



229 Clendenan Ave Toronto Ontario M6P 2W9 Toronto W02 High Park North Toronto Taxes: \$7,050.72/2025 Sold Date: 05/16/2026 SPIS: No Last Status: SLD DOM: 5		Sold: \$1,400,000 List: \$985,000 For: Sale % Dif: 142
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 23.42 x 120.75 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xLower
Dir/Cross St: Glendonwynne Rd & Clendenan Ave Directions: Glendonwynne Rd & Clendenan Ave		

MLS#: W13113364 **PIN#:** 213680221
Legal: PT LT 25-26 PL 996 WEST TORONTO JUNCTION AS IN CA771095; T/W & S/T CA771095; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.5	x 6.33	Stained Glass	Hardwood Floor	
2	Living	Main	13.75	x 11.58	O/Looks Frontyard	Hardwood Floor	Large Window
3	Dining	Main	14.6	x 9.58	Crown Moulding	Hardwood Floor	
4	Family	Main	9.58	x 6.66	Large Window	Hardwood Floor	O/Looks Backyard
5	Kitchen	Main	14.6	x 8.5	Eat-In Kitchen	O/Looks Backyard	Double Sink
6	Mudroom	Main	7.35	x 4.43	W/O To Deck	Vinyl Floor	Window
7	Prim Bdrm	2nd	13.85	x 8.99	Closet	Large Window	Hardwood Floor
8	2nd Br	2nd	9.25	x 8.99	Window	Hardwood Floor	
9	3rd Br	2nd	14.24	x 8.01	Window	Hardwood Floor	Closet
10	Den	2nd	6.99	x 5.15	Window	Tile Floor	Stainless Steel Sink
11	Br	Lower	16.01	x 11.75	Pot Lights	Above Grade Window	
12	Laundry	Lower	10.66	x 6.99	Pot Lights	Above Grade Window	
13	Office	Lower	16.99	x 4.76	Pot Lights		

Client Remks: Warm and welcoming three bedroom semi-detached home that lives like a detached, perfectly situated on a family-friendly street steps to High Park, Bloor West Village, The Junction and top rated schools! With its legal front parking pad and exceptional deep and wide lot, this property has much to offer! The main level boasts an elegant living room with hardwood floor, overlooking the covered front porch and front gardens; formal dining room with adjacent sunny and functional sitting room that could also be used as an office; and family-sized eat-in kitchen with backyard access via the mudroom. The upper level includes three sizable bedrooms with hardwood floors, a generous 4-piece family bath with soaker tub, and bonus room which could be used as an office or a 2nd floor laundry room. Finished lower level with separate entrance, large recreation room (which can also be used as a fourth bedroom), storage, and attractive renovated 4-piece bath. This home enjoys excellent natural light throughout. Rounding out this offering are the plentiful outdoor spaces including the open front porch perfect for morning coffee and enjoying sunsets, and landscaped backyard with wood deck, ornamental trees, garden and plantings. Located in the coveted Runnymede P.S. and Humberside C.I. school catchments! A wonderful opportunity to move into a spacious and bright home with parking, friendly neighbours, and an ideal location steps to schools, shops, parks and the subway.

Inclusions: See Schedule B
Listing Contracted With: BABIAK TEAM REAL ESTATE BROKERAGE LTD. **Ph:** 416-717-8853



75 Evelyn Ave Toronto Ontario M6P 2Z2 Toronto W02 High Park North Toronto Taxes: \$6,282/2025 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,601,000 List: \$1,199,000 For: Sale % Dif: 134
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 24.5 x 60 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bloor/Clendenan Directions: South on Evelyn from Annette or north from GlenLake

MLS#: W12994854 **PIN#:** 213690178
Legal: PT LT 48-49 PL 996 WEST TORONTO JUNCTION AS IN CT573144; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck Interior Feat: Sump Pump, On Demand Water Heater, Bar Fridge	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.76	x 12.47	Hardwood Floor	Bay Window	Brick Fireplace
2	Dining	Ground	10.83	x 10.83	Hardwood Floor	Walk-Out	Plate Rail
3	Kitchen	Ground	9.51	x 7.55	Picture Window	Stainless Steel Appl	Pot Lights
4	Prim Bdrm	2nd	11.81	x 9.51	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	10.17	x 10.5	Hardwood Floor	Double Closet	Large Window
6	3rd Br	2nd	10.17	x 9.19	Hardwood Floor	Closet	Large Window
7	Rec	Bsmt	12.8	x 19.36	Heated Floor	Walk-Out	Window Flr to Ceil
8	Laundry	Bsmt	6.23	x 9.51	Laundry Sink	Separate Rm	
9	Utility	Bsmt	0	0	Sump Pump		

Client Remks: Set on a quiet, tree-lined street in High Park North, this wider-than-average semi offers a functional layout, original character, and a fully rebuilt lower level that significantly expands the home's usable space. The main floor features defined principal rooms with good flow and natural light, while the upper level provides three well-proportioned bedrooms suited to family living. The standout is the underpinned basement with 8' ceilings, radiant in-floor heating, and a 12-foot wide window span overlooking the ravine-like backyard. With a walkout to a second deck, 3-piece bath, separate laundry room, and built-in storage, it functions as true living space rather than a typical lower level. Extensive upgrades include basement underpinning and waterproofing, new sewage lines, sump pump, backwater valve, updated electrical panel, HVAC ductwork, tankless water heater (owned), roof (2023), AC (2025-owned), windows and front door (2021), and furnace (2018- owned). The outdoor space offers a different approach: two decks set into a mature tree canopy, providing privacy and low-maintenance outdoor living in place of a traditional backyard. Located within the Runnymede Jr & Sr PS and Humberside CI catchments, and walkable to High Park, Bloor West Village, the Junction, and multiple transit options, this is a strategic entry into one of the west end's most consistently in-demand neighbourhoods. A+++++ Carson Dunlop home inspection available.

