



1474 Dufferin St Toronto Ontario M6H 3L3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$3,955.55/2024 For: Sale % Dif: 103 Sold Date: 01/30/2026 SPIS: No Last Status: SLD DOM: 102		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 15.56 x 90 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x4xMain, 1x4xBsmt
Dir/Cross St: Dufferin & Davenport Directions: Dufferin & Davenport		

MLS#: W12471739 **PIN#:** 213140519
Legal: Plan 646 Blk D Pt Lot 31&32

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Brick 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: Public Transit Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	26.25	x 32.81	

Client Remks: *Motivated Seller**Bonus* This charming semi-detached home sits on a generous 15.56 x 90 ft. lot and offers over 1,500 sq. ft. of finished, livable space across two self-contained units. Steps to the TTC, it provides unbeatable convenience for commuting and city living. Main Floor + Basement: A spacious combined unit with flexible living arrangements, perfect for families, extended stays, or potential rental income. Second Floor: A bright, self-contained suite with its own updated kitchen for a modern feel. For added flexibility, the kitchen can easily be converted back into a bedroom, giving you the choice between additional income potential or extra sleeping space for your family. This property combines practicality with endless possibilities. Whether you're an investor looking for a strong rental opportunity, a family seeking multi-generational living, or a buyer who values convenience and future flexibility, this home delivers.

Inclusions: all existing chattels and equipment are in as is conditions

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 905-764-6000



33 Symington Ave Toronto Ontario M6P 3W2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,984.52/2025 For: Sale % Dif: 121 Sold Date: 02/25/2026 SPIS: No Last Status: SLD DOM: 8		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: Not Appl 18.5 x 90 Feet Irreg:	Rms: 6 + 0 Bedrooms: 3 + 0 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Bloor/Lansdowne Directions: Bloor/Lansdowne		

MLS#: W12795674 **PIN#:** 213300519
Legal: PT LT 11 PL 1298 TORONTO AS IN CT21566; CITY OF TORONTO

Kitchens: 1 + 0 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1917 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Insulated Concrete Form Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Residential Cable TV: Gas: Hydro: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.34	x 10.93	Hardwood Floor
2	Dining	Main	13.52	x 10.93	Hardwood Floor
3	Kitchen	Main	15.19	x 8.86	Tile Floor
4	Prim Bdrm	2nd	15.42	x 10.99	Broadloom
5	2nd Br	2nd	11.42	x 8.76	Broadloom
6	3rd Br	2nd	15.42	x 8.76	Broadloom
7		Bsmt	34.71	x 10.93	

Client Remks: Prime Opportunity! Location, Location, Location! Nestled in the highly sought-after Junction Triangle, this home offers endless potential to create your dream space. Renovate to your taste and bring your vision to life - the possibilities are truly limitless!? Key Features:Updated electrical systemBrand new furnace and roofDetached 1-car garageSteps from Bloor Street, subway access, GO Transit, and the UP ExpressClose to the West Toronto Railpath, bike routes, and a variety of trendy restaurants and cafesEnjoy the best of urban living in one of Toronto's most vibrant and connected neighbourhoods!

Inclusions: All Existing Appliances: Fridge, Stove, Washer And Dryer,

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



518 Quebec Ave Toronto Ontario M6P 2V7 Toronto W02 Junction Area Toronto Taxes: \$4,562/2026 Sold Date: 04/06/2026 SPIS: No Last Status: SLD DOM: 10		Sold: \$750,000 List: \$799,000 For: Sale % Dif: 94
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: W Acreage: < .50 15 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 1 1x4x2nd
Dir/Cross St: DUNDAS ST W AND QUEBEC AVE Directions: DUNDAS ST W AND QUEBEC AVE		

MLS#: W12928100 **PIN#:** 105180583
Legal: PT LT 45 PL 593 WEST TORONTO JUNCTION AS IN CT784091; S/T EXECUTION 00-002108, IF ENFORCEABLE; S/T EXECUTION 00-008455, IF ENFORCEABLE; S/T EXECUTION 93-003157, IF ENFORCEABLE; S/T EXECUTION 97-007365, IF ENFORCEABLE; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater 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	0	0	
2	Dining	Main	6.82	x 14.24	
3	Living	Main	12.66	x 13.25	
4	Kitchen	Main	12.76	x 8.01	
5	Mudroom	Main	4.27	x 12.83	
6	Br	2nd	7.74	x 13.16	
7	Prim Bdrm	2nd	10.57	x 12.76	
8	Bathroom	2nd	0	0	4 Pc Bath
9	Br	3rd	12.76	x 13.09	
10	Laundry	Bsmt	6.82	x 8.07	
11	Rec	Bsmt	12.66	x 13.25	
12	Other	Bsmt	0	0	

Client Remks: Welcome home! This charming 3-bedroom, 1-bathroom home features a bright and inviting layout, enhanced by brand new flooring and fresh paint throughout. The fully renovated kitchen is equipped with new appliances, creating a stylish and functional space for both everyday living and entertaining. Enjoy added value and peace of mind with recent exterior improvements, including new soffit and eaves at the front of the home, boosting curb appeal and durability. At the rear of the property, you'll find a detached garage with parking accessed via the laneway, offering rare and convenient off-street parking in the city. Location is everything, and this home delivers. You're within walking distance to top-rated schools, a local recreation centre, and the expansive green space of High Park. Daily errands are effortless with shops, cafes, and essential amenities just steps away. Commuters will love the easy access to public transit located right at the end of the street. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers incredible value in one of Toronto's most desirable west-end neighborhoods.

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER AND DRYER

Listing Contracted With: RE/MAX ESCARPMENT REALTY INC. **Ph:** 905-639-7676



1538 Dupont St B Toronto Ontario M6P 4G7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,087/2025 For: Sale % Dif: 100 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 14		
Att/Row/Twnhouse Link: 2-Storey	Fronting On: N Acreage: 16.34 x 83.6 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dupont St./Symington Ave. Directions: Dupont St./Symington Ave.		

MLS#: W13184224 **PIN#:** 213260344
Legal: PCL 34-8 SEC M13; PT LT 34 PL M13 TORONTO; PT LT 35 PL M13 TORONTO PT 1, 66R18036; S/T E257267; T/W PT 20, 66R18036 AS IN E257267; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1999 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Meter	Zoning: CR2.5(c1;r2*1579) Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Immaculate and spacious 2-bedroom, 2-storey end-unit home in the heart of the Junction Triangle. This newer residence features high ceilings, abundant natural light, and a bright, open-concept layout. Highlights include ensuite laundry, outdoor space, and lane access with parking. The modern kitchen is equipped with essential appliances, and the home is in pristine condition throughout. Perfectly situated near Dundas West Subway Station, UP Express, and TTC, with restaurants, cafes, parks, and shops just steps away. A rare lease opportunity offering comfort, convenience, and style in one of Toronto's most vibrant neighbourhoods. Inclusions: All Existing Electric Light Fixtures, Fridge, Stove, Built-In Dishwasher, Washer, Dryer, Gas Burner & Equipment, Central Air Conditioning.					
Listing Contracted With: GOWEST REALTY LTD. Ph: 416-534-3511					



