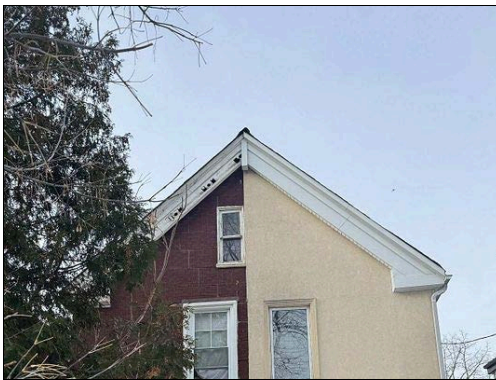


	176 Brunswick Ave Toronto Ontario M5S 2M5 Toronto C01 University Toronto Taxes: \$6,168/2025 Sold Date: 06/15/2026 SPIS: No Last Status: SLD DOM: 26			Sold: \$815,000 List: \$849,000 For: Sale % Dif: 96	
	Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 15 x 120 Feet Irreg:	Rms: 4 Bedrooms: 3 Washrooms: 2 1x4, 1x4	Dir/Cross St: Harbord St & Brunswick Ave Directions: Harbord St & Brunswick Ave	
MLS#: C13149482 PIN#: 212320211 Legal: PT LT 40 PL D185 TORONTO AS IN CT351496; CITY OF TORONTO					
Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1885 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: None, Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Great opportunity in the heart of Toronto's prestigious University area. This 3-bedroom home offers exceptional potential for renovators, investors, or end-users looking to customize their dream home. The property requires significant renovations, making it an ideal canvas for a full gut and redesign. Located steps to transit, hospitals, universities, parks, and downtown amenities. Cafes, great eats and cute shops right at your door step. Bring your vision and unlock the value in one of Toronto's most sought-after neighborhoods.					
Listing Contracted With: ACCSELL REALTY INC. Ph: 416-477-2300					



627 Bathurst St Toronto Ontario M5S 2R2 Toronto C01 University Toronto		Sold: \$1,315,000 List: \$989,000
Taxes: \$6,952.68/2025	For: Sale	% Dif: 133
Sold Date: 06/29/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 19.42 x 122.6 Feet Irreg:	Rms: 14 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x4xLower
Dir/Cross St: Bathurst St & Bloor St W Directions: .		

MLS#: C13473688 **PIN#:** 212330169
Legal: PLAN 93 PT LOT 290

Kitchens: 2 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: In-Law Capability, Countertop Range	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	66.6	x 33.46	Hardwood Floor	Brick Fireplace	Leaded Glass
2	Dining	Main	38.39	x 54.13	Hardwood Floor	Bay Window	Open Concept
3	Kitchen	Main	40.35	x 50.2	Tile Floor	Backsplash	Picture Window
4	Family	Main	39.7	x 49.54	Hardwood Floor	Walk-Out	Large Window
5	Prim Bdrm	2nd	51.18	x 48.23	Hardwood Floor	Bay Window	B/I Closet
6	Br	2nd	36.45	x 36.42	Hardwood Floor	Closet	B/I Closet
7	Br	2nd	29.89	x 52.82	Hardwood Floor	O/Looks Backyard	B/I Closet
8	Bathroom	2nd	19.36	x 28.22	4 Pc Bath	Tile Floor	Custom Backsplash
9	Br	3rd	46.26	x 54.13	Hardwood Floor	Large Window	B/I Closet
10	Kitchen	3rd	52.49	x 54.13	Hardwood Floor	Walk-Out	Closet
11	Bathroom	3rd	22.64	x 18.37	4 Pc Bath	Tile Floor	Walk-Out
12	Laundry	Lower	38.06	x 42.65	Tile Floor	Laundry Sink	B/I Closet
13	Rec	Lower	79.72	x 44.62	Tile Floor	B/I Closet	Open Concept
14	Bathroom	Lower	21.98	x 13.45	4 Pc Bath	Tile Floor	Above Grade Window

Client Remks: Location is key! Situated just steps from Spadina Ave and moments from Bloor Street West, easy access to an electric mix of cafes, restaurants, boutique shopping, grocery stores, and all amenities. A rare find, turn key home is located near King Edward Junior and Senior Public School. The perfect opportunity for families wanting to be part of this well established local school community. This spacious meticulously cared for 4 bedroom, 3 bathroom home with gleaming hardwood floors, soaring ceilings and main floor family room includes a solid detached garage offers exceptionally cared for, huge potential for investors, renovators, or end users looking to create value in a highly desirable location. Featuring generous principal rooms, fireplace, third floor in-law suite and finished basement, and a detached laneway garage. This home presents an exciting opportunity for multi-family, investment or simply move right in. Commuting is effortless with excellent TTC connectivity nearby, including Bathurst Street streetcar service and easy access to Bathurst Subway Station on Line 2, providing seamless travel throughout the city. Cyclists and pedestrians will also appreciate the walkable, transit friendly nature of the neighbourhood. Surrounded by some of Toronto's most sought after communities, including The Annex, Seaton Village, Korea town, and Little Italy, the area offers a dynamic urban lifestyle with parks, community centres, libraries, and cultural attractions all within easy reach. Whether you're looking to create a family home, or for an investment property, this is a rare opportunity to secure a solid property in a thriving neighbourhood with enduring appeal and incredible long term potential.

Inclusions: Fridge, gas range x2, washer & dryer

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



81B Ulster St		Sold: \$1,320,000	
Toronto Ontario M5S 1E9		List: \$995,000	
Toronto C01 University Toronto			
Taxes: \$7,073.34/2025		For: Sale	% Dif: 133
Sold Date: 05/26/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Att/Row/Twnhouse	Fronting On: S	Rms: 7 + 1	
Link:	Acreage:	Bedrooms: 3	
3-Storey	13.96 x 62 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x4x3rd, 1x4xBsmt	
Dir/Cross St: Bathurst St & Harbord St			
Directions: East on Harbord from Bathurst, south on Borden st, west on Ulster St.			