Inclusions: All electric light fixtures; all window coverings; refrigerator, stove, microwave; washer, dryer; bar fridge in basement
Listing Contracted With: BSPOKE REALTY INC. **Ph:** 416-274-2068



251 High Park Ave Toronto Ontario M6P 2S5 Toronto W02 Junction Area Toronto Taxes: \$6,259/2025 Sold Date: 02/05/2026 SPIS: No		Sold: \$1,100,000 List: \$1,300,000 For: Sale % Dif: 85 Last Status: SLD DOM: 126
Triplex Link: 2-Storey	Fronting On: E Acreage: 18.99 x 109.6 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 3 1x3xMain, 1x4x2nd, 1x4xLower
Dir/Cross St: High Park Ave/ Annette St Directions: High Park Ave/ Annette St		

MLS#: W12441042 **PIN#:** 213650067
Legal: PT LT 20-21 BLK 16 PL 553 WEST TORONTO JUNCTION PT 1, 63R407, T/W CA716091; CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Radiant / Gas A/C: Other Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Rolled, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Carpet Free, Floor Drain, Separate Hydro Meter, Water Heater Owned, Upgraded Insulation, Water Meter Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Open Floor Plan HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.8	x 11.29	
2	Dining	Main	16.9	x 9.09	
3	Kitchen	Main	9.28	x 9.28	Breakfast Bar
4	2nd Br	Main	9.28	x 9.19	
5	Prim Bdrm	Main	10.1	x 7.09	Closet
6	Living	2nd	21.29	x 16.11	Combined W/Dining
7	Dining	2nd	21.29	x 16.11	Combined W/Living
8	Kitchen	2nd	9.12	x 9.81	Breakfast Bar
9	Prim Bdrm	2nd	13.81	x 12.01	B/I Closet
10	Laundry	Lower	8.1	x 8.1	
11	Kitchen	Lower	15.09	x 9.61	2 Pc Bath
12	Living	Lower	14.01	x 10.99	Open Concept
13	Prim Bdrm	Lower	13.09	x 11.29	

Client Remks: SUPERB OPPORTUNITY in SUPPORT of the BUYER! 3 Self-Contained/RESIDENTIAL Zoning. Purpose Built Apartments. Large Lower Level hosts a shared Laundry facility. Tenanted-2 Bedroom Main Floor Apartment (currently month to month). 2nd Floor Unit features Quality Renovated finishes. 4 piece Bath + Primary Bedroom that is canopied by expansive & lofty 11 ft ceiling. Financial information provided in listing attachment.

Inclusions: All kitchen appliances: Stoves, Refrigerators, Dishwashers, Heating & Air conditioning & Mechanical Equipment. Hot Water tanks, Laundry facilities, All Electrical and Lighting Fixtures. Window coverings. Shelving and Closet Fixturing.

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



44 Gilmour Ave Toronto Ontario M6P 3A9 Toronto W02 High Park North Toronto Taxes: \$6,667.93/2026 Sold Date: 06/24/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,605,000 List: \$1,379,000 For: Sale % Dif: 116
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20.17 x 98 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Runnymede // Annette Directions: South on Gilmour from Annette OR East on Webb from Runnymede			

MLS#: W13479072 **PIN#:** 213630260
Legal: PT LT 39 PL D1390 TORONTO AS IN WT78115; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Brick Assessment: \$869,000 / 2026 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Wooded/Treed Interior Feat: Steam Room	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Electric HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2019 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.11	x 11.61	Brick Fireplace	Hardwood Floor
2	Dining	Main	12.04	x 11.48	Formal Rm	Hardwood Floor
3	Kitchen	Main	14.8	x 10.1	Modern Kitchen	Centre Island
4	Mudroom	Main	0	0	W/O To Yard	Closet
5	Sunroom	Main	0	0	Tile Floor	Large Window
6	Prim Bdrm	2nd	14.4	x 12.11	His/Hers Closets	Large Window
7	Br	2nd	11.61	x 8.1	Closet	South View
8	Br	2nd	11.61	x 8.1	Closet	South View
9	Rec	Lower	29	x 14.07	Concrete Floor	Pot Lights
10	Laundry	Lower	0	0	B/I Shelves	Laundry Sink

Client Remks: Welcome to this charming to the core family home nestled on a quiet corner in High Park. Balancing its beautifully intact original floor plan with a long list of cosmetic, convenience, and mechanical upgrades, this three-bedroom, two-bathroom semi offers 1,800+ square feet of functional living space. Adorned with natural light thanks to its coveted southern exposure, the main floor boasts a newly renovated kitchen from tip-to-tail, a classic dining room, and a living area completed with a brick mantle. Upstairs the primary bed is king-sized with his + hers wardrobes w/ additional closet and large windows. Beds two + three are sized very well and include closets with bright south-facing light. The lower level features a great clearance height, space to live + work, potlights, and a renovated bathroom with steam shower. Outside is a newly fenced (and permitted!) rear yard featuring a brand-new deck, BBQ patio, grassy play area, mature trees, and raised pines....idyllic for feeling like you are getting away. One must NOT overlook the rare 2-car exclusive parking setup, including a private driveway and a newly built detached, heated garage wired w/ 240v for charging, and a direct-drive opener. Finally, behind the scenes, enjoy new windows (basement, kitchen, and second floor), a high-efficiency American Standard furnace, newer Trane AC, new duct runs to main and second floor, an upgraded 3/4-inch copper city water service line + sanitary line, new gas lines, a newly poured + painted 4-inch concrete basement floor, and a backwater valve. Located in an elite school district (Runnymede Jr/Sr, St. Cecilia, and Humberside Collegiate) and an easy walk to bakeries, cafes, and restaurants at Runnymede+Annette, Runnymede Station, Bloor West Village, The Junction, and High Park, this home absolutely delivers.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Clothes Washer and Dryer. All Electrical Light Fixtures and Window Coverings. Primary Bed Wardrobes. Garage Heater and Motor-Drive Opener.