13 Shipman St Toronto Ontario M6P 2Y5 Toronto W02 Junction Area Toronto Taxes: \$6,132/2026 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,013,000 List: \$848,000 For: Sale % Dif: 119
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 21.25 x 86.5 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Dundas St/Clendenan Directions: Dundas St/Clendenan

MLS#: W12910070 **PIN#:** 105180419
Legal: PT LT 40-41 PL 833 WEST TORONTO JUNCTION AS IN WT115676, T/W & S/T WT115676; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 31-50 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 14.53	Hardwood Floor	Formal Rm	Large Window
2	Dining	Main	9.02	x 12.99	Hardwood Floor	Window	Updated
3	Kitchen	Main	9.38	x 12.99	Eat-In Kitchen	Ceramic Floor	W/O To Deck
4	Prim Bdrm	2nd	11.68	x 11.94	Hardwood Floor	Closet	O/Looks Frontyard
5	2nd Br	2nd	10.14	x 12.96	Hardwood Floor	Closet	Window
6	3rd Br	2nd	9.22	x 12.99	Hardwood Floor	Closet	Window
7	Den	Bsmt	7.48	x 7.78	Laminate	Window	
8	Laundry	Bsmt	7.38	x 7.78	Open Concept	Window	

Client Remks: Welcome to this charming semi-detached home nestled on a quiet cul-de-sac in the heart of the vibrant Junction community. This beautifully maintained home offers 3 bedrooms & 2 bathrooms Complete with a garage and private driveway parking. The Main floor features a welcoming sun-filled living room with hardwood floors that flow seamlessly into a spacious dining room, The updated kitchen includes stainless steel appliances, a cozy eat-in area, and walkout to a large private backyard-great for entertaining, The 2nd floor has 3 generously sized bedrooms with spacious closets and renovated main bath. The finished basement adds valuable extra space, complete with a bathroom, office area, and laundry, making it perfect for working from home, a recreation room, or additional living space. Located in one of Toronto's most sought-after neighbourhoods, this home is just steps from the trendy Junction strip, known for its unique shops, cozy cafes, and vibrant local culture. Enjoy the convenience of nearby TTC bus routes with easy access to the subway, or take a leisurely walk to High Park, Bloor West Village, and surrounding green spaces. Quick connections to Black Creek and Keele, providing seamless access to the Gardiner Expressway and Highway 401. This home offers the perfect blend of comfort, location, and lifestyle. A fantastic opportunity to live in a dynamic and family-friendly neighbourhood.

Inclusions: Fridge, Stove, Dishwasher. Washer and Dryer. Electrical Light Fixtures, Window Coverings.

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



696 St Clarens Ave Toronto Ontario M6H 3X1 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,442/2025 For: Sale % Dif: 99 Sold Date: 01/06/2026 SPIS: No Last Status: SLD DOM: 48		
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 17.92 x 72 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 3 1x4xMain, 1x3xBsmt, 1x4x2nd Dir/Cross St: Dupont And Lansdowne Directions: Dupont And Lansdowne

MLS#: W12560324 **PIN#:** 213120172
Legal: PCL 10-1-O SEC M88; PT LT 10 W/S ST. CLARENS AV BLK O PL M88 TORONTO PT 5 66R15988; S/T THE RIGHT TO USE THE SEWER OR DRAIN FROM TIME TO TIME AND AT ALL TIMES IN THE ABOVE PCL, LEADING FROM AND AS APPURTENANT TO THE LANDS ADJOINING ON THE W THEREOF, BEING PT OF LT 10 IN BLK O ON PL M88 AS IN 143366; T/W THE RIGHT TO REPAIR, RECONSTRUCT AND MAINTAIN THE SAME AND THE RIGHT TO GO ON THE SAID LANDS OF THE TRANSFEROR FROM TIME TO TIME.

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1912 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Spectacular location just steps to Bloor Street, transit, parks, cafes and all the energy of one of Toronto's most vibrant neighborhood's. A stones throw to the transformative Galleria on the Park redevelopment with an 8-acre park, and a brand-new 95,000 sqft community center. A home that will inspire creativity and celestial ambitions. This three-storey semi is currently three units, but easily converted back to a spacious single-family home. The new third-floor nearly completed addition is ready for your final input-ideal for a studio, primary suite, or creative loft. Complete with a charming pied-a-terre yard, this property offers exceptional flexibility and endless potential in a truly prime urban setting. Inclusions: All existing appliances, gas burner and equipment. All as is. Listing Contracted With: RE/MAX WEST REALTY INC. Ph: 416-769-1616					



22 Kenneth Ave Toronto Ontario M6P 1H9 Toronto W02 High Park North Toronto Taxes: \$7,174.36/2026 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,291,000 List: \$879,000 For: Sale % Dif: 147
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 18.92 x 111 Feet Irreg:	Rms: 8 Bedrooms: 5 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Dundas W & Bloor Directions: Ask Siri :)

MLS#: W12995316 **PIN#:** 213540124
Legal: PT LT 11 PL 887 CITY WEST AS IN WH100863 EXCEPT WH104103; CITY OF TORONTO

Kitchens: 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: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle, Other Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15.45	x 10.01	
2	Dining	Main	15.39	x 12.11	Formal Rm
3	Living	Main	14.99	x 11.38	Formal Rm
4	3rd Br	2nd	15.32	x 14.47	Hardwood Floor
5	4th Br	2nd	11.98	x 10.89	Hardwood Floor
6	5th Br	2nd	11.38	x 9.81	Hardwood Floor
7	Sunroom	2nd	8.99	x 8.08	
8	Prim Bdrrm	3rd	15.32	x 14.83	Closet
9	2nd Br	3rd	15.32	x 12.93	Closet

Client Remks: Where High Park, Roncy and The Junction meet - welcome to West Bend! 22 Kenneth Ave is a grand home that offers over 2,000ft of living space (plus the basement) that houses 5 bedrooms, offers spacious living & dining rooms with a large eat-in kitchen, a main floor bathroom, a cute sunroom off the back bedroom, an unspoiled 7ft tall basement and 2 car parking off a rear lane. She's looked after the same family since 1959, has great bones and is looking for the next family to re-imagine her for 2026 living! Perhaps a 3rd floor primary suite that extends overtop the second floor to the rear? Or a rooftop deck like the neighbours have done? A finished basement would be to-die-for and with an existing separate entrance, you could consider creating a legal basement apartment (ask the city)! Feeding Indian Road Cres Jr PS, Annette Street Jr & Sr PS and Humberside Collegiate, and less than a 15 walk to Dundas West Station & the Bloor GO (next stop - Union!), the entire city is at your doorstep! Come on our to our Open Houses Saturday & Sunday from 2-4pm and see if you can picture your family growing up under her roof!