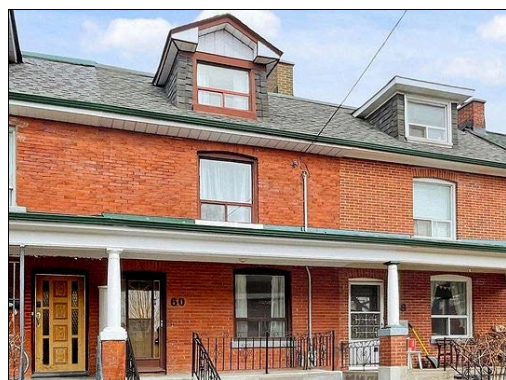
MLS#: C13144856 **PIN#:** 212330413
Legal: PT LT 147-148 PL D107 TORONTO PT 5, 17, 18 AND 28, 64R13395; S/T & T/W 13.96 CA362592; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Available Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Central Vacuum, Fireplace/Stove, Public Transit, School Interior Feat: Central Vacuum, Intercom	Zoning: Res Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 1994 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	10.79	x 10.04	Hardwood Floor	O/Looks Frontyard
2	Dining	Ground	7.15	x 10.04	Hardwood Floor	Open Concept
3	Kitchen	Ground	9.71	x 6.66	Ceramic Floor	Breakfast Area Ceramic Floor
4	2nd Br	2nd	8.5	x 13.02	Hardwood Floor	W/O To Terrace Large Closet
5	3rd Br	2nd	13.12	x 9.02	Hardwood Floor	O/Looks Frontyard
6	Prim Bdrm	3rd	21.49	x 13.19	4 Pc Ensuite	W/I Closet
7	Rec	Bsmt	18.41	x 12.11	4 Pc Bath	Fireplace Gas Fireplace
8	Breakfast	Ground	9.71	x 6.56	Ceramic Floor	

Client Remks: Life in Harbord Village starts here. This spacious townhome offers the kind of flexibility, affordability and walkable urban lifestyle that becomes harder to find in the city. Filled with natural light and thoughtfully arranged across multiple levels, the home provides comfortable move-in-ready living today with clear opportunity to personalize and update overtime. The main living and dining spaces are bright and open, anchored by hardwood floors and large windows that create a welcome setting for everyday life, while the kitchen and breakfast area offer a natural place to gather throughout the day. Upstairs, secondary bedrooms provide flexibility for family, guests, or working from home, while a private deck creates a quiet outdoor retreat above the city. The top level is dedicated to a spacious primary suite with a walk-in closet and private ensuite, offering a sense of separation and calm at the end of the day. Downstairs, the finished lower level extends the living space in a way that feels warm and inviting. A cozy rec room with a gas fireplace creates an easy place to unwind, gather, or settle into a quieter night at home. Set within one of Toronto's most vibrant and established neighbourhoods, surrounded by independent cafes, restaurants, parks, and strong transit connections, just minutes away from U of T, with a walk score of 95, this is a home that balances comfort, character, and long-term potential in a location people continue to seek out year after year.

Inclusions: Existing Fridge, Stove, Range Hood, Dishwasher, Washer and Dryer
Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY **Ph:** 416-864-3888



60 Ulster St			Sold: \$1,215,000		
Toronto Ontario M5S 1E5			List: \$1,238,000		
Toronto C01 University Toronto					
Taxes: \$6,892.36/2025		For: Sale	% Dif: 98		
Sold Date: 04/10/2026					
SPIS: No	Last Status: SLD	DOM: 11			
Att/Row/Twnhouse	Fronting On: N	Rms: 8			
Link:	Acreage:	Bedrooms: 4			
3-Storey	16.25 x 80 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x3xBsmt			
Dir/Cross St: Bathurst and College			Directions: Bathurst and College		

MLS#: C12938594

PIN#: 212330327

Legal: PT LT 73-74 PL 112 TORONTO AS IN CT746684; CITY OF TORONTO

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

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.06	x 12.4	Large Window	Hardwood Floor
2	Dining	Main	10.17	x 9.48	Window	Hardwood Floor
3	Kitchen	Main	13.78	x 9.38	Window	Eat-In Kitchen W/O To Yard
4	Prim Bdrm	2nd	14.11	x 10.6	Closet	Window
5	2nd Br	2nd	10.07	x 8.96	Closet	Window
6	Kitchen	2nd	11.22	x 9.48	Window	
7	3rd Br	3rd	9.51	x 12.47	Window	
8	4th Br	3rd	14.27	x 7.87	Window	

Client Remks: This classic 3-storey freehold brick townhome offers a rare blend of historic character and a blank-canvas interior ready for a modern masterpiece. Three floors of versatile living space, plus a basement with a separate entrance. Sip your morning coffee on the charming covered front porch or retreat to your private, newly fenced rear garden. 94 Walk Score! Steps from the University of Toronto, the vibrant Kensington Market, T&T Supermarket, Chine Town, hospitals, and the trendy boutiques of Queen West. Whether you're a family looking to craft a custom residence or an investor seeking a great investment property, this solidly built home is the ultimate downtown opportunity!

Inclusions: Fridge, new stove; washer, freezer

Listing Contracted With: ROYAL LEPAGE TERREQUITY ELITE REALTY **Ph:** 416-495-3133



97 Major St		Sold: \$1,430,000
Toronto Ontario M5S 2K9		List: \$1,429,000
Toronto C01 University Toronto		
Taxes: \$7,367/2025	For: Sale	% Dif: 100
Sold Date: 03/06/2026		
SPIS: No	Last Status: SLD	DOM: 2
Att/Row/Twnhouse	Fronting On: E	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	13.33 x 91 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xBsmt
Dir/Cross St: College & University Directions: College & University		

MLS#: C12845644		PIN#: 212340217			
Legal: PT LT 16 W/S ROBERT ST PL D10 TORONTO; PT 3 FT STRIP PL 87 TORONTO AS IN CA694405; T/W CA694405; CITY OF TORONTO					
Kitchens: 1		Exterior: Brick Front		Zoning:	
Fam Rm: Y		Gar/Gar Spcs: None / 0		Cable TV: A Hydro: A	
Basement: Finished		Drive:		Gas: A Phone: A	
Fireplace/Stv: N		Drive Park Spcs: 1		Water: Municipal	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply Type:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: No		Pool: None		Waterfront: None	
Apx Age:		Prop Feat: Family Room		Retirement: N	
Year Built: 1900		Exterior Feat: Paved Yard		Under Contract: Hot Water Heater	
Yr Built Source: MPAC		Interior Feat: Sump Pump, Water Heater, Storage		HST Applicable to Included In	
Apx Sqft: 1100-1500				Sale Price:	
Lot Size Source: MPAC				Farm/Agr:	
Roof: Asphalt Shingle				Oth Struct:	
Foundation: Brick				Survey Type: None	
Assessment: 2025 POTL:				Spec Desig: Unknown	
POTL Mo Fee:					
Laundry lev: Lower					
Waterfront: None				Rural Services: Garbage Pickup, Natural Gas	
				Sewage: Municipal Avai	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	44.29	x 41.34	
2	Dining	Main	44.29	x 5.25	
3	Kitchen	Main	44.62	x 30.18	
4	Sunroom	Main	27.56	x 25.92	
5	Prim Bdrm	2nd	41.34	x 39.37	
6	2nd Br	2nd	41.99	x 23.95	
7	3rd Br	2nd	35.43	x 22.31	
8	Family	Lower	53.15	x 37.73	
Client Remks: Perfectly nestled in the fabulous Harbord Village and yet steps away from the City living at its Finest, come see this simply Gorgeous Property which has everything you need! Open concept living/dining room, great kitchen with its breakfast area, opening onto your sunroom/office space and walk out to the backyard, 3 Beds, 2 baths, finished basement and ton of storage! Not to mention your parking access from the laneway... Effortless access to the University of Toronto Campus and Queen's park, Annex, Little Italy, Kensington Market, The Royal Ontario Museum, The Art Gallery of Ontario and Subway.This is more than a home, it's a lifestyle upgrade!					
Inclusions: All SS Appliances, all window coverings on the main floor, all electrical light fixtures.					
Listing Contracted With: REAL BROKER ONTARIO LTD. Ph: 888-311-1172					