Listing Contracted With: REALOSOPHY REALTY INC. **Ph:** 647-347-7325



64 Gilmour Ave Toronto Ontario M6P 3A9 Toronto W02 High Park North Toronto Taxes: \$7,533.33/2025 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,615,000 List: \$1,398,000 For: Sale % Dif: 116
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 21.5 x 98 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Runnymede Rd & Annette St Directions: South of Annette

MLS#: W13085576 **PIN#:** 213630267
Legal: PT LT 31-32 PL D1390 TORONTO AS IN CT922891; S/T & T/W CT922891; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Other Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Public Transit, School Exterior Feat: Deck, Landscaped, Porch Interior Feat: Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.01	x 14.6	Closed Fireplace	B/I Shelves	Pot Lights
2	Dining	Main	11.75	x 9.51	Combined W/Living	Pot Lights	Large Window
3	Kitchen	Main	14.6	x 11.58	Centre Island	Picture Window	W/O To Deck
4	Prim Bdrm	2nd	14.17	x 14.01	B/I Closet	Large Window	Carpet Free
5	Br	2nd	11.32	x 8.66	Large Window	Closet	
6	2nd Br	2nd	11.32	x 8.66	Window	Closet	
7	Rec	Lower	21.59	x 14.83	Pot Lights	3 Pc Bath	Broadloom
8	Laundry	Lower	13.58	x 7.58	Pot Lights	Laminate	

Client Remks: Beautifully updated semi-detached home in the heart of Bloor West-High Park! This move-in ready 3 bed, 2 bath residence offers over 1800 sq ft of thoughtfully designed living space. Fully renovated in 2020 with quality finishes throughout, the home features a cohesive design that balances comfort, function, and style for modern family living. The bright, open main level is designed for everyday living and entertaining, with custom built-ins, engineered hardwood floors and pot lights throughout. The chef's kitchen offers a large island w/ breakfast bar, GE appliance suite and a large window overlooking the backyard. A rear entry with bench seating and closet adds practical storage, while a walk-out leads directly to the west-facing deck. Upstairs, you'll find 3 well-proportioned bedrooms, including a spacious primary retreat with a custom built-in wardrobe. The deluxe family bath features a rain & handheld shower head and quality finishes throughout. Engineered hardwood flooring continues across this level. The finished lower level adds valuable flexibility with a comfortable rec room, full bath w/ heated floors, dedicated laundry area, and generous storage that make this level both functional & versatile. The home offers excellent curb appeal with a covered front porch and landscaped front yard. The west-facing backyard is low maintenance and features a generous deck perfect for outdoor dining and relaxing. An extra wide mutual driveway leads to a garage with automatic door, loft storage, and space to accommodate a mid-size SUV. Ideally situated in a family-friendly pocket within the sought-after Runnymede PS and Humberside CI school catchments. Enjoy easy access to nearby parks, and just steps to the growing selection of shops and eateries along Annette. The Junction, Bloor West Village, Runnymede Library, and Runnymede subway station are all just an easy walk away. Don't miss this picture-perfect renovation in a highly connected and popular west-end neighbourhood!

Inclusions: See Schedule B
Listing Contracted With: BABIAK TEAM REAL ESTATE BROKERAGE LTD. **Ph:** 416-717-8853



32 Hillsvie Ave Toronto Ontario M6P 1J5 Toronto W02 High Park North Toronto Taxes: \$6,885/2025 Sold Date: 06/08/2026 SPIS: No Last Status: SLD DOM: 4		Sold: \$1,450,000 List: \$1,460,000 For: Sale % Dif: 99
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 19.62 x 107.6 Feet Irreg:	Rms: 8 + 1 Bedrooms: 2 + 1 Washrooms: 3 1x3x3rd, 1x3x2nd, 1x4xLower Dir/Cross St: Keele & Humberside Directions: 2 Blks N. Of Bloor

MLS#: W13243046 **PIN#:** 213660373
Legal: PT LT 25 PL 1640 TORONTO AS IN CA382329; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Flat, Membrane Foundation: Stone, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Library, Park, Public Transit, School Interior Feat: Water Heater, Storage	Zoning: R(d0.6*737) Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: Unknown Spec Desig: Unknown	Yes Yes
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.35	x 8.43	
2	Living	Main	10.89	x 11.45	
3	Dining	Main	14.57	x 12.01	
4	Breakfast	Main	9.94	x 9.68	
5	Kitchen	Main	4.66	x 12.73	
6	Living	2nd	14.57	x 15.55	
7	Dining	2nd	14.57	x 13.62	
8	Kitchen	2nd	10.04	x 13.45	
9	Bathroom	2nd	4.66	x 6.63	
10	Prim Bdrm	3rd	14.57	x 13.06	
11	2nd Br	3rd	10.1	x 13.94	
12	Bathroom	3rd	6.89	x 6.99	
13	Br	Bsmt	14.57	x 13.06	
14	Bathroom	Bsmt	5.68	x 7.25	
15	Utility	Bsmt	14.57	x 17.22	

Client Remks: *Inspection Report Available* Welcome to 32 Hillsvie Ave, a long-held and lovingly maintained, 1,808 total sf, 3-storey brick semi on a quiet residential street in the heart of High Park North, one of Toronto's most desirable west-end neighbourhoods. This is a home with character, abundant natural light & possessing inherent flexibility & future possibility. Currently configured as a 2+1 bedroom, 3-bath residence with duplex-style utility, the property offers a thoughtful layout with a 2-level upper living space & a 2-level main/lower living area. Both spaces have a common front entry hallway that contains private access to each living area. An upgraded exterior staircase from the backyard to the second floor unit provides alternate entry to the upper unit. Keep the existing configuration for income potential, multi-generational living, & guest or caregiver space, or reimagine the home over time into a larger single-family residence. The house has a warm, bright feel throughout, with south, east & north window exposures creating an abundance of natural light throughout. Oak hardwood floors across 3 levels, original character & updated elements all create a unique and welcoming space. The upper living space features open-plan 2nd-floor living, dining & kitchen, a welcoming space for a quiet retreat or entertaining of friends/family. A 2nd-floor 3-piece bath and walkout to the exterior staircase to the lower garden are additional features. The 3rd floor showcases 2 bedrooms, a vintage full bath, storage cupboards, laundry niche & a ductless heating/cooling appliance. Central A/C and heating service most of the home adequately with the ductless providing a boost on the 3rd floor as needed. The main/lower living area showcases its own living, dining, kitchen, bedroom and full bath, with main floor walkout to a landscaped backyard with brick patio, garden beds, privacy fence & garden shed. The backyard leads to private 2-car parking with entry/exit via a public laneway.