Inclusions: Existing appliances

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



413 Indian Grve Toronto Ontario M6P 2H7 Toronto W02 Junction Area Toronto Taxes: \$5,240.91/2025 Sold Date: 04/20/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,100,000 List: \$898,000 For: Sale % Dif: 122
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16 x 80 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 Washrooms: 1 1x4	Dir/Cross St: Keele St & Humberside Ave Directions: Keele St & Humberside Ave

MLS#: W12990962 **PIN#:** 213550091
Legal: See Schedule B

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Shingles Foundation: Stone Assessment: 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: Park, Public Transit 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 12.3	Open Concept	Hardwood Floor	Pot Lights
2	Dining	Main	9.12	x 8.1	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	13.09	x 9.97	Open Concept	Renovated	W/O To Deck
4	Prim Bdrm	Upper	13.09	x 15.68	O/Looks Park	Hardwood Floor	Large Closet
5	2nd Br	Upper	7.19	x 10.3	Hardwood Floor	Closet	
6	Rec	Lower	13.09	x 21.49	Pot Lights		

Client Remks: Welcome To 413 Indian Grove! This Charming Semi-Detached Home Is Perfectly Positioned On A Quiet Residential Street In The Heart Of The Junction, Overlooking Beautiful Baird Park. Offering A Seamless Blend Of Comfort & Functionality, This Bright & Spacious Home Is Ideal For Modern Living. The Main Floor Features An Open-Concept Layout Where The Living & Dining Areas Flow Effortlessly Into The Kitchen-Perfect For Both Everyday Living & Entertaining. Hardwood Floors & Pot Lights Run Throughout, While The Well-Appointed Kitchen Showcases Granite Countertops, Stainless Steel Appliances & A Large Centre Island. A Walk-Out To The Rear Deck Extends Your Living Space Outdoors-Ideal For Summer Evenings & Hosting Guests. The Upper Level Offers Two Generously Sized Bedrooms, Including A Sun-Filled Primary Retreat Overlooking The Park With A Peaceful, Treed Outlook. The Second Bedroom Is Equally Well-Appointed, Featuring A Spacious Closet.The Oversized Spa-Like Bathroom Completes This Level-Designed For Comfort & Relaxation. The Finished Lower Level Provides Incredible Versatility With An Open-Concept Layout-Perfect As A Recreation Room, Additional Living Space Or Dedicated Work-From-Home Setup. The Private Backyard Is The Cherry On Top-Beautifully Landscaped With Lush Greenery, Offering A Tranquil Outdoor Escape With Space To Relax, Unwind Or Entertain. Located Just Steps To The Best Of The Junction, Including Local Shops, Cafes & Everyday Amenities. Minutes To High Park, TTC, And Bloor West Village, With Access To Top-Rated Schools Nearby-This Is One You Don't Want To Miss!

Inclusions: Dishwasher, Fridge, Stove, Washer, Dryer, Blinds

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



121 Millicent St Toronto Ontario M6H 1W3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,113/2025 For: Sale % Dif: 124 Sold Date: 02/19/2026 SPIS: No Last Status: SLD DOM: 7		
Att/Row/Twnhouse Link: 2-Storey	Fronting On: S Acreage: 16.17 x 126 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Emmerson & Millicent Directions: Emmerson & Millicent		

MLS#: W12782540 **PIN#:** 213130470
Legal: PT LT 28 PL 862 CITY WEST AS IN CT803632; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Tar and Gravel Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room 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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Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.09	x 10.07	Hardwood Floor
2	Dining	Main	12.83	x 10.07	Hardwood Floor
3	Kitchen	Main	13.58	x 11.09	Ceramic Floor
4	Family	Main	11.32	x 11.15	Ceramic Floor
5	Prim Bdrm	2nd	16.01	x 11.42	Hardwood Floor
6	2nd Br	2nd	12.76	x 11.58	Parquet Floor
7	3rd Br	2nd	10.43	x 10.43	Parquet Floor
8	Rec	Bsmt	19.49	x 15.49	Laminate

Client Remks: Welcome to 121 Millicent Street, located in the highly sought-after Dovercourt-Wallace Emerson neighbourhood on a family-friendly street. This charming 3-bedroom, 2-bathroom home with a rare single-car garage offers exceptional value in the heart of the city. The home provides more space than meets the eye, featuring generously sized rooms, hardwood floors, high ceilings, and bright, open living areas. The fully finished basement includes a walkout, adding flexibility and additional living space. The main floor offers a dedicated living room, dining room, and family room, with a walkout to a private deck and backyard-perfect for entertaining or relaxing evenings at home. Upstairs, you'll find three well-proportioned bedrooms, with the third bedroom previously equipped with a built-in kitchen, presenting potential for a second suite or flexible use. Enjoy the convenience of 24-hour transit, nearby schools, and a strong sense of community, all within walking distance to the new community centre at Galleria Mall, Subway Station, Dufferin Mall, and a variety of local restaurants.

Inclusions: [Fridge, Stove, Washer & Dryer, basement box freezer, (all appliances as is)] all existing window coverings, all existing light fixtures.

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



80 Uxbridge Ave Toronto Ontario M6N 2Y2 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,193/2025 For: Sale % Dif: 96 Sold Date: 02/09/2026 SPIS: No Last Status: SLD DOM: 31			Sold: \$865,000 List: \$899,000
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 15.08 x 117.5 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 Washrooms: 1 1x4x2nd	Dir/Cross St: Davenport Rd & Uxbridge Ave Directions: Davenport Rd & Uxbridge Ave

MLS#: W12681684 **PIN#:** 213260583
Legal: PT LT 28-29 PL 843 WEST TORONTO JUNCTION AS IN CA441065; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Rolled Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	14.17	x 10.2	Window
2	Dining	Ground	13.16	x 10.27	Combined W/Living
3	Kitchen	Ground	15.06	x 12.37	Window
4	Family	Ground	10.96	x 10.27	W/O To Deck
5	Prim Bdrm	2nd	14.44	x 13.12	W/I Closet
6	2nd Br	2nd	9.91	x 9.12	Closet
7	3rd Br	2nd	10.66	x 8.99	Closet

Client Remks: Welcome To This Spacious 3-Bedroom Townhouse Nestled In A Prime Location Close To Schools, Parks, Transit, And All Amenities* Featuring A Functional Layout With Open-Concept Living And Dining Areas, A Bright Eat-In Kitchen With Ample Cabinetry, And A Cozy Rear Room With Walk-Out To A Fenced Backyard* This Home Offers Two Full Bathrooms, Rear Laneway Parking, And Versatile Living Space Ideal For Investors Or Larger Families* Recent Upgrades Include Modern Electrical With 200 Amp Breaker And New Windows Installed In 2023* Property Being Sold As Is *A Great Opportunity In A Well-Connected Neighbourhood!
Inclusions: All Window Coverings And All Elf's*Stove, Fridge*Range Hood*Built-In Dishwasher*Washer & Dryer*
Listing Contracted With: EXP REALTY **Ph:** 866-530-7737



493 Keele St Toronto Ontario M6N 3E1 Toronto W02 Junction Area Toronto Taxes: \$4,358.62/2025 Sold Date: 12/25/2025 SPIS: No Last Status: SLD DOM: 8			Sold: \$900,000 List: \$899,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 18 x 120 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Keele & Dundas Directions: Keele & Dundas