35 Borden St Toronto Ontario M5S 2M8 Toronto C01 University Toronto Taxes: \$8,830.36/2025 Sold Date: 06/30/2026 SPIS: No Last Status: SLD DOM: 39			Sold: \$1,375,000 List: \$1,499,000 For: Sale % Dif: 92
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19.5 x 105 Feet Irreg:	Rms: 11 Bedrooms: 4 Washrooms: 1 1x4x2nd	Dir/Cross St: College/Spadina Directions: Northwest of College/Spadina

MLS#: C13161220 **PIN#:** 212330041
Legal: PCL 60-1 SEC M21; PT LT 60 E/S BORDEN ST PL M21 TORONTO

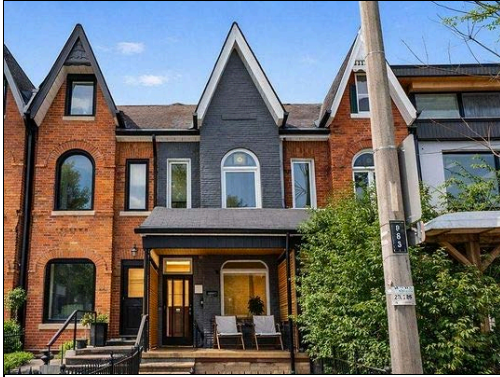
Kitchens: 1 + 1 Fam Rm: N Basement: Unfinished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, Rec Centre Interior Feat: In-Law Capability	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.49	x 12.01	East View	Walk-Out	Eat-In Kitchen
2	Living	Main	16.99	x 10.5	Crown Moulding	West View	Fireplace
3	Dining	Main	14.01	x 10.5	Casement Windows	Hardwood Floor	French Doors
4	Prim Bdrm	2nd	15.49	x 10.5	Hardwood Floor	Bow Window	
5	Powder Rm	Main	2.62	x 4.27			
6	2nd Br	2nd	13.42	x 10.33	Hardwood Floor	East View	
7	3rd Br	2nd	12.14	x 8.92	East View	Tile Floor	
8	Den	2nd	9.91	x 4.99	Hardwood Floor	West View	
9	Bathroom	2nd	12.14	x 6.56			
10	Cold/Cant	Bsmt	8.92	x 5.09			
11	Rec	Bsmt	37.76	x 15.32			

Client Remks: Step into a piece of history with this elegant 2-storey Victorian semi-detached home, located in one of the city's most desirable neighborhoods. Rich in character, it features original stained glass windows, tall baseboards, and classic mouldings that reflect authentic Victorian craftsmanship. Soaring 10' ceilings enhance the sense of space and light throughout. The functional 2-storey layout offers generous living areas with exciting potential to renovate and customize to modern tastes ideal for those who appreciate historic architecture but seek contemporary comfort. With a private basement entrance, there's added flexibility to create a rental suite, home office, or in-law unit. This property is a rare opportunity for families, renovators, or investors to transform a true heritage gem. Leave your car in the oversized garage and enjoy walking access to schools, universities, and vibrant College Street home to some of the city's best cafes, restaurants, and shops. A home with character, location, and limitless potential.

Inclusions: Refrigerator, stove, range hood

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



223 1/2 Borden St Toronto Ontario M5S 2N5 Toronto C01 University Toronto Taxes: \$6,847.11/2025 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 7		Sold: \$1,650,000 List: \$1,499,880 For: Sale % Dif: 110
Att/Row/Twnhouse Link: 2-Storey	Fronting On: E Acreage: 12.63 x 114 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: S Of Bloor, E Of Bathurst Directions: S Of Bloor, E Of Bathurst		

MLS#: C12811030 **PIN#:** 212320226
Legal: Pt Lt 6-7 PI D123 Toronto As In Wa81155 Except The

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.21	x 12.2	Hardwood Floor	Combined W/Dining	Fireplace
2	Dining	Main	10.99	x 9.61	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	15.19	x 9.42	Hardwood Floor	Backsplash	Stainless Steel Appl
4	Family	Main	9.91	x 9.42	Hardwood Floor	W/O To Patio	Window
5	Br	2nd	14.6	x 12.2	Hardwood Floor	Window	Closet
6	2nd Br	2nd	13.09	x 7.32	Hardwood Floor	Window	
7	3rd Br	2nd	10.3	x 9.42	Hardwood Floor	Window	
8	Bathroom	2nd	7.91	x 4.99	Ceramic Floor	4 Pc Bath	
9	Rec	Bsmt	15.29	x 11.81	Hardwood Floor	Window	
10	Laundry	Bsmt	6.99	x 4.49	Laundry Sink		
11	Bathroom	Bsmt	6.79	x 4.99	Ceramic Floor	4 Pc Bath	
12	Utility	Bsmt	15.49	x 9.19			

Client Remks: 223 1/2 Borden Street is a beautifully renovated row home nestled in the heart of the South Annex. Originally built in 1890, this stunning 3-bedroom, 2 full bathroom residence showcases an immense amount of character while seamlessly blending historic charm with modern design. Completely move-in ready, the home has been thoughtfully updated throughout. Features include recently updated hardwood floors, a custom-designed kitchen, recently updated appliances, and a recently updated owned hot water heater. Every detail has been carefully curated to deliver both comfort and style. A rare and one-of-a-kind offering, this home also boasts a cozy family room complete with sliding glass doors that open to a private backyard oasis - perfect for relaxing or entertaining. The backyard features a one-car parking pad, an exceptional convenience in this prime downtown location. Location is everything - and this address truly delivers. Enjoy a prime central setting steps to Bathurst Subway station, incredible cafes, and local shops; and just minutes to the University of Toronto, Roncesvalles, Ossington, Harbord Street, and Kensington Market - placing you right in the heart of Toronto's most vibrant and sought-after neighbourhoods. You have restaurants such as Rasa, Maven and Dreyfus right around the corner. Whether you prefer to walk, bike, or take transit, accessing the heart of the city couldn't be easier. Surrounded by parks, excellent schools, and beloved family-owned shops, this exceptional South Annex residence offers unmatched connectivity and the very best of vibrant urban living right at your doorstep.