17 Lincoln Ave
Toronto Ontario M6P 1M7
 Toronto W02 Runnymede-Bloor West Village Toronto
Taxes: \$6,681/2025 **For:** Sale **% Dif:** 96
Sold Date: 06/19/2026
SPIS: No **Last Status:** SLD **DOM:** 10
Link: Fronting On: S **Rms:** 8 + 1
 2-Storey **Acreage:** 23.87 x 108 Feet **Bedrooms:** 3
Irreg: 1x4x2nd, 1x3xBsmt **Washrooms:** 2
Dir/Cross St: Runnymede Rd. And Annette St **Directions:** Runnymede Rd. And Annette St

MLS#: W13422654

PIN#: 213630273

Legal: PT LT 25-26 PL D1390 TORONTO AS IN CA469809; S/T & T/W CA469809; CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / 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: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Park, Public	Retirement:
Apx Sqft: 1100-1500	Transit, Rec Centre, School	HST Applicable to Included In
Roof: Shingles	Interior Feat: Carpet Free	Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	9.32	x 9.42	Hardwood Floor	Pot Lights	Picture Window
2	Kitchen	Main	10.1	x 9.74	Hardwood Floor	Open Concept	Stainless Steel Appl
3	Breakfast	Main	11.55	x 7.78	Combined W/Kitchen	W/O To Garden	Hardwood Floor
4	Living	Main	10.63	x 13.06	Hardwood Floor	Picture Window	O/Looks Garden
5	Prim Bdrm	2nd	10.33	x 13.06	Hardwood Floor	Double Closet	Large Window
6	Br	2nd	10.3	x 9.42	Hardwood Floor	Closet	Window
7	Br	2nd	9.15	x 9.51	Hardwood Floor	Closet	Window
8	Rec	Bsmt	19.78	x 11.38	Ceramic Floor	Open Concept	Pot Lights
9	Laundry	Bsmt	7.91	x 5.81	Ceramic Floor	Pot Lights	Closet

Client Remks: Fall In Love With Lincoln! A Rare Extra-Wide Semi-Detached Home Nestled On A Quiet Tree-Lined Street In The Heart Of Bloor West Village. Beautifully Updated Throughout, This Turnkey Residence Blends Timeless Character With Modern Finishes, Offering Exceptional Comfort, Style & Functionality. Step Inside To An Oversized Foyer-A Rare Luxury That Provides A Warm Welcome And An Immediate Sense Of Space. The Main Floor Unfolds Into A Bright Open-Concept Living & Dining Area Designed For Everyday Living And Effortless Entertaining. At The Heart Of The Home Is A Stunning Kitchen Complete With Premium S/S Appliances, Caesarstone Countertops, Ample Storage & A Walkout To The Backyard Oasis. Upstairs, The Generous Primary Bedroom Comfortably Accommodates A King-Sized Bed And Includes A Large Closet. Two Additional Bedrooms Offer Plenty Of Space For Family, Guests Or A Dedicated Home Office, While The Newly Updated Family Bathroom Adds A Fresh Contemporary Touch. The Fully Finished Lower Level Extends The Home's Living Space With Endless Flexibility For Modern Living. Whether Used As A Recreation Room, Media Lounge, Home Office Or Play Area, It's The Perfect Setting For Family Movie Nights, Working From Home Or Simply Unwinding At The End Of The Day. A Separate Side Entrance Adds Greater Convenience And Future Potential. Outside, The Backyard Is A True Standout. Recently Reimagined With Professional Landscaping And A Newly Built Deck, This Private Outdoor Retreat Feels Like A Natural Extension Of The Home. Surrounded By Mature Greenery, It's The Perfect Setting For Summer BBQs, Al Fresco Dining, Morning Coffee Or Relaxed Evenings With Family And Friends. Just Steps To The Shops, Cafes & Restaurants Of Bloor Street, Top-Rated Schools, Parks, TTC & Easy Downtown Access. Set In The Heart Of One Of Toronto's Most Beloved West-End Neighbourhoods, This Is A Rare Opportunity To Own A Fully Updated Home In A Community Defined By Its Charm, Convenience & Strong Sense Of Belonging.

Inclusions: Kitchen: Fridge, Dishwasher, Oven, Wine Fridge Laundry Room: Washer Dryer All Appliances, Light Fixtures, BBQ, Shed, California Shutters, Alarm system, Build-in Speakers in 'As Is' Condition

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



368 Glenlake Ave Toronto Ontario M6P 1G4 Toronto W02 High Park North Toronto Taxes: \$8,506.11/2025 Sold Date: 05/04/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,750,000 List: \$1,570,000 For: Sale % Dif: 111
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 21.17 x 74 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 Washrooms: 3 1x5x2nd, 1x3x3rd, 1x3xBsmt	
Dir/Cross St: Bloor St W/Quebec Ave/Glenlake Directions: Bloor St W/Quebec Ave/Glenlake			