MLS#: W12639616 **PIN#:** 213570073
Legal: Plan840PT LT39

Kitchens: 1 + 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: Flat Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: 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	Pot Lights	Laminate
1	Living	Main	11.32	x 10.73	Combined W/Dining	Pot Lights	Laminate
2	Dining	Main	12.8	x 11.65	Pot Lights	Laminate	
3	Kitchen	Main	13.62	x 10.66	Quartz Counter	Pot Lights	Ceramic Back Splash
4	Prim Bdrm	2nd	14.76	x 11.81	Laminate		
5	2nd Br	2nd	11.98	x 9.02	Laminate		
6	3rd Br	2nd	10.5	x 8.2	Laminate		
7	4th Br	Bsmt	10.83	x 9.02	Vinyl Floor		
8	Rec	Bsmt	10.66	x 10.66	Vinyl Floor		
9	Mudroom	Bsmt	9.02	x 9.02	Laminate		

Client Remks: Solid brick 3 brs semi in Junction neighbourhood, home flooded with natural light, recentlyrestored and renovated, high ceilings, pot lights, new kitchen, quartz countertop, ceramic backsplash, finished basement, oversized block single car garage access via lane way, steps toStockyard and all amenities, lane way suite potential
Inclusions: Brand new fridge and stove, washer and dryer, pot lights , ELFs
Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-530-1080



3 Brandon Ave Toronto Ontario M6H 2C8 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,663.19/2025 For: Sale % Dif: 128 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 6		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.73 x 135 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x2xMain
Dir/Cross St: Dufferin St & Dupont St Directions: Dufferin St & Brandon Ave		

MLS#: W12814802 **PIN#:** 213140671
Legal: PLAN 646 BLK A PT LOT 9 RP 63R2706 PARTS 3 AND 7 UNREG

Kitchens: 2 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1983 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.4	x 10.99	
2	Dining	Main	11.42	x 10.99	
3	Kitchen	Main	14.4	x 11.68	
4	Prim Bdrm	2nd	14.67	x 12.01	
5	2nd Br	2nd	14.67	x 12.01	
6	3rd Br	2nd	11.68	x 10.99	
7	Rec	Bsmt	29	x 14.17	
8	Laundry	Bsmt	12.01	x 10.6	
9	Cold/Cant	Bsmt	14.4	x 6	

Client Remks: Welcome to this spacious, all-brick, three-bedroom home in the highly sought-after Dovercourt neighbourhood. Lovingly cared for by the same family for many years, this well-maintained home offers a warm and inviting atmosphere from the moment you enter. Ideal for growing families or investors, the property features generous living space and a finished basement with a separate entrance, complete with a kitchen, living and dining areas, cantina, and laundry + enough room to add a full bathroom - perfect for extended family or potential rental income. The home also offers three spacious bedrooms, a main floor bathroom, and a large eat-in kitchen with stainless steel appliances and a walkout to the patio & fully fenced backyard. A two-car garage provides ample parking and storage. Potential for garden suite - please see available report. Located just steps from the vibrant Geary Avenue, you'll enjoy access to popular cafes, bakeries, breweries, and eateries. Close to excellent schools, Earlscourt and Dovercourt Park, and the upcoming brand-new Wallace Emerson Community Centre with over 89,000 sq ft. This location also offers easy transit access, one bus ride to the Bloor subway line, and a short commute to downtown Toronto.

Inclusions: Stainless Steel Fridge, Stove, Hood Fan, Clothes Washer & Dryer, All Electrical Light Fixtures & Window Coverings

Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-236-1241



26 Millicent St			Sold: \$1,201,557
Toronto Ontario M6H 1W4			List: \$899,900
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$5,166/2026	For: Sale	% Dif: 134	
Sold Date: 05/19/2026			
SPIS: No	Last Status: SLD	DOM: 11	
Att/Row/Twnhouse	Fronting On: W	Rms: 6	
Link:	Acreage:	Bedrooms: 3	
2-Storey	17.44 x 118.16 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x2xMain, 1x3xBsmt	
Dir/Cross St: Dufferin & Millicent Directions: Dufferin & Millicent			

MLS#: W13105076 **PIN#:** 213130388
Legal: PLAN 862 PT LOT 33

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.7	x 9.84	Hardwood Floor
2	Dining	Main	14.11	x 10.5	Hardwood Floor
3	Kitchen	Main	12.14	x 9.51	
4	Prim Bdrm	2nd	13.94	x 11.48	Hardwood Floor
5	2nd Br	2nd	12.63	x 7.55	Hardwood Floor
6	3rd Br	2nd	9.84	x 5.58	
7		Bsmt	0	0	

Client Remks: A Perfect Blend Of Original Character And Urban Convenience In One Of Toronto's Most Sought-After Pockets! This Professionally Renovated Townhome Offers Endless Potential For Generational Living With A Separate Basement Walk-Out. Featuring Premium Engineered Hardwood Flooring Throughout The Upper Levels, All-New Interior And Exterior Doors, And All-New Windows (Excluding Basement). The Home Boasts Completely Renovated Washrooms And Stunning Kitchens Finished With All-New Appliances. Situated Just Steps From Vibrant Bloordale Village, Famous For Its Eclectic Dining, Trendy Cafes, Boutiques, And Fantastic Schools. Enjoy An Incredible Urban Lifestyle With High Walk And Transit Scores, Plus A Short Stroll To The Dufferin Subway Station And The Lansdowne Corridor For 24-Hour Transit Access. A Truly Turn-Key Masterpiece Loaded With Exceptional Upgrades!

Listing Contracted With: CENTURY 21 PERCY FULTON LTD. **Ph:** 416-298-8200



38 Wiltshire Ave Toronto Ontario M6N 2V9 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,087/2025 For: Sale % Dif: 98 Sold Date: 05/31/2026 SPIS: No Last Status: SLD DOM: 18		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.92 x 123 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 3 1x3xUpper, 1x3xMain, 1x3xBsmt
Dir/Cross St: DUPONT ST / SYMINGTON AVE Directions: N/A		

MLS#: W13121732 **PIN#:** 213250073
Legal: PCL 18-1 SEC M371; PT LT 18 PL M371 TORONTO LYING TO THE E OF A LANE AS DEFINED BY BYLAW 12393; TORONTO , CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1912 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Proo Feat: Family Room Interior Feat: Sump Pump, Carpet Free, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.35	x 11.84	Hardwood Floor Large Window
2	Br	Main	12.27	x 9.02	Hardwood Floor 3 Pc Ensuite
3	Kitchen	Main	12.04	x 9.42	Hardwood Floor Eat-In Kitchen Walk-Out
4	Kitchen	Upper	9.48	x 9.09	Tile Floor Window
5	2nd Br	Upper	9.48	x 8.92	Hardwood Floor Window
6	3rd Br	Upper	12.01	x 9.02	Hardwood Floor Closet
7	Kitchen	Bsmt	10.96	x 8.01	Vinyl Floor Stainless Steel Appl
8	Rec	Bsmt	24.28	x 8.6	Vinyl Floor
9	Den	Bsmt	13.45	x 4.53	Tile Floor Window

Client Remks: A little Shire on Wiltshire, with a whole lot of upside. This charming west-end semi is currently configured as three separate living spaces with practical separation between the units, making it a clever option for investors, multi-generational living, house-hacking, or buyers looking to convert it back to a single-family home. The lower level offers a spacious studio with a brand new kitchen, the main floor is a cute 1-bedroom with direct access to the large deck, low-maintenance yard, raised garden bed and oversized garage, and the upper level is a sunny and functional 1-bedroom suite with its own laundry. Steps to the West Toronto Railpath and walking distance to Bloor UP Express, with neighbourhood favourites like Dotty's, Defina Wood Fired and Mattachioni close by. Flexible, fun, and full of possibility in a fantastic west-end pocket.