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



100 Sussex Ave Toronto Ontario M5S 1K3 Toronto C01 University Toronto Taxes: \$5,424.89/2026 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,500,000 List: \$1,585,000 For: Sale % Dif: 95
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 14.59 x 50.2 Feet Irreg: 13.85 Ft At Rear	Rms: 6 + 2 Bedrooms: 3 Washrooms: 3 1x3x2nd, 1x4x2nd, 1x2xLower	Dir/Cross St: Bloor & Spadina Directions: Bloor & Spadina

MLS#: C13152180 **PIN#:** 212320152
Legal: Pt Lt 35-36 Pl D123 Toronto As In Ca151405**

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Cedar Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Public Transit, Rec Centre, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.17	x 9.51	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	12.66	x 10.99	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	10.6	x 8.99	Stainless Steel Appl	Stone Counter	W/O To Patio
4	Prim Bdrm	2nd	11.15	x 10.17	Hardwood Floor	3 Pc Ensuite	Double Closet
5	Br	2nd	10.24	x 8.99	Hardwood Floor	Closet	Pot Lights
6	Br	3rd	23.65	x 12.66	Hardwood Floor	Pot Lights	Double Closet
7	Rec	Lower	12.24	x 8.66	Hardwood Floor	Pot Lights	Ensuite Bath
8	Laundry	Lower	8.43	x 6	Hardwood Floor	Pot Lights	Laundry Sink

Client Remks: Extensively renovated w/ over 350k in documented upgrades, this chic 3-bed, 2.5-bath semi offers sophisticated turn-key living steps from Bathurst Station. South-facing exposure fills the home w/ natural light, & the unique orientation ensures complete privacy w/ no line of sight into neighbouring homes from any rear window. 2018 full gut reno back to studs incl. new flooring, drywall, plumbing, electrical, windows, baths, kitchen & appliances. 2022 new Carrier furnace & heat pump. 2023 duct sealing w/ 100%+ airflow improvement to 3rd flr. 2024 Lutron Caseta smart switches throughout & new cedar shingles w/ 15-yr warranty. 2025 showstopper basement transformation: full underpinning to 9ft finished ceilings, steel beam reinforced to eliminate central pillar creating true open concept, crawlspace converted to full bsmt, interior waterproofing, sump pump, backwater valve & new main sewer lines - finished w/ bsmt bath & laundry. Open concept main flr w/ striking feature wall, glass partition, modern kitchen & W/O to patio. White oak HW flrs throughout. Spacious bdrms, luxurious baths & sun-drenched 3rd flr retreat w/ light from three exposures. Top restaurants, parks, schools & culture all steps away. True pride of ownership - nothing to do but move in! House wired for ethernet to all floors.

Inclusions: Induction stove, Fridge, Dishwasher, integrated microwave, oversized washing machine and dryer, All ELF's, all Window Coverings, Smart Light Switches,

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



157 Lippincott St Toronto Ontario M5S 2P3 Toronto C01 University Toronto		Sold: \$1,500,000 List: \$1,635,000
Taxes: \$7,661.52/2025	For: Sale	% Dif: 92
Sold Date: 04/08/2026		
SPIS: No	Last Status: SLD	DOM: 36
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 21.75 x 82.88 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4xUpper, 1x4xBsmt
Dir/Cross St: College and Bathurst Directions: College and Bathurst		

MLS#: C12841798 **PIN#:** 212330665
Legal: Part Lot 141 Plan D107 Being Part 1 On Plan 66R309

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Fin W/O / Apartment / Full / W/O / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1880 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Park, Place Of Worship Exterior Feat: Deck, Landscaped Interior Feat: Other Security Feat: Heat Detector, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.6	x 17.62	
2	Kitchen	Main	11.52	x 9.25	Combined W/Family Ceramic Floor
3	Family	Main	12.01	x 17.81	Hardwood Floor
4	Dining	Main	10.6	x 12.34	Hardwood Floor Window
5	Prim Bdrm	2nd	16.99	x 10.99	
6	2nd Br	2nd	17.32	x 10.99	Hardwood Floor
7	3rd Br	2nd	10.99	x 10.99	Hardwood Floor
8	Kitchen	Bsmt	12.01	x 10.83	Tile Floor
9	4th Br	Bsmt	14.6	x 10.33	
10	Laundry	Bsmt	10.33	x 10.83	

Client Remks: Lovely on Lippincott! Welcome to this charming two-storey, 2500 sqft, semi-detached Victorian in the heart of College & Bathurst-one of the city's most vibrant neighbourhoods. Blending timeless character with thoughtful modern updates, this circa-1880 home offers exceptional space and versatility. This beautifully maintained 3+1 bedroom, 2 bathroom residence features bright, spacious bedrooms designed for comfortable living. The primary suite fits a king-size bed with ease, while the additional bedrooms accommodate queen-size layouts-ideal for family, guests, or a home office. Upstairs, a renovated 4-piece bathroom showcases a new countertop and updated tile, pairing classic charm with contemporary style. The main floor offers generous principal rooms, including a welcoming family room, elegant dining area, and open-concept living and kitchen space perfect for entertaining. The redesigned kitchen features quartz countertops, stainless steel appliances, gold hardware, updated lighting, and pot lights throughout. High-end flooring runs across the main and second levels, complemented by a modern tiled foyer and refreshed staircase with a sophisticated runner. The lower level includes a separate entrance, spacious bedroom, kitchenette, 4-piece bath, and laundry-ideal for an in-law suite or income potential. Enjoy landscaped curb appeal and a newly built front porch. Steps to transit, top schools, restaurants, and cafes, this home delivers exceptional urban living with future potential.