MLS#: W13049598 **PIN#:** 213660113
Legal: See Schedule B for Legal Descriptions

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Metal, Shingles Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Other / 1 Drive: Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Upgraded Insulation	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	6.3	x 17.39	Ceramic Floor	Closet	Pot Lights
2	Living	Ground	10.37	x 17.09	Fireplace	Hardwood Floor	Pot Lights
3	Dining	Ground	7.02	x 12.11	Open Concept	W/O To Patio	Hardwood Floor
4	Kitchen	Ground	12.66	x 20.08	Open Concept	W/O To Patio	Quartz Counter
5	Kitchen	Ground	20.08	x 12.66	Centre Island	Breakfast Bar	Pot Lights
6	Prim Bdrm	2nd	12.17	x 19.72	5 Pc Ensuite	W/O To Balcony	W/I Closet
7	Bathroom	2nd	8.46	x 12.11	Heated Floor	Separate Shower	Double Sink
8	Office	2nd	6.63	x 10.89	Hardwood Floor	Pot Lights	Large Window
9	Laundry	2nd	6.86	x 7.19	Ceramic Floor	B/I Shelves	
10	2nd Br	3rd	10.33	x 14.99	W/I Closet	Hardwood Floor	Pot Lights
11	3rd Br	3rd	10.24	x 13.48	W/I Closet	Hardwood Floor	Pot Lights
12	Bathroom	3rd	6.43	x 8.07	Separate Shower	Pot Lights	Ceramic Floor
13	Exercise	Bsmt	26.8	x 19.09	Laminate	Pot Lights	Open Concept
14	Family	Bsmt	19.09	x 26.8	Pot Lights	3 Pc Bath	Window
15	Bathroom	Bsmt	6.56	x 8.23	Separate Shower	Ceramic Floor	Heated Floor

Client Remks: Absolutely stunning, professionally gutted & rebuilt with premium materials, this expansive 3-storey semi-detached home sits on a large corner lot in prime High Park North. A beautifully landscaped entrance welcomes you into a spacious foyer with ceramic floors & large closet. The open-concept main level showcases designer finishes throughout, including high ceilings, pot lights, and rich hardwood flooring. The inviting living rm features a marble tile fireplace and custom built-in bookcases, flowing seamlessly into a generous dining area a spectacular chef's kitchen. The kitchen is equipped with quartz countertops, an oversized centre island with breakfast bar and wine fridge, stainless steel appliances, built-in microwave, and custom cabinetry. A walkout leads to a large patio and private, fully fenced perennial garden-perfect for entertaining. A lane drive provides access to a one-car garage (as is). The 2nd floor offers a luxurious primary retreat combined with a sitting area, complete with a fireplace and walkout to a private terrace. It includes a walk-in closet and a spa-inspired 5-pc ensuite featuring a soaker tub, glass shower, double sinks, heated floors, and pot lights. A separate office/sunroom-ideal as a nursery-adds flexibility, along with a convenient second-floor laundry rm with shelving and sink. The third floor features two spacious bedrooms and a 3-piece bathrm. The finished basement adds even more living space with laminate floors, pot lights, and above-grade windows, and includes a family room, gym area, and an additional 3-pc bathrm with heated floors. Ideally located just one block from Bloor Street West subway, shops, and restaurants, and moments to High Park with its trails, zoo, and cherry blossoms. Steps to Humberside Cl, Western Tech, and Ursula Franklin Academy. **Hardwired Smoke & Carbon Monoxide Detectors** Updates/Reno's: All Windows(2018), New Fence/Backyard Paving, Furnace, Plumbing, Electrical & Hvac(2020), Full gut renovation 2019/2020***

Inclusions: Kitchenaid fridge, dishwasher, stove, Panasonic microwave, Jenn-Air wine fridge. Laundry Room: Whirlpool Washer & Dryer. Window coverings, security system, electrical light fixtures (inside and outside), fireplaces and applicable remotes. **Hardwired Smoke & Carbon Monoxide Detectors*** Updates/Reno's: All Windows(2018), New Fence/Backyard Paving, Furnace, Plumbing, Electrical & Hvac(2020), Full gut renovation 2019/2020***

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY Ph: 416-236-1245



51 Mountview Ave Toronto Ontario M6P 2L5 Toronto W02 High Park North Toronto Taxes: \$7,734.49/2026 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,888,000 List: \$1,589,000 For: Sale % Dif: 119
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 24.33 x 101.87 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 2 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Keele St & Bloor St W Directions: Mountview between Glenlake and Bloor

MLS#: W13450168 **PIN#:** 213670121
Legal: PT LT 47 PL 980 WEST TORONTO JUNCTION AS IN WT117708; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Insulbrick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Landscaped, Patio, Porch Interior Feat: Air Exchanger, Bar Fridge, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 12.24	Hardwood Floor	Gas Fireplace	Open Concept
2	Kitchen	Main	15.85	x 8.83	Hardwood Floor	Stainless Steel Appl	Breakfast Bar
3	Dining	Main	12.76	x 11.52	Hardwood Floor	Large Window	Open Concept
4	Prim Bdrm	2nd	11.25	x 10.33	Bay Window	3 Pc Ensuite	W/I Closet
5	2nd Br	2nd	12.99	x 9.09	Hardwood Floor	Window	Closet
6	3rd Br	2nd	10.5	x 9.15	Hardwood Floor	Window	Closet
7	Study	2nd	8.66	x 9.25	Hardwood Floor	Large Window	B/I Bookcase
8	Rec	Bsmt	12.34	x 13.68	Walk-Out	3 Pc Bath	Window
9	4th Br	Bsmt	10.5	x 9.51			

Client Remks: Palatial proportions, legal front parking, HumberSide school district, views of the trees with High Park at the end of the street. Does it get any better, people of Toronto?! Beautiful, modern, fully renovated and family approved, this home delivers luxury and convenience on every level. Open concept main floor with everything you want in all the right places: comfortable living room with a gas fireplace, modern kitchen with stone counters, backsplash and a massive eat-in island across from the dining room - do not miss the built-in coffee/bar area. Powder room at the back and tucked away from it all. Expansive second floor sleeping quarters include substantial primary with walk-in closet and ensuite. Fully finished lower level with an extra bedroom and bathroom walk out to a lush, East facing garden. Moments to Bloor West Village, Keele subway station, elementary schools and a straight shot down Parkside to the Gardiner. Equally beautiful and livable, this is a run and not walk type of situation in one of the Toronto's best, most sought after family neighbourhoods. This is it!