Inclusions: 3 fridges, 3 stoves, 1 combo washer-dryer, 1 washing machine, 1 dryer, 3 hoodvents. All Electrical Light Fixtures. All Existing Window Coverings.

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



574 St Clarens Ave Toronto Ontario M6H 3W7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,225.83/2025 For: Sale % Dif: 137 Sold Date: 03/04/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,300,000 List: \$949,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.17 x 100 Feet Irreg:	Rms: 7 + 2 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x4xBsmt	
Dir/Cross St: LANSDOWNE AVE. & BLOOR ST. W. Directions: Wallace Ave., South on St Clarens Ave.			

MLS#: W12838844 **PIN#:** 213110008
Legal: See Schedule C

Kitchens: 2 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block, Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Floor Drain, Water Heater Owned	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	10.33	x 11.58	Hardwood Floor	Roughed-In Fireplace Window
2	Dining	Main	11.52	x 13.42	Hardwood Floor	Window
3	Kitchen	Main	14.17	x 11.84	Hardwood Floor	Breakfast Area
4	Sunroom	Main	13.09	x 7.84	Hardwood Floor	Closet O/Looks Backyard
5	Prim Bdrm	2nd	14.76	x 10.6	Broadloom	
6	2nd Br	2nd	8.6	x 10.63	Broadloom	
7	Kitchen	2nd	11.84	x 8.23	Tile Floor	
8	Rec	Lower	13.48	x 16.08	Unfinished	

Client Remks: Welcome to 574 St Clarens! Originally a 3 bedroom home, this character-filled semi blends original charm with endless potential. Welcomed by a large front porch and garden, this bright and inviting home has beautifully restored floors, soaring 9' ceilings, impressive 10" baseboards, and an elegant stained-glass transom window. The open concept living and dining rooms are made for gathering, anchored by a striking slate coloured decorative fireplace. Spacious eat in kitchen is perfect for weeknight dinners, while the light-filled sunroom glowing in late afternoon and evening sun is ideal as a sitting area, office, or playroom with a walkout to the mature backyard that blooms in the warmer months. Upstairs, the flexible layout features 2 bedrooms and a kitchen, with a simple conversion back to a 3rd bedroom, a 4 piece bath, and a nook perfect for a home workspace. The unfinished basement has 6+ ft ceiling height, making it well suited for future finishing, already equipped with a 4 piece bath. Enjoy the ease of a 1 car garage accessed from the laneway. This is a home that adapts to your lifestyle. Perfect for a family, multigenerational living, or friends purchasing together with the option for separate spaces. Essential upgrades have been completed so you can focus on the fun of making this home your own. Experience one of the west end's most vibrant communities. Grab coffee at Wallace Espresso, pastries from Paris Bakery, or dinner from Bairradino and Donna's. Stroll to Bloor for endless neighbourhood restaurants and cafes, or take a short walk north to explore everything Geary Ave. is known for. The new Galleria Park and community hub (with fitness, childcare and more) is just a short walk away. Highly regarded schools are nearby - Bloor Collegiate is one of the top ranked high schools in the province. Excellent transit nearby - TTC, UP Express and GO, easy highway access. A rare opportunity to own a home with soul, flexibility, and a true neighbourhood feel.

Inclusions: Main Floor Kitchen - Samsung Stove, Bosch Dishwasher, Frigidaire Fridge; Second Floor Kitchen - GE Stove, GE Fridge; All Electric Light Fixtures, Extension Ladder, Electric Lawn Mower, Garden Items

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-762-8255



39A Uxbridge Ave Toronto Ontario M6N 2Y1 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,584.85/2025 For: Sale % Dif: 133 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 7		
Sold: \$1,300,000 List: \$979,000		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 18 x 122 Feet Irreg:	Rms: 12 + 4 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dupont St & Dundas St W Directions: Dupont St & Dundas St W		

MLS#: W13175604 **PIN#:** 213260561
Legal: PT LT 42 PL 843 WEST TORONTO JUNCTION AS IN CA617743; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1959 Yr Built Source: Other Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 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, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Patio, Porch, Security Gate Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, Separate Heating Controls, Separate Hydro Meter, Storage, Storage Area Lockers, Upgraded Insulation, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Additional Garage(s), Aux Residences Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.67	x 4.43	
2	Living	Main	9.74	x 12.99	
3	Dining	Main	10.24	x 12.99	
4	Kitchen	Main	13.32	x 10.33	
5	Exercise	Main	6.99	x 19.26	
6	Prim Bdrm	2nd	14.01	x 10.66	
7	2nd Br	2nd	10.17	x 12.24	
8	3rd Br	2nd	8.23	x 10.43	
9	Bathroom	2nd	4.99	x 6.99	
10	Rec	Bsmt	13.32	x 24.51	
11	Cold/Cant	Bsmt	17.32	x 6	
12	Laundry	Bsmt	8.01	x 13.16	
13	Bathroom	Bsmt	5.09	x 7.09	

Client Remks: Stylish, seriously updated, and far more versatile than your average west-end/Junction Triangle semi. This move-in-ready 3-bedroom, 2-bath wide semi-detached blends warmth, functionality, and flexibility in all the right ways. The main floor features generous living & dining areas, a custom kitchen with top-end Bosch appliances including a 36" fridge, induction range & dishwasher, while wide plank floors, pot lights, and thoughtful finishes create a polished, cohesive feel throughout. Upstairs features three genuinely good-sized bedrooms, including a spacious primary with room for a king bed and an enlarged closet with custom built-ins. The lower level adds genuinely usable living space with a freshly renovated bathroom (25' w/heated floors and laundry w/updated LG washer & dryer. Built in 1959, this home is newer than many in the area, solidly built, and offers oversized windows for exceptional natural light. For the detail-oriented buyer: a substantial 2022 to-the-studs renovation included subfloor replacement, updated 200-amp electrical service, upgraded insulation, and extensive mechanical + cosmetic improvements. Big-ticket updates include newer furnace & A/C, hot water tank (21'), windows (mostly 21'), roof (18 w/transferable warranty), front porch, front yard sprinkler system & more. The expensive stuff is done. Laneway access leads to a 2-car garage plus a l-a-r-g-e attached bonus studio/gym/flex space. Home office? Workshop? Creative studio? Gym? You'll figure it out. A potential future laneway suite opportunity also exists (see report). The fenced backyard feels like a true city escape. Steps to schools including Charles-Sauriol (9.3/10 per FI) and the best of the Junction & Junction Triangle, with easy access to the UP Express, Dundas West Station, St. Clair streetcar, excellent cycling routes, and favourites like Mattachioni, Wallace Espresso & Dotty's. Quick access to Bloor, Dupont, groceries, cafes, and an easy downtown commute by car, bike or TTC.