Inclusions: Main floor: SS fridge, SS stove, microwave, SS dishwasher, all ELFS; basement: SS fridge, stove and washer/dryer. Furnace (2023) AC/heat pump (2023)

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



185 Major St Toronto Ontario M5S 2L4 Toronto C01 University Toronto Taxes: \$7,737/2025 Sold Date: 04/04/2026 SPIS: No Last Status: SLD DOM: 32		Sold: \$1,650,000 List: \$1,695,000 For: Sale % Dif: 97
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 16 x 94 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x5x2nd, 1x4x3rd, 1x4xLower Dir/Cross St: Harbord & Spadina Directions: Harbord & Spadina

MLS#: C12843916 **PIN#:** 212310243
Legal: PT LT 30 W/S ROBERT ST PL D10 TORONTO; PT 3 FT STRIP PL 87 TORONTO AS IN CA559678; EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment Fireplace/Stv: Y Heat: Radiant / Other A/C: Central Air Central Vac: No Apx Age: Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 16.4	Moulded Ceiling	Closed Fireplace	Hardwood Floor
2	Dining	Main	11.15	x 11.15	O/Looks Living	Hardwood Floor	
3	Kitchen	Main	11.48	x 16.73	Eat-In Kitchen	Linoleum	O/Looks Family
4	Family	Main	11.48	x 9.51	Walk-Out	Picture Window	Vaulted Ceiling
5	Prim Bdrm	2nd	14.44	x 16.4	Stained Glass	W/W Closet	Large Window
6	2nd Br	2nd	11.15	x 10.17	Double Closet	Broadloom	
7	3rd Br	3rd	13.12	x 26.25	Skylight	Hardwood Floor	
8	Great Rm	Lower	13.45	x 16.73	Walk-Up		
9	Furnace	Lower	11.48	x 15.42			

Client Remks: This 3 bedroom, 3 bath Vintage Victorian Gem is ready for its next chapter. Featuring soaring 10-foot ceilings, oversized baseboards, hardwood floors, fireplace and original stained glass, the architectural integrity and period craftsmanship remain impeccably preserved, maintaining the timeless character that defines this era. Entering from the welcoming porch, you'll immediately appreciate the home's impressive scale. This majestic beauty unfolds over three generous levels, totaling approx 2400sqft above grade. The spacious and functional kitchen includes an eating area, while the main floor family room overlooks the rear garden and offers a convenient walk-out. Upstairs, the expansive primary bedroom impresses with a charming nook and wall-to-wall closets, while the third level provides a versatile bedroom, playroom, or office accompanied by a 4-piece bath - ideal for guests, creative pursuits or a private retreat. The lower level includes a fully equipped nanny or in-law suite with two separate walk-outs offering flexibility for extended family and guests. One car parking complements this rare offering - hitting the market for the first time in over 25 years in Harbord Village. Surrounded by friendly neighbours and a strong sense of community pride, this home is just steps to beloved bakeries, Michelin-rated restaurants, top-rated schools, two subway lines, U of T, Kensington Market, nearby UHN hospitals - placing the very best of downtown living right at your doorstep.

Inclusions: 1 Gas Stove, Hood Fan, 2 Refrigerators, 1 Dishwasher, Washer & Dryer, 1 Electric Stove, All Window Coverings & Blinds.

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



250 Robert St Toronto Ontario M5S 2K7 Toronto C01 University Toronto		Sold: \$1,600,000 List: \$1,698,000	
Taxes: \$9,706.09/2025		For: Sale	% Dif: 94
Sold Date: 04/29/2026			
SPIS: No	Last Status: SLD	DOM: 57	
Semi-Detached	Fronting On: W	Rms: 8 + 1	
Link:	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	16 x 88.52 Feet	Washrooms: 3	
	Irreg:	1x3xBsmt, 1x2xFlat, 1x4x2nd	
Dir/Cross St: SPADINA & BLOOR Directions: Spadina & Bloor			

MLS#: C12840586 **PIN#:** 212310264
Legal: PT LT 35 W/S ROBERT ST PL D10 TORONTO AS IN CT217556, EXCEPT CA509858; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Window Unit Central Vac: No Apx Age: 100+ Year Built: 1885 Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Flat, Membrane Foundation: Stone, Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Front / Wood Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Patio, Porch, Privacy Interior Feat: Storage, Workbench	Zoning: RESIDENTIAL (d1*852) EXPLORING NON-CONFORMING USE Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Electric HST Applicable to: In Addition To Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.17	x 14.99	Hardwood Floor	Bay Window	Casement Windows
2	Dining	Flat	12.6	x 11.42	Hardwood Floor	Open Concept	Casement Windows
3	Kitchen	Flat	15.58	x 10.83	Eat-In Kitchen	Tile Floor	Modern Kitchen
4	Utility	Flat	10.17	x 10.33	2 Pc Ensuite	Tile Floor	Overlook Patio
5	Prim Bdrm	2nd	10.76	x 14.99	Hardwood Floor	Window	
6	2nd Br	2nd	12.83	x 9.68	Hardwood Floor	Window	
7	3rd Br	2nd	8.66	x 10.76	Hardwood Floor	W/O To Deck	
8	Loft	3rd	24.51	x 14.5	Panelled	Bay Window	
9	Family	Bsmt	26.41	x 14.01	3 Pc Ensuite	Laminate	Walk-Out

Client Remks: Fantastic location at the corner of Robert Street and Sussex Avenue in Toronto's Harbord Village, Bright and spacious 4 bedroom semi-detached with 2.5 washrooms, finished basement with family room, separate entrance, this home has two parking spots which is an exceptional convenience in this prime downtown location. Brand new maple floors in large, combined living room/dining room. The kitchen has tiled floor and lots of space, ideal for people who love to cook. Main floor utility room with laundry area and 2-piece bathroom. Approximately 1,800 square feet of internal space above grade. This home has a front porch, fenced in patio (with gas hookup for BBQ), and 2nd floor deck, one year old Asphalt Shingle Roof. Mature trees, including a serviceberry with delicious berries in June. Directly across from a new park and a 10-minute walk to the Spadina Subway. Excellent neighbourhood minutes to University of Toronto with shops, schools and restaurants nearby. View photos, virtual tour & panorama views. Large versatile home.

Inclusions: Fridge, Stove, Dishwasher, Washer and Dryer, All Existing Light Fixtures, All Window Coverings

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



90 Willcocks St			Sold: \$1,900,000
Toronto Ontario M5S 1C8			List: \$1,899,900
Toronto C01 University Toronto			
Taxes: \$8,800.19/2025		For: Sale	% Dif: 100
Sold Date: 04/16/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Att/Row/Twnhouse	Fronting On: N	Rms: 7 + 3	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	18.9 x 120 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: Spadina Avenue/Harbord Street			
Directions: Type "90 Willcocks Street" into Waze!			