Inclusions: Stainless steel KitchenAid fridge, stove/oven, and dishwasher. Range hood, Ivation wine fridge and Whirlpool washer & dryer. All fixtures and built-ins not outlined in exclusions.

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



106 Mountview Ave Toronto Ontario M6P 2L3 Toronto W02 High Park North Toronto			Sold: \$1,840,000 List: \$1,599,998		
Taxes: \$7,148.74/2025			For: Sale		% Dif: 115
Sold Date: 05/14/2026					
SPIS: No		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: W		Rms: 8 + 3	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		25 x 120 Feet		Washrooms: 4	
		Irreg:		1x4x2nd, 1x3x2nd, 1x2xGround, 1x4xBsmt	
Dir/Cross St: Bloor/Keele Directions: Bloor/Keele					

MLS#: W13098238 **PIN#:** 213670110
Legal: Plan 980 Lot 29 & 30

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance / Full Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1914 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: Above Ground Prop Feat: Fenced Yard, Library, Park, Public Transit Exterior Feat: Landscape Lighting, Patio, Porch Interior Feat: Carpet Free, In-Law Suite, On Demand Water Heater, Water Heater, Storage, Water Heater Owned, Separate Heating Controls	Zoning: Residential Cable TV: Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 2023 Survey Type: Available Spec Desig: Unknown	Hydro: Yes Phone:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.75	x 28.9	Fireplace	Bay Window	Combined W/Dining
2	Dining	Ground	19.75	x 28.9	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Ground	10.99	x 12.6	Open Concept	Hardwood Floor	Renovated
4	Powder Rm	Ground	3.67	x 3.51	2 Pc Bath	Tile Floor	
5	Prim Bdrm	2nd	11.75	x 10.6	W/I Closet	3 Pc Ensuite	O/Looks Backyard
6	2nd Br	2nd	10.5	x 12.76	Closet	O/Looks Frontyard	Bay Window
7	3rd Br	2nd	8.99	x 8.01	Closet		
8	Bathroom	2nd	9.09	x 4.82	4 Pc Bath	Tile Floor	
9	Bathroom	2nd	9.09	x 6.99	3 Pc Ensuite	Tile Floor	O/Looks Backyard
10	Study	2nd	9.42	x 9.58	O/Looks Backyard		
11	Rec	Bsmt	12.17	x 18.01	Combined W/Kitchen	Open Concept	
12	Kitchen	Bsmt	9.74	x 9.15	Breakfast Bar	Open Concept	
13	4th Br	Bsmt	8.23	x 16.93	Above Grade Window		
14	Bathroom	Bsmt	6.33	x 9.68	4 Pc Bath	Tile Floor	
15	Laundry	Bsmt	8.6	x 8.01			

Client Remks: Rare oversized semi-detached home in sought-after High Park North - Welcome to 106 Mountview Avenue. This beautifully appointed home offers 3+1 bedrooms and 4 baths (conveniently located on every level). The striking open-concept main floor is filled with natural light from expansive windows showcasing hilltop views + elegant herringbone engineered hardwood floors completes the elegant living space. A large dining area flows seamlessly to a designer kitchen, featuring an oversized island and large pantry with built-in storage solutions perfect for both living + entertaining. Upstairs has 3 generously sized bedrooms: a bright front bedroom w/ large bay window + CN Tower view, second bedroom featuring a deep closet with shelving. The bathroom has a heated towel rack for extra cozy + convenience. The primary suite offers a true retreat, complete with walk-in closet, attached office (nursery space, gym) and beautifully finished ensuite bathroom w/ large glass shower. The lower level continues to impress with a fully self-contained, stylish apartment. High ceilings, full kitchen, spacious bedroom - the basement is indeed an entire other living space. An ideal playroom, in-law suite or extra income, the choice is yours. Offered furnished, the space is versatile + ready to enjoy. The backyard is nothing short of exceptional - interlocking stone, low-maintenance perimeter garden, plenty of room for dining and lounging. Stunning limestone wall creates exceptional privacy w/ a mature tree canopy, even more secluded in summer months. Custom deck surrounds the above-ground heated saltwater pool with integrated lights coordinated w/ the ambient lighting found throughout the backyard. Finally, the spacious front porch is over-looking a legal front parking pad (rough-in for EV charging). This one-of-a-kind residence effortlessly combines thoughtful design and exceptional indoor/outdoor living in one of Toronto's most desirable west-end neighbourhoods. An absolute must-see property.

Inclusions: 1 Samsung gas range stove, 1 electric stove (basement), 2 stainless steel dishwashers, 1 Samsung stainless steel fridge, 1 white fridge (basement), 1 stainless steel microwave, 1 Samsung washer, 1 Samsung dryer, all electrical fixtures and all window coverings (all curtain rods, blinds are included, however all curtains belong to stagers). Basement is sold fully furnished, minus staging and any exclusions as noted. Please see schedule C for full details.