Inclusions: HWT, Bosch Fridge, stove & dishwasher, rangehood, Ikea PAX in second bedroom, LG washer & dryer, window coverings, Nest thermostat, garage door opener. **Seller currently parks 3rd vehicle in front of garage without issue; not included in advertised parking count, buyer to verify. See attachments for virtual tour, floorplans, survey, laneway report, home inspection.**



472 Symington Ave Toronto Ontario M6N 2W5 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,494/2025 For: Sale % Dif: 87 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 29		
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 16 x 125 Feet Irreg:	Rms: 6 + 1 Bedrooms: 4 Washrooms: 2 1x4xBsmt, 1x3x2nd
Dir/Cross St: Davenport & Symington Directions: Davenport & Symington		

MLS#: W12935472 **PIN#:** 213260190
Legal: PCL 14-3 SEC M92; PT LT 14 PL M92 TORONTO COMM AT A POINT IN THE WLY LIMIT OF COOPER (NOW SYMINGTON) AV WHICH POINT IS DISTANT 16 FT MEASURED NLY ALONG SAID LIMIT OF COOPER AV FROM THE LIMIT BTN LOTS 14 AND 15, SAID POINT BEING OPPOSITE THE CENTRE LINE

Kitchens: 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Baseboard / Electric 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:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.48	x 12.3	Hardwood Floor	Window	Vaulted Ceiling
2	Dining	Main	11.48	x 11.65	Hardwood Floor	Window	Vaulted Ceiling
3	Kitchen	Main	19.36	x 9.84	Ceramic Floor	Pantry	Backsplash
4	Solarium	Main	9.84	x 9.84	Enclosed	Stained Glass	
5	Prim Bdrm	2nd	12.3	x 11.48	Parquet Floor	Window	Closet
6	Br	2nd	8.86	x 8.2	Parquet Floor	Window	
7	Br	2nd	8.2	x 8.04	Parquet Floor	Window	
8	Br	2nd	8.2	x 8.04	Parquet Floor	Window	
9	Rec	Bsmt	11.48	x 20.51	Parquet Floor	Window	Open Concept
10	Bathroom	Bsmt	11.48	x 20.51	Ceramic Floor	Window	Soaker
11	Laundry	Bsmt	9.84	x 9.84	Ceramic Floor		

Client Remks: Charming 3-bedroom, 2-bath home in a prime location just steps to The Junction and Corso Italia. Featuring high ceilings, hardwood floors, and a spacious eat-in kitchen with ample storage. Bright solarium/mudroom opens to a private backyard. Finished basement with separate entrance, bathroom, and laundry offers excellent in-law or rental potential. Rare 2-car garage. Close to transit, schools, and future St. Clair developments-an ideal blend of comfort, convenience, and investment upside. Entire property is being offered for sale.

Inclusions: N/A
Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-745-2300



4 Adrian Ave Toronto Ontario M6N 1A1 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,554.68/2025 For: Sale % Dif: 130 Sold Date: 04/03/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,300,000 List: \$999,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17 x 86 Feet Irreg:	Rms: 6 + 4 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xBsmt Dir/Cross St: Dufferin St & Dupont St Directions: North of Dupont St	

MLS#: W12950320 **PIN#:** 213250055
Legal: PLAN M20 PT LOTS 21 & 22

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.7	x 11.78	Hardwood Floor	Pot Lights	Closet
2	Dining	Main	13.12	x 10.33	Open Concept	B/I Shelves	Hardwood Floor
3	Kitchen	Main	12.7	x 12.24	Stone Counter	Double Sink	Stainless Steel Appl
4	Laundry	Main	10.07	x 3.9	Tile Floor	West View	Renovated
5	Prim Bdrm	2nd	10.1	x 14.3	Double Closet	South View	Casement Windows
6	2nd Br	2nd	12.6	x 9.15	Double Closet	West View	Casement Windows
7	3rd Br	2nd	7.19	x 12.34	Laminate	North View	Casement Windows
8	Rec	Bsmt	10.24	x 9.74	B/I Closet	Track Lights	
9	Br	Bsmt	8.46	x 10.1	Closet	Above Grade Window	
10	Kitchen	Bsmt	10.37	x 10.96	Updated	Eat-In Kitchen	Above Grade Window
11	Common Rm	Bsmt	0	0	Concrete Floor	Walk-Out	
12	Laundry	Bsmt	5.35	x 11.68	Walk-Out	Track Lights	Tile Floor

Client Remks: A beautifully renovated home with a modern organic edge, this 3+1 bedroom, 3-bath stunner offers flexible living, an in-law suite with 2 separate entrances, and the option for rear-lane parking. The covered front porch sets the tone- functional, and welcoming- perfect for staying dry, parking the stroller, or settling in with a glass of wine. Inside, the open-concept main floor blends clean lines with warm, organic touches: a hex-tiled entry, built-in shelving, airy living & dining spaces, and wide-plank white oak floors illuminated by warm pot lights. The kitchen is the showpiece-a chef's dream with fresh white shaker cabinetry, a scalloped marble backsplash, gas stove, pantry, endless counter space, and a generous island that anchors the room. A rare and stylish shiplapped powder room with laundry completes the main level. Upstairs, rustic doors add character, leading to a king-sized primary with double wardrobes, two additional charming bedrooms, and an updated bathroom with a distinctly European sensibility. The lower level offers incredible versatility with two separate entrances and a full in-law suite. A front mudroom/laundry room keeps life organized, while the suite features soaring ceilings, a cozy living area with extra storage, a proper bedroom with closet, a pretty eat-in kitchen, and an updated bathroom. A flexible bonus space with its own exit can be incorporated into the suite or reserved for upper-level use-ideal for storage, a studio, or a quiet workspace. Perfectly positioned near the Junction, Corso Italia, the Davenport/Dupont strip, Earls court Park, Smyth Park, the Humber River trails, the West Toronto Railpath, McCormick Park, and Carleton Village Jr & Sr Public School, this home offers both community and convenience. Commuting is a breeze with quick access to the UP Express, TTC routes on St. Clair, Davenport, and Keele, plus easy drives to the 401& downtown. Where modern calm meets urban grit - a home that lives beautifully and works hard.

Inclusions: 2 Fridges, 1 gas stove, 1 electric stove, dishwasher, 2 washers & 2 dryers. All ELFs. Furnace & AC. BBQ. all drapery hardware. Updated windows.

Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD. **Ph:** 416-699-2992



188 Symington Ave Toronto Ontario M6P 3W6 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,917/2025 For: Sale % Dif: 123 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,231,000 List: \$999,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.27 x 125 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 3 1x4xUpper, 1x2xMain, 1x3xLower Dir/Cross St: Symington and Wallace Directions: north of Bloor	

MLS#: W13455508 **PIN#:** 213290312
Legal: PCL 238-3 SEC M13; PT LT 238 W/S SYMINGTON AV PL M13 TORONTO;

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Concrete Block, Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Library, Public Transit, Rec Centre, School Exterior Feat: Porch, Patio, Landscaped, Deck Interior Feat: Auto Garage Door Remote, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	12.34	x 8.6	Picture Window		
2	Living	Main	12.34	x 9.68			
3	Kitchen	Main	15.32	x 10.5	Renovated	Centre Island	Eat-In Kitchen
4	Prim Bdrm	2nd	10.66	x 13.91	Picture Window	Closet	
5	2nd Br	2nd	10.93	x 8.07			
6	3rd Br	2nd	9.25	x 10.01			
7	Kitchen	Bsmt	20.83	x 6.43	Laundry Sink	Combined W/Laundry	
8	Rec	Bsmt	18.18	x 13.42	Laminate		
9	Cold/Cant	Bsmt	5.41	x 13.42			