MLS#: C12991626 **PIN#:** 212340390
Legal: PT LT 11-12 PL 459 CITY WEST AS IN CA538652; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: Survey Roof: Asphalt Shingle, Membrane Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 10.66	Open Concept	Bay Window	Fireplace
2	Dining	Main	13.42	x 10.66	Combined W/Living	Window	Hardwood Floor
3	Kitchen	Main	17.26	x 11.32	Centre Island	Sliding Doors	W/O To Yard
4	Mudroom	Main	11.32	x 6.66	Walk Through	W/O To Yard	
5	Prim Bdrm	2nd	16.08	x 12.01	Large Window	Closet	O/Looks Frontyard
6	2nd Br	2nd	13.48	x 10.6	Window	Closet	Hardwood Floor
7	3rd Br	2nd	11.25	x 7.35	Window	W/O To Terrace	Hardwood Floor
8	Rec	Lower	10.99	x 9.09	Open Concept	Closet	Tile Floor
9	Laundry	Lower	13.25	x 11.52	Open Concept	Tile Floor	Walk-Out
10	4th Br	Lower	17.75	x 10.24	3 Pc Ensuite	Closet	Tile Floor

Client Remks: There's a certain magic to Willcocks Street-a quiet, leafy stretch of heritage homes where neighbours actually know your name. At No. 90, that sense of place is immediate. Occupying a generous lot at the end of the row, this home offers the rare privacy and light of having only one shared wall. The gated garden leads to a proper front porch made for morning coffee and evening unwinds. Inside, the scale is striking: 10-foot ceilings and authentic Victorian soul. A warm living space anchored by a wood-burning fireplace flows past an updated kitchen and-the ultimate Annex luxury-a main-floor powder room. The rear of the main floor offers exceptional footprint potential to create a coveted, combined kitchen and family room. Beyond the landscaped garden sits the ultimate city unicorn: a detached two-car garage off the rear laneway. Upstairs, a central skylight keeps the home airy and bright. The front primary bedroom is particularly generous, while the rear bedroom offers an intimate escape-a private terrace tucked among the treetops. The lower level, with a separate entrance, full washroom, and laundry, is a masterclass in flexibility-perfect as a guest wing or an easy conversion to a self-contained suite. Steps from the manicured grounds of U of T and the best independent galleries, restaurants and bakeries along Harbord, yet tucked away in a quiet heritage pocket. Moments to the streetcar and subway, Little Italy, Hospitals and quality schools. It's a home that feels established, effortless, and entirely rare.

Inclusions: As per Schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



374 Lippincott St Toronto Ontario M5S 2P7 Toronto C01 University Toronto Taxes: \$10,957.20/2026 Sold Date: 06/12/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$2,150,000 List: \$2,195,000 For: Sale % Dif: 98
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 14.99 x 125.49 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x3rd, 1x4xLower	Dir/Cross St: Bathurst St & Bloor St W Directions: Bathurst St & Bloor St W

MLS#: C13419342 **PIN#:** 212320234
Legal: PT LT 18 PLAN 93, DESIGNATED AS PART 2 PLAN 66R-21133, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 16-30 Year Built: 2005 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room Interior Feat: Carpet Free, Central Vacuum	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.35	x 9.58	Open Concept	Juliette Balcony	Hardwood Floor
2	Dining	Main	16.86	x 10.43	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Main	12.2	x 14.27	Renovated	Breakfast Bar	W/O To Garden
4	2nd Br	2nd	16.57	x 13.62	Double Closet	O/Looks Frontyard	Hardwood Floor
5	3rd Br	2nd	12.17	x 13.88	Double Closet	O/Looks Backyard	Hardwood Floor
6	Prim Bdrm	3rd	14.99	x 14.14	5 Pc Ensuite	W/O To Sundeck	Hardwood Floor
7	Family	Lower	14.5	x 13.78	W/O To Yard	B/I Shelves	Laminate
8	4th Br	Lower	12.2	x 13.78	Walk-Out	Double Closet	Laminate

Client Remks: Featured on "House and Home" this Stunning, Magazine ready Entertainers Home stands tall! With approx. 2500 sq ft of Meticulously Renovated space spread over Four Levels, towering 9 ft Ceilings on all floors above grade and 8ft Doors throughout , this Home is sure to Impress! Bright, Sun-Drenched Open Concept LR/DR w/Hardwood floors, Juliette Balcony and Striking Floor-to-Ceiling Carrara Marble Wall w/Warming Ethanol F/P acting as a Focal Point. Truly Inspiring, Chef's Kit W/High-End Appliances, Quaint Breakfast Bar, Charming Butler's Pantry and handy W/O to Private, fully Fenced Yard W/ newer, Oversized Single Car Garage. Spectacular, Third-Floor Primary Bedroom Retreat W/Ultra-Lux 5-piece Spa-like Bathroom with W/O to Rooftop Terrace. Your very own, Calming Urban Oasis in the City W/ City Views including the CN Tower! Gorgeous, Professionally Landscaped Front/Rear Yards w/Perennial Gardens. Beautifully Finished Bsmt W/ Rare Walkouts from the Front and the Back of the House, the beginnings of a great In-Law Suite if needed! A Trish Johnston Designed Home that Must be Seen to Appreciate!

Inclusions: S/S Kitchen Aid Fridge, S/S Miele Dishwasher, S/S Wolf Gas Range, S/S Vent Hood, Sub-Zero Wine Beverage Fridge, Miele Washer and Dryer All Window Coverings, California Shutters, All Existing Electric Light Fixtures Including Chandeliers, High Efficiency Gas Furnace, CAC, Central Vacuum, B/I Marble Shelving in Office, Drying Rack In Laundry Room, B/I Closets, Broadloom Where Laid, B/I S/S Ethanol Fireplace, B/I Cabinetry in Rec Room, B/I Shelving in Garage.

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



292 Borden St			Sold: \$2,450,000
Toronto Ontario M5S 2N6			List: \$2,499,000
Toronto C01 University Toronto			
Taxes: \$8,483.48/2025		For: Sale	% Dif: 98
Sold Date: 03/13/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Att/Row/Twnhouse	Fronting On: W	Rms: 7	
Link:	Acreage:	Bedrooms: 3	
2 1/2 Storey	16 x 140 Feet	Washrooms: 5	
	Irreg:	1x5x2nd, 1x4xBsmt, 1x3x3rd, 1x2xMain, 1x3x2nd	
Dir/Cross St: Bloor & Bathurst			
Directions: North on Bathurst, East on Bloor, South on Borden St			

MLS#: C12852708 **PIN#:** 212320099
Legal: Pt Lt 21 Pl 112 Toronto As In Ca324261; City Of To

