>               |  |  |
| Toronto C01 Dufferin Grove Toronto       |                         |                     |                                        |  |  |
| <b>Taxes:</b> \$8,438.24/2025            |                         | <b>For:</b> Sale    | <b>% Dif:</b> 124                      |  |  |
| <b>Sold Date:</b> 05/03/2026             |                         |                     |                                        |  |  |
| <b>SPIS:</b> No                          | <b>Last Status:</b> SLD | <b>DOM:</b> 6       |                                        |  |  |
| Semi-Detached                            | <b>Fronting On:</b> W   | <b>Rms:</b> 8       |                                        |  |  |
| <b>Link:</b>                             | <b>Acreage:</b>         | <b>Bedrooms:</b> 4  |                                        |  |  |
| 2 1/2 Storey                             | 17.25 x 147 Feet        | <b>Washrooms:</b> 3 |                                        |  |  |
|                                          | <b>Irreg:</b>           | 1x2, 1x4, 1x3       |                                        |  |  |
| <b>Dir/Cross St:</b> Bloor And Ossington |                         |                     | <b>Directions:</b> Bloor And Ossington |  |  |

**MLS#:** C13047120 **PIN#:** 000000000  
**Legal:** Pt Lt 56 Pl 405 Toronto As In Ca321224; S/T & T/W

|                                    |                                                                                                                |                                      |
|------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>Kitchens:</b> 1                 | <b>Exterior:</b> Brick                                                                                         | <b>Zoning:</b>                       |
| <b>Fam Rm:</b> Y                   | <b>Gar/Gar Spcs:</b> None / 0                                                                                  | <b>Cable TV:</b>                     |
| <b>Basement:</b> Full / Unfinished | <b>Drive:</b> Front Yard Parking                                                                               | <b>Gas:</b>                          |
| <b>Fireplace/Stv:</b> Y            | <b>Drive Park Spcs:</b> 1                                                                                      | <b>Water:</b> Municipal              |
| <b>Heat:</b> Forced Air / Gas      | <b>Tot Prk Spcs:</b> 1                                                                                         | <b>Water Supply Type:</b>            |
| <b>A/C:</b> Central Air            | <b>UFFI:</b>                                                                                                   | <b>Sewer:</b> Sewers                 |
| <b>Central Vac:</b> No             | <b>Pool:</b> None                                                                                              | <b>Waterfront:</b>                   |
| <b>Apx Age:</b> 100+               | <b>Prop Feat:</b> Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School | <b>Retirement:</b>                   |
| <b>Apx Sqft:</b> 1500-2000         | <b>Interior Feat:</b> Carpet Free                                                                              | <b>HST Applicable to</b> Included In |
| <b>Roof:</b> Asphalt Shingle       |                                                                                                                | <b>Sale Price:</b>                   |
| <b>Foundation:</b> Concrete        |                                                                                                                | <b>Farm/Agr:</b>                     |
| <b>Assessment:</b> POTL:           |                                                                                                                | <b>Oth Struct:</b>                   |
| <b>POTL Mo Fee:</b>                |                                                                                                                | <b>Survey Type:</b> None             |
| <b>Laundry lev:</b>                |                                                                                                                | <b>Spec Desig:</b> Unknown           |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                    |                  |
|----|-----------|-------|-------------|------------|----------------|--------------------|------------------|
| 1  | Living    | Main  | 17.91       | x 12.24    | Fireplace      | Pot Lights         | Stained Glass    |
| 2  | Dining    | Main  | 12.24       | x 10.24    | Hardwood Floor | Pot Lights         | Crown Moulding   |
| 3  | Kitchen   | Main  | 12.01       | x 10.17    | Renovated      | Granite Counter    | Undermount Sink  |
| 4  | Powder Rm | Main  | 5.09        | x 4.27     | Ceramic Floor  |                    |                  |
| 5  | Family    | Main  | 10.17       | x 9.91     | Hardwood Floor | French Doors       | W/O To Garden    |
| 6  | 2nd Br    | 2nd   | 14.5        | x 11.42    | Hardwood Floor | Closet             | Stained Glass    |
| 7  | 3rd Br    | 2nd   | 14.07       | x 9.15     | Wood Floor     | Closet             |                  |
| 8  | 4th Br    | 2nd   | 21.26       | x 16.93    | Wood Floor     | Combined W/Sunroom | O/Looks Backyard |
| 9  | Bathroom  | 2nd   | 8.43        | x 6.99     | Marble Floor   | Soaker             |                  |
| 10 | Prim Bdrm | 3rd   | 16.77       | x 14.07    | Hardwood Floor | B/I Closet         | Pot Lights       |
| 11 | Bathroom  | 3rd   | 7.74        | x 7.35     | 3 Pc Ensuite   | Ceramic Floor      | B/I Vanity       |

**Client Remks:** Welcome to this sunny and spacious Victorian Brownstone in the heart of Bloor and Ossington, where timeless character, generous proportions, and an incredible neighbourhood setting come together beautifully. Inside, the home has been completely renovated and beautifully and tastefully modernized, blending classic architecture with elevated contemporary design. Every space showcases high-end finishes, quality craftsmanship, and thoughtful attention to detail with over \$\$\$150,000 in incredible upgrades to modernize this space. The home features spacious principal rooms, high ceilings, and a seamless, functional layout that feels both refined and inviting. At the heart of the home is a stunning updated chef's kitchen, complete with granite counters, a farmhouse sink, and ample workspace, perfectly designed for everyday living and effortless entertaining. Just beyond, step through elegant French doors into a lush, private green backyard set on an impressive 147 foot deep lot, surrounded by mature trees and featuring a large extended patio. All bedrooms are exceptionally large and well-proportioned, offering a rare level of space and flexibility. Added convenience comes with upstairs laundry, making day-to-day living even more seamless. The primary suite has been completely renovated and elevated, featuring a beautifully updated ensuite with a custom vanity sink and refined finishes that create a true retreat. Perfectly positioned just steps to the subway, commuting is effortless with quick access to downtown and beyond, along with nearby streetcars and bus routes offering seamless connectivity across the city. You are also moments to the vibrant Ossington Avenue strip, known for some of Toronto's best Michelin rated restaurants, nightlife, boutique shops, and cafes. From late-night dining to weekend brunch and everything in between, this location truly puts the best of the city at your doorstep. Legal one car front parking pad.

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