Client Remks: Welcome to the Junction Triangle-where creative energy, independent cafes, local breweries, the Railpath, and easy downtown access have made this one of Toronto's most sought-after neighbourhoods. This beautifully updated 3-bedroom, 3-bathroom semi offers the perfect blend of style, function, and flexibility for modern city living. Behind mature gardens and a generous front porch, the home unfolds into bright, thoughtfully designed spaces made for both everyday life and effortless entertaining. The renovated kitchen is the heart of the home, anchored by a large island where friends gather, kids do homework, and weeknight dinners come together with ease. A main-floor powder room and laundry add the conveniences today's busy households appreciate. Upstairs, three well-proportioned bedrooms and a renovated family bathroom provide plenty of room to grow, while newer windows fill the home with natural light throughout. Downstairs, a fully self-contained suite with its own entrance, kitchen, bathroom, and laundry offers exceptional flexibility-ideal for rental income, visiting family, a nanny suite, or future multi-generational living. The original interior staircase remains intact, making it easy to reconnect the space as your needs evolve. Outside, enjoy a private backyard and detached 1.5-car garage via the laneway, offering rare parking, storage, and future potential. A move-in ready home in one of Toronto's coolest west-end neighbourhoods-perfect for professionals putting down roots, growing families, and anyone looking for a home that can evolve with them.

Inclusions: main floor refrigerator, gas range, dishwasher, exhaust fan, stacked washer/dryer, electrical light fixtures, window coverings, basement fridge, stove, washer and dryer, garage door opener and remote, primary bedroom built-in storage drawers.

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



110 St Johns Rd Toronto Ontario M6P 1T9 Toronto W02 Junction Area Toronto Taxes: \$6,333.65/2025 Sold Date: 04/15/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,300,000 List: \$999,000 For: Sale % Dif: 130
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 15 x 100 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Dundas St W/St Johns Rd Directions: Dundas St W/St Johns Rd

MLS#: W12965366 **PIN#:** 105180223
Legal: PT LT 58 PL 595 WEST TORONTO JUNCTION AS IN CT505729; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.29	x 11.19	Combined W/Living	Pot Lights	Fireplace
2	Dining	Main	13.29	x 10.89	Combined W/Dining	Open Concept	
3	Kitchen	Main	8.89	x 14.11	Modern Kitchen	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	13.29	x 12.57	Window	Closet	
5	2nd Br	2nd	8.4	x 8.17	Window	Closet	
6	3rd Br	2nd	8.89	x 8.79	Window		
7	Rec	Bsmt	13.29	x 21.29	Pot Lights	Walk-Up	Tile Floor

Client Remks: Welcome to this beautifully updated 3-bedroom, 2-bathroom home, offering a seamless blend of modern finishes and practical family living. The main floor has been thoughtfully renovated, featuring engineered hardwood flooring throughout, a completely redesigned staircase, and a striking electric fireplace with a custom mantle that anchors the living space. These upgrades create a warm, contemporary atmosphere ideal for both everyday living and entertaining. The fully renovated kitchen is a standout, complete with custom cabinetry and updated countertops, providing both style and functionality for any home chef. Upstairs, the spacious primary bedroom is enhanced with custom built-in closets, offering sleek and efficient storage. The upper level is well-suited for families, guests, or a home office setup. The basement adds additional character with a charming exposed brick wall, creating a cozy and unique space perfect for relaxing or entertaining. Additional improvements include an updated furnace and A/C. Great school zones (Annette PS and Humberside CI), phenomenal Junction location, steps to restaurants, bars, transit. Minutes to Bloor West Village, High Park and the Bloor GO/Up Express! With quality upgrades throughout and a turnkey feel, this home presents an excellent opportunity for buyers seeking a well-maintained property with modern enhancements in a functional layout.--

Inclusions: Fridge, range, dishwasher. Washer and dryer. Remote operated window blinds; electric fireplace with remote; various smart light switches throughout; all light fixtures in place; TV wall mount in basement; outdoor shed in backyard; electronic door padlock; mirror in upstairs bathroom

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



53 Loughton Ave Toronto Ontario M6N 2W8 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,192.72/2025 For: Sale % Dif: 114 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,140,000 List: \$999,900
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.5 x 136.83 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Davenport/Symington Directions: Davenport/Symington

MLS#: W13449464 **PIN#:** 213260153
Legal: SEE SCHEDULE C FOR FULL LEGAL DESCRIPTION

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Membrane, Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: None	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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.73	x 9.55	Hardwood Floor	Window	Open Concept
2	Dining	Main	13.19	x 11.42	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	11.65	x 10.56	Hardwood Floor	Open Concept	Window
4	Prim Bdrm	2nd	14.11	x 9.65	Hardwood Floor	Bay Window	Closet
5	2nd Br	2nd	10.56	x 9.12	Hardwood Floor	Window	
6	3rd Br	2nd	10.17	x 9.88	Hardwood Floor	Window	
7	Rec	Bsmt	31	x 13.32	Broadloom	Open Concept	Pot Lights
8	Other	Bsmt	6.23	x 6.17	Concrete Floor	Wall Sconce Lighting	

Client Remks: Set in the welcoming community of Carlton Village just north of the Junction Triangle, this inviting 3-bedroom, 2-bathroom home is perfect for families ready for a little more space to grow. The open-concept main floor makes everyday life feel connected, whether it's busy school mornings, family dinners, or hosting friends on the weekend. Out back, the large deck creates the perfect setting for summer BBQs, morning coffee, and evenings spent unwinding while kids play nearby. Downstairs, the spacious basement rec room offers endless flexibility for play space, cozy family hangout or nanny suite (rough-ins are behind the walls). Surrounded by parks, playgrounds, local cafes, and restaurants, with easy access to the West Toronto Railpath and UP Express, this is the kind of neighbourhood families fall in love with.

Inclusions: SS Fridge, SS Stove , SS B/I Microwave Range, SS B/I Dishwasher, TV & TV mount in basement, Washer/Dryer (2026), All ELFS, All Window Coverings Basement Bar Fridge.