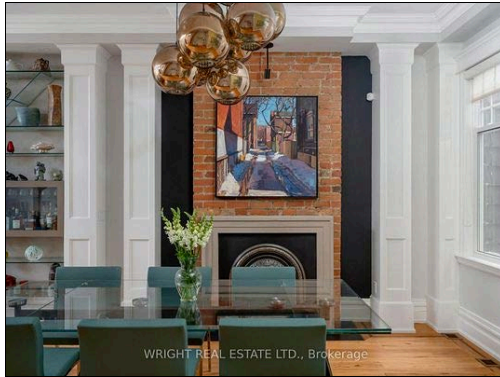
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Heat Pump / Electric A/C: Other Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Board/Batten / Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.75	x 11.48	W/O To Deck	French Doors	Eat-In Kitchen
2	Dining	Main	13.12	x 15.42	Hardwood Floor	Large Window	B/I Shelves
3	Living	Main	15.75	x 15.42	Picture Window	Hardwood Floor	
4	Prim Bdrm	2nd	11.81	x 15.42	Large Window	W/I Closet	5 Pc Ensuite
5	2nd Br	2nd	6.56	x 11.48	Large Window	3 Pc Ensuite	Hardwood Floor
6	3rd Br	3rd	22.97	x 15.42	3 Pc Ensuite	Open Concept	
7	Rec	Bsmt	22.97	x 15.09	4 Pc Bath	Open Stairs	

Client Remks: Complete quality renovation in South Annex - close to Yorkville, as well as walking distance to some of the best schools in the city! No detail has been overlooked - everything in front AND behind the walls has been updated - HVAC, plumbing, electrical - in addition to the stunning designer finishes throughout. Large aluminum windows provide ample light into the open concept main floor featuring a spacious living room and dining room with a large arch window that flows into the open concept space. The space flows into the kitchen that features custom millwork, ample storage & integrated appliances, as well as a double door walk-out to the deep back yard. The 2nd floor is a must-see primary retreat - complete with a large walk-in closet, and a spa-like primary ensuite. Another secondary bedroom with an ensuite rounds out the second floor. The 3rd floor features a wow loft space - the room has a 3 piece ensuite so it could be a large third bedroom, or it could be utilized as an amazing work loft. Step down to the basement & uncover a wine-tasting room, as well as additional living space that could serve as an entertainment area, exercise space, or an art studio! The home features a deep lot that can accommodate two car parking - builder to complete any desired modifications to buyer's spec. This house is a dream!

Inclusions: Seller willing to include staging furniture

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



266 Brunswick Ave Toronto Ontario M5S 2M7 Toronto C01 University Toronto Taxes: \$10,758/2025 Sold Date: 06/17/2026 SPIS: No Last Status: SLD DOM: 62			Sold: \$2,450,000 List: \$2,689,000 For: Sale % Dif: 91
Att/Row/Twnhouse Link: 3-Storey	Fronting On: W Acreage: 16.08 x 120 Feet Irreg:	Rms: 9 Bedrooms: 3 Washrooms: 4 1x2xMain, 1x3xBsmt, 1x4x2nd, 1x4x3rd	Dir/Cross St: Bloor/Spadina Directions: one way north towards Bloor

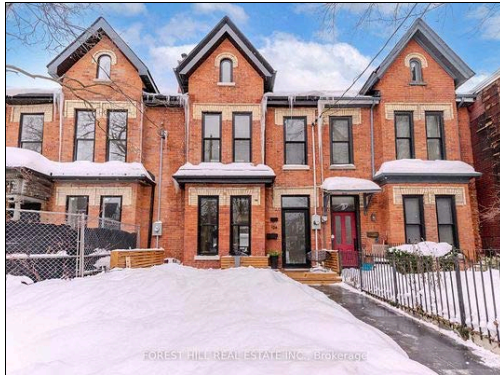
MLS#: C13006876 **PIN#:** 212320132
Legal: PLAN D123 PT LOT 23

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Slate Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Public Transit Interior Feat: Auto Garage Door Remote, Sump Pump Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.14	x 12.24	Hardwood Floor	Bay Window	Open Concept
2	Dining	Main	19.06	x 12.24	Hardwood Floor	Open Concept	Fireplace
3	Kitchen	Main	23.16	x 10.5	Limestone Flooring	Granite Counter	W/O To Deck
4	Br	2nd	13.65	x 10.5	Hardwood Floor	Double Closet	W/O To Sundeck
5	Br	2nd	10.99	x 8.86	Hardwood Floor	Double Closet	Pot Lights
6	Den	2nd	10.83	x 15.09	Hardwood Floor	B/I Desk	Bay Window
7	Prim Bdrm	3rd	24.61	x 15.26	4 Pc Ensuite	W/I Closet	Balcony
8	Media/Ent	Bsmt	23.16	x 15.58	Heated Floor	Wet Bar	B/I Bookcase
9	Laundry	Bsmt	10.5	x 7.22	Walk-Out	Closet Organizers	Heated Floor

Client Remks: Show stopper home built to impress! Rarely does a house so finely crafted come to market. This stunning custom rebuild provides truly refined living with craftsmanship that goes well beyond your typical renovation. At once modern and contemporary the house also stays true to its Victorian character. This is a full reconstruction with architectural flair and a respect for history. A house with an eye for details. With just over 3,000 total square feet this is a spacious and comfortable family home designed for entertaining. The open concept main floor impresses with 10ft ceilings, large bay window, gas fireplace and exposed brick, a custom built ceiling height display case, powder room and a large chef's kitchen with top appliances, granite counters, travertine floor, plenty of storage and a breakfast bar for good measure. The hardwood floors are beautiful reclaimed elm with walnut inlay. The floating stairs throughout are hand built reclaimed wood with walnut railings and glass panels. There are 2 bedrooms on the second floor and an open concept front office with a stairway to the 3rd floor primary suite. A work from home space does not get better than this. Nor does the 3rd floor: a grand bedroom with soaring vaulted ceilings, skylights, fireplace, walk-in closets and a spa-like ensuite with a west facing sundeck. The basement offers additional living space as a family room or entertainment area featuring radiant terrazzo floors, exposed stone and brick, a wet bar, a climate controlled wine cellar, plenty of storage plus a laundry zone and double door walk out. The landscaped garden is low maintenance and offers patio and stone walk ways with plenty of greenery. The front yard has an abundance of perennial flowers adding to a particularly attractive street presence. Easy parking off the laneway + EV friendly garage. Prime Harbord Village/Annex location in the heart of the city with an abundance of local amenities. Walk, bike, public transport.. its all here

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



126 Robert St Toronto Ontario M5S 2K3 Toronto C01 University Toronto		Sold: \$2,630,000 List: \$2,695,000
Taxes: \$10,610/2025	For: Sale	% Dif: 98
Sold Date: 02/20/2026		
SPIS: No	Last Status: SLD	DOM: 10
Att/Row/Townhouse	Fronting On: W	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3 + 1
3-Storey	17.83 x 94.25 Feet	Washrooms: 3
	Irreg:	1x4xBsmt, 1x4x2nd, 1x5x3rd
Dir/Cross St: Spadina / Harbord Directions: Spadina / Harbord		