232 Pacific Ave Toronto Ontario M6P 2P5 Toronto W02 High Park North Toronto Taxes: \$8,966.09/2025 Sold Date: 02/04/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,661,000 List: \$1,639,000 For: Sale % Dif: 101
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 25.17 x 159 Feet Irreg:	Rms: 11 Bedrooms: 6 + 1 Washrooms: 4 1x4xMain, 1x4x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: 1 Block North Of Bloor St. & High Park Directions: 1 Block North Of Bloor St. & High Park

MLS#: W12733122

PIN#: 213660175

Legal: PT LT 19 BLK 7 PL 553 WEST TORONTO JUNCTION AS IN WT90228 S/T & T/W WT90228; CITY OF TORONTO

Kitchens: 3 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Other / 2 Drive: Mutual Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Park, Place Of Worship, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.92	x 8.2	
2	Kitchen	Main	9.51	x 16.08	
3	Dining	Main	9.51	x 16.08	
4	Living	Main	9.51	x 19.03	
5	Den	Main	8.53	x 8.2	
6	Prim Bdrm	Main	10.5	x 11.48	
7	Den	Main	8.53	x 8.2	
8	Br	Main	8.2	x 9.84	
9	Living	2nd	9.84	x 14.76	
10	Dining	2nd	9.84	x 14.76	
11	Kitchen	2nd	8.86	x 5.91	
12	Br	2nd	9.19	x 8.53	
13	Kitchen	3rd	12.14	x 11.15	
14	Dining	3rd	12.14	x 11.15	
15	Br	3rd	17.39	x 13.78	
16	Living	Bsmt	8.86	x 15.09	
17	Dining	Bsmt	8.86	x 15.09	
18	Kitchen	Bsmt	7.22	x 8.53	
19	Rec	Bsmt	6.89	x 16.73	
20	Br	Bsmt	10.17	x 6.56	
21	Br	Bsmt	9.19	x 11.15	
22	Kitchen	Bsmt	5.91	x 7.55	

Client Remks: This Rare And Exceptionally Spacious Property, Originally A 5-Bedroom Family Home That Can Easily Be Reconfigured Back To A Single-Family Residence, Offers Approximately 3,600 Total Square Feet Of Living Space! Ideally Located, Just A Short Stroll From High Park, The Bloor Subway Line, And The Vibrant Dundas West Neighbourhood, It Sits On A Coveted Extra-Deep Lot On Pacific Avenue. This Wide Semi-Detached Brick Home Features A Main-Floor Brick Addition, A Double Car Garage & Parking For Three Additional Vehicles. Currently Configured As A Well-Maintained Triplex With Additional Basement Suites, This Solid Income-Producing Property Provides Incredible Versatility Perfect For Multi-Generational Living, Investment, Or Future Development Potential, Including The Possibility Of A Garden Suite. The Layout Includes A Bright Main-Floor Unit With High Ceilings, Three Bedrooms Plus A Den, And A Walkout To The Backyard; A Second-Floor One-Bedroom Plus Den With A Large Balcony; A Third-Floor Studio With Skylight And Private Walkout; A Lower Front One-Bedroom Suite With Excellent Ceiling Height; And A Spacious Lower Rear Unit That Functions As A Studio, One-Bedroom, Office, Or Storage. With Multiple Walkouts, Numerous Renovations And Improvements Over The Years, And Fantastic Tenants Already In Place. This Turnkey Property Is A Rare Find Offering Limitless Potential In One Of Toronto's Most Sought-After Locations!

Inclusions: 4 Fridges, 4 Stoves, Coin Operated Laundry, 3 Ceiling Fans, All Electrical Light Fixtures and Window Coverings. Excellent Basement Height (Approximately 7 Feet).



93 Medland Cres
Toronto Ontario M6P 2N3
 Toronto W02 High Park North Toronto
Taxes: \$8,463.44/2026 **For:** Sale **% Dif:** 97
Sold Date: 05/31/2026
SPIS: No **Last Status:** SLD **DOM:** 17
Sold: \$1,750,000
List: \$1,798,000
Duplex
Link: 2 1/2 Storey
Fronting On: E
Acreage: 26 x 101.42 Feet
Irreg: As per MPAC
Rms: 9 + 2
Bedrooms: 3 + 1
Washrooms: 4
 1x4x2nd, 1x4x3rd, 1x4xLower, 1x2xMain
Dir/Cross St: High Park/Bloor St W/Humberside Ave
Directions:
 South of Humberside Ave, West of Keele Street. Parking at rear of house, via lane directly on the north side of the property.

MLS#: W13130912 **PIN#:** 213660352

Legal: PT LT 37 PL 1640 TORONTO AS IN CA679914; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane, Other Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre Exterior Feat: Landscaped, Porch, Deck, Patio Interior Feat: In-Law Capability, In-Law Suite, Sump Pump, Guest Accommodations	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 1986 Survey Type: Boundary Only Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 10.6	Hardwood Floor	Fireplace	Pot Lights
2	Dining	Main	14.6	x 10.6	Hardwood Floor	W/O To Deck	Pot Lights
3	Kitchen	Main	12.01	x 10.01	Hardwood Floor	Quartz Counter	Pantry
4	Br	2nd	10.66	x 10.01	4 Pc Ensuite	Pot Lights	Juliette Balcony
5	Living	2nd	18.01	x 10.01	Hardwood Floor	Open Concept	Combined W/Dining
6	Dining	2nd	18.01	x 10.01	Hardwood Floor	Pot Lights	Combined W/Living
7	Kitchen	2nd	12.01	x 10.01	Tile Floor	Pot Lights	W/O To Deck
8	Br	3rd	16.99	x 12.5	Hardwood Floor	Gas Fireplace	Ceiling Fan
9	Br	3rd	16.99	x 11.68	Hardwood Floor	Closet	Ceiling Fan
10	Living	Lower	19	x 12.34	Combined W/Kitchen	Vinyl Floor	
11	Kitchen	Lower	19	x 12.34	Combined W/Living	Vinyl Floor	
12	Br	Lower	11.42	x 8.01	Vinyl Floor	Window	Closet

Client Remks: Live in luxury in the spectacularly renovated owner's suite while rental income from two additional units significantly offsets your mortgage! This rare, sophisticated, and meticulously maintained turnkey property represents an exceptional opportunity for savvy investors and end-users seeking a high-end "condo alternative" in one of Toronto's most coveted areas. The freshly renovated owner's suite is a true showstopper, having just undergone a stylish transformation. It features a new kitchen designed for the modern chef, complete with elegant quartz countertops, a matching backsplash, a functional pantry, and a brand-new stainless steel LG appliance suite. The open-concept living space is grounded by new engineered hardwood floors and anchored by a sleek electric fireplace, creating an atmosphere of contemporary warmth. With two beautifully renovated washrooms and high-end finishes throughout, this suite offers a level of comfort and aesthetic appeal rarely found in multi-unit dwellings. The attention to detail extends throughout the entire property, which consists of two spacious bi-level suites and a bright, fully renovated lower-level unit. Every inch of this home has been exceedingly well-maintained, ensuring a truly "plug-and-play" experience for the next owner. Outside, the property impresses with classic curb appeal framed by a timeless wrought iron fence. Outdoor living is a dream here, featuring 2 private decks and a secluded patio that provide a peaceful sanctuary for relaxing or entertaining. Functionality meets lifestyle with the inclusion of two rare parking spaces and a location that is second to none. You are just steps away from the subway, the trendy shops of Bloor Street, and the eclectic vibe of the Junction. For nature lovers, enjoy High Park's lush trails and expansive greenspace. Combining elegance and exceptional value, 93 Medland Crescent is a special opportunity to own a piece of High Park North and start generating income right away!

Inclusions: New (2026) stainless steel appliance suite on main floor - LG fridge, LG stove, LG microwave/exhaust, LG dishwasher; 2nd/3rd floor: GE fridge, GE stove, LG dishwasher (2026), 2 ceiling fans (2026); lower level: GE stove, LG fridge; stacked washer/dryer, portable butcher



115 Mavity St Toronto Ontario M6P 2L8 Toronto W02 Junction Area Toronto Taxes: \$7,575/2025 Sold Date: 05/18/2026 SPIS: No Last Status: SLD DOM: 56			Sold: \$1,700,000 List: \$1,799,000 For: Sale % Dif: 94
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 25.25 x 115 Feet Irreg: Widens to 30ft	Rms: 19 + 1 Bedrooms: 5 Washrooms: 4 2x4xMain, 2x4x2nd	Dir/Cross St: Annette and Keele Directions: South of Annette and West of Keele

MLS#: W12910178 **PIN#:** 213650296
Legal: PT LT 16-17 PL14477 TORONTO AS IN CA371961; CITY OF TORONTO

Kitchens: 4 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Radiant / Gas A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 2500-3000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 5 Tot Prk Spcs: 7 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Park, Place Of Worship, School Interior Feat: None, Auto Garage Door Remote, Separate Hydro Meter, Upgraded Insulation Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 10.99	Hardwood Floor	Open Concept	Large Window
2	Kitchen	Main	10.99	x 9.97	Renovated	Open Concept	Hardwood Floor
3	Dining	Main	10.99	x 9.97	Hardwood Floor	French Doors	Combined W/Kitchen
4	Br	Main	13.16	x 10.7	Hardwood Floor	4 Pc Ensuite	Large Window
5	Sunroom	Main	13.16	x 10.14	Vinyl Floor	Large Window	O/Looks Frontyard
6	Living	Main	12.5	x 12.24	Hardwood Floor	Combined W/Den	Open Concept
7	Kitchen	Main	12.5	x 12.24	Open Concept	Hardwood Floor	Backsplash
8	Br	Main	10.89	x 8.86	Hardwood Floor	Large Window	Large Closet
9	Kitchen	2nd	11.61	x 8.76	Hardwood Floor	Open Concept	Eat-In Kitchen
10	Living	2nd	13.29	x 10.99	Hardwood Floor	W/O To Deck	Combined W/Br
11	Br	2nd	13.29	x 10.99	W/O To Deck	Large Window	Combined W/Living
12	Kitchen	2nd	20.6	x 13.29	Renovated	Stainless Steel Appl	Stone Counter
13	Living	2nd	20.6	x 13.29	Open Concept	Vinyl Floor	Large Window
14	Dining	2nd	20.6	x 13.29	Renovated	Vinyl Floor	W/O To Deck
15	Bathroom	2nd	0	0	4 Pc Bath	Soaker	Renovated
16	Br	3rd	19.03	x 10.99	Wood Floor	Cathedral Ceiling	Skylight
17	Br	3rd	12.01	x 9.88	Wood Floor	Cathedral Ceiling	Large Window

Client Remks: This impressive 2.5 storey all brick home, with incredibly rare private driveway & detached 2 car garage, offers unmatched ownership versatility attracting investors, multi generational buyers, and those looking to live for free with added income! Simple to rent! Impressive proven gross rent over \$123,500/year. Take advantage of a REAL investment opportunity with a 6% cap rate and even increase to over 7% with minimal cost! Choose one of the renovated units to call your new home and literally live for FREE! bigger than it looks, has to be seen to be fully appreciated! Currently separated into 4 units, all with private exterior spaces, additional storage and on site coin laundry! Add more value by finishing the already lowered basement with side entrance off your private drive into another self contained unit. Thoughtfully renovated throughout incorporating bright and spacious interior living spaces with new open concept kitchens and reno'd bathrooms. Benefit from the extensive mechanical upgrades including 4 separate hydro meters, upgraded copper wiring, upgraded plumbing, 3/4 copper intake, multi zone heat control, upgraded windows, newer roof and more! No additional work needed! Amazing lot widening to 30ft with incredibly rare private driveway (easy parking for 6-8 cars) and detached garage offering future garden suite potential. Perfectly located on a quiet tree lined street in Toronto's coveted West End steps to The Junction, High Park, Bloor West Village & Roncesvalles. Ideal access to Keele Station, Public Transit, Top Ranked schools, boutique shops, delicious restaurants/cafes, beautiful parks and the cities best waling trails. West End Toronto living at its absolute finest! This property is priced to sell!

Listing Contracted With: FREEMAN REAL ESTATE LTD. Ph: 416-535-3103