MLS#: C12774642 **PIN#:** 212340328
Legal: PT LT 67-68 PL 459 CITY WEST AS IN CA291571; CITY OF TORONTO

Kitchens: 1	Exterior: Brick Front	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Lane	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Year Built: 1880	Interior Feat: None	HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 2000-2500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles		Survey Type: None
Foundation: Unknown		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 13.78	Hardwood Floor	Open Concept	Window
2	Dining	Main	11.15	x 14.11	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	11.15	x 16.73	Hardwood Floor	Open Concept	Sliding Doors
4	2nd Br	2nd	9.84	x 16.4	Hardwood Floor	Closet	Window
5	3rd Br	2nd	11.15	x 15.09	Hardwood Floor	Closet	Window
6	Office	2nd	6.89	x 7.22	Hardwood Floor	Glass Doors	Window
7	Prim Bdrm	3rd	13.12	x 28.54	Hardwood Floor	W/I Closet	5 Pc Ensuite
8	Family	Bsmt	10.83	x 15.42	Concrete Floor	Pot Lights	Window
9	Rec	Bsmt	9.84	x 12.8	Concrete Floor	Pot Lights	Window

Client Remks: Undeniable curb appeal meets refined urban living in this Harbord Village residence! Behind the sleek facade and professionally landscaped gardens lies a thoughtfully reimagined heritage Victorian blending contemporary design with timeless character. The light-filled, open-concept main floor features soaring ceilings and oak herringbone flooring, creating an immediate sense of scale and warmth. A stunning living room, anchored by a restored marble-clad wood-burning fireplace, offers an elegant yet inviting focal point, where architectural integrity meets modern comfort. The kitchen is a true showpiece, appointed with high-end appliances, bespoke cabinetry, and a striking statement chandelier. Wall-to-wall sliding glass doors extend the living space outdoors, opening onto a manicured, low-maintenance courtyard-style backyard with parking-an increasingly rare amenity. The second floor offers two generously sized bedrooms, a full bath + laundry, and a glass-enclosed office ideal for working from home. The third level is devoted entirely to the primary retreat, with ample closets and a spa-inspired five-piece ensuite. The lower level features heated concrete floors throughout and adds flexible living space with a cozy family area, recreational room, and a four-piece bath. With exceptional style and meticulous attention to detail, 126 Robert Street delivers refined, serene living in the heart of Toronto's coveted Harbord Village.

Inclusions: Thermadore Appliance Suite (6 Burner Gas Range, Exhaust, Fridge, Wine Column Fridge, Dishwasher). All Electrical Light Fixtures Including Hollis+Morris Bolt Pendant Light in Kitchen, Tom Dixon Pendant Lights in Primary Bedroom, and Herman Miller Nelson Bubble Pendant in 2nd Bedroom. All Window Coverings. Select Furniture Negotiable.

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



77 Borden St Toronto Ontario M5S 2M8 Toronto C01 University Toronto Taxes: \$13,234.23/2025 Sold Date: 02/04/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$2,950,000 List: \$3,095,000 For: Sale % Dif: 95
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 24 x 105 Feet Irreg:	Rms: 12 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x5x3rd, 1x3xLower	
Dir/Cross St: Between Harbord & College Directions: Via Google Maps			

MLS#: C12711608 **PIN#:** 212330020
Legal: See Schedule B

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Membrane, Asphalt Shingle Foundation: Poured Concrete, Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Porch, Hot Tub Interior Feat: Sump Pump, Water Heater Owned, Steam Room, Garburator, Auto Garage Door Remote	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Other	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.16	x 10.66	Bay Window	Gas Fireplace	Hardwood Floor
2	Dining	Main	17.32	x 13.25	Bay Window	Crown Moulding	Hardwood Floor
3	Kitchen	Main	23.49	x 13.16	Renovated	Centre Island	2 Pc Bath
4	Family	2nd	15.75	x 13.48	B/I Shelves	W/O To Balcony	Hardwood Floor
5	2nd Br	2nd	13.75	x 13.09	Bay Window	Closet	Hardwood Floor
6	3rd Br	2nd	11.09	x 10.99	O/Looks Backyard	Closet	Hardwood Floor
7	4th Br	2nd	10.76	x 10.24	North View	Crown Moulding	Hardwood Floor
8	Prim Bdrm	3rd	15.16	x 10.99	W/I Closet	5 Pc Ensuite	W/O To Balcony
9	Rec	Lower	20.24	x 16.01	B/I Shelves	Closet	Above Grade Window
10	Exercise	Lower	9.74	x 8.01	Above Grade Window	B/I Shelves	Concrete Floor
11	5th Br	Lower	14.17	x 9.15	B/I Closet	3 Pc Bath	Concrete Floor
12	Utility	Lower	16.77	x 9.68			

Client Remks: Step through the oversized solid-core door into the historic vestibule of this impressive home and absorb the scale, presence and detail of its inner offerings. Renovated by owners with intentions to preserve, restore and bring life back to this grand Victorian, while capturing the innate charm and emotion in their process. Ceiling heights reach nearly ten feet on the main floor, bay windows expand the footprint in both scale and light, and the flow naturally meanders from the vestibule entry through to the rear addition encased with glass. Each room is perfectly poised and ready to perform. Originally a duplex, the upper three floors were gutted in 2009 and skillfully restored by Collaborative Ventures and Lynne Appleby. The living room and dining rooms expand with bay windows and are lined with plaster crown mouldings. A pass-through between these rooms elegantly defines the transition & awards extra storage within two large closets. The kitchen is truly a chef's dream, with an abundance of workspace atop the durable Caesarstone counters, and with carefully planned cabinetry, top of the line appliances, and a large pantry closet for food storage. A mud room entrance at the rear is connected on the interior to the main floor powder room, and on the exterior to the deck, hot tub and parking. The second floor comfortably holds three bedrooms, a renovated bathroom, second-floor laundry AND an outstanding second floor family room. Access to the second floor terrace is accessed from this room as well. The third floor is occupied entirely by the primary bedroom suite with architectural interest, a five-piece ensuite, separate dressing room, and a walk-out to a deck framed by a beautiful Chestnut tree, the CN tower and city skyline. In 2012 the basement was lowered and finished, with heated floors and a thoughtfully designed floor plan that hosts recreation, fitness, and an extra bedroom with an ensuite outfitted with a steam shower. This is not one to miss!

Inclusions: See Schedule B. Note one fireplace in living room is gas, the other fireplace in the dining room is ornamental/decorative.

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