Listing Contracted With: ELEVATE REALTY INC. **Ph:** 416-889-2222



268 Symington Ave			Sold: \$1,035,000
Toronto Ontario M6P 3W8			List: \$1,054,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$5,640.57/2026		For: Sale	% Dif: 98
Sold Date: 02/09/2026			
SPIS: No	Last Status: SLD	DOM: 5	
Semi-Detached	Fronting On: W	Rms: 8 + 3	
Link:	Acreage:	Bedrooms: 4 + 1	
2-Storey	20 x 125 Feet	Washrooms: 3	
	Irreg:	1x4xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dupont & Symington			
Directions: West side of Symington Ave just North of Antler St			

MLS#: W12759438 **PIN#:** 213290045
Legal: Plan M 13, Pt. Lt. 115

Kitchens: 2 + 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Accessory Apartment	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	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.42	x 10.33	
2	Kitchen	Main	15.58	x 8.6	
3	Prim Bdrm	Main	12.6	x 10.33	
4	2nd Br	Main	8.99	x 7.84	
5	Living	2nd	15.58	x 14.01	
6	Kitchen	2nd	15.58	x 9.51	
7	Prim Bdrm	2nd	10.99	x 10.01	
8	2nd Br	2nd	8.99	x 7.84	
9	Living	Bsmt	21	x 10.76	
10	Br	Bsmt	10.99	x 10.43	
11	Laundry	Bsmt	16.01	x 12.01	
12	Utility	Bsmt	10.99	x 4.99	

Client Remks: Well-maintained and fully leased triplex with a strong income profile and reliable, long-term tenants in place. The building is configured with two two-bedroom units (main and second floors) and a one-bedroom basement apartment, offering a practical mix that performs well in the rental market. Additional revenue is generated from the detached two-car garage, providing supplemental income with minimal overhead. Tenancies are stable, the property has been responsibly operated, and the overall environment is calm and cooperative - the kind of asset that's easy to manage and hold. Located in the Junction, a short walk to the Dupont retail strip, transit, and daily amenities, the property benefits from consistent demand and neighbourhood resilience. There is clear upside over time through rent optimization, unit updates, or operational improvements, while continuing to produce dependable cash flow. A straightforward income property in a strong west-end location, offering stability now and flexibility for the future.

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



8 Grogan Mews			Sold: \$1,000,000
Toronto Ontario M6H 4J9			List: \$1,065,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$4,381/2025		For: Sale	% Dif: 94
Sold Date: 06/29/2026			
SPIS: No	Last Status: SLD	DOM: 18	
Att/Row/Twnhouse	Fronting On: W	Rms: 9	
Link:	Acreage:	Bedrooms: 3	
3-Storey	14.99 x 51.05 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x3rd, 1x4x2nd	
Dir/Cross St: Geary Ave and Dufferin St			
Directions: North of Geary Ave and West of Dufferin St			

MLS#: W13431228 **PIN#:** 213140720
Legal: PART OF LOT 2, BLOCK H, PLAN 646, DESIGNATED AS PART 4, PLAN 66R21123.CITY OF TORONTO. S/T EASEMENTS OVER PART 4, PLAN 66R21439 AS IN NO. AT676262 AND AT676263.S/T EASE OVER PART 4 PLAN 66R-21123 IN FAVOUR OF PARTS 21 TO 35 PLAN 66R-21123 AS IN AT-691727.;T/W AN UNDIVIDED COMMON INTEREST IN TORONTO COMMON ELEMENTS CONDOMINIUM CORPORATION NO.1647.

Kitchens: 1 Fam Rm: N Basement: Part Bsmt Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: Y POTL Mo Fee: 70 Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Attached / 1 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.11	x 16.08	Hardwood Floor	Large Window	Open Concept
2	Kitchen	Main	13.78	x 10.83	Quartz Counter	Custom Backsplash	Stainless Steel Appl
3	Dining	Main	13.78	x 10.83	Combined W/Kitchen	Vinyl Floor	W/O To Deck
4	Bathroom	Main	4.59	x 5.25	Tile Floor		
5	2nd Br	2nd	8.86	x 14.11	Hardwood Floor	Window	Closet
6	3rd Br	2nd	14.11	x 10.5	Hardwood Floor	Window	Closet
7	Bathroom	2nd	4.92	x 8.53	Vinyl Floor		
8	Prim Bdrm	3rd	10.17	x 18.04	W/I Closet	4 Pc Ensuite	Hardwood Floor
9	Bathroom	3rd	9.51	x 5.25	4 Pc Bath	Separate Shower	Tile Floor

Client Remks: Three floors, a private deck, and an address in one of the west end's most exciting neighbourhoods. From the main floor all the way up to the third-floor primary suite with its own private deck, this home delivers at every level. From the moment you walk in, this home just feels right. Bright, warm, and welcoming, with engineered hardwood floors and a layout that flows naturally from front to back. The living space is generous and easy to settle into. The kitchen is a genuine standout with quartz countertops, subway tile backsplash, and stainless steel appliances. The dining area sits just off the kitchen with large windows overlooking the backyard, bright enough that you will actually want to eat there every morning. Upstairs, the primary bedroom is the kind of space that makes you exhale. Spacious and calm, with a large walk-in closet, a tiled 4-piece ensuite, and a private deck that is entirely yours. Two additional bedrooms are well-sized and flexible, ready for kids, a home office, or guests. Outside, the low-maintenance backyard with artificial turf and real privacy is a space you will use all season long. The attached garage adds everyday practicality that is rare for west end townhome living. The neighbourhood delivers. The Geary strip is steps away, packed with restaurants, breweries, coffee shops, and live music. The Galleria redevelopment is bringing even more energy to the area, and TTC access makes the rest of the city effortless. A home that checks every box, in a neighbourhood that keeps getting better.

Inclusions: All existing appliances including stainless steel fridge, stainless steel stove, stainless steel hood range, stainless steel dishwasher, clothes washer and clothes dryer, all electric light fixtures, all window coverings.

Listing Contracted With: REVEL REALTY INC. **Ph:** 855-738-3547



9 Hugo Ave Toronto Ontario M6P 3T3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,856/2025 For: Sale % Dif: 125 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 8		
Sold: \$1,350,000 List: \$1,079,000		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 16.5 x 118 Feet Irreg:	Rms: 6 + 3 Bedrooms: 2 Washrooms: 2 1x3x2nd, 1x4xBsmt
Dir/Cross St: Dupont and Symington Directions: North of Dupont between Perth & Franklin		

MLS#: W13141506 **PIN#:** 213260282
Legal: PCL 16-1 SEC M317; PT LT J S/S HUGO AV PL M317 TORONTO BEING THE W HALF; PT LT 16 S/S HUGO AV PL M317 TORONTO COMM AT A POINT IN THE SLY LIMIT OF HUGO AV, WHERE IT IS INTERSECTED BY THE WLY LIMIT OF LT 16; THENCE SLY ALONG THE SAID WLY LIMIT, A DISTANCE OF 118 FT MORE OR LESS TO THE NLY LIMIT OF A LANE AS DEFINED IN BY-LAW NO....

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Vinyl Siding / Cedar Gar/Gar Spcs: Detached / 1.5 Drive: Available, Lane Drive Park Spcs: 1 Tot Prk Spcs: 2.5 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Library, Park, Place Of Worship, Public Transit Exterior Feat: Awnings, Deck, Privacy Interior Feat: Carpet Free, Storage, On Demand Water Heater, Water Heater Owned, Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	15.68	x 14.4	Carpet Free	B/I Bookcase
2	Dining	Ground	10.17	x 14.17	Carpet Free	
3	Kitchen	Ground	16.83	x 8.66	Galley Kitchen	Breakfast Area
4	Br	2nd	9.84	x 14.34	Walk-Out	Balcony
5	2nd Br	2nd	13.16	x 8.99	Carpet Free	
6	Bathroom	2nd	7.25	x 5.15	3 Pc Bath	
7	Br	Bsmt	12.24	x 8.5		
8	Den	Bsmt	12.24	x 9.84		
9	Bathroom	Bsmt	15.68	x 7.15	4 Pc Bath	Combined W/Laundry Heated Floor

Client Remks: Welcome to 9 Hugo Avenue - a beautiful fully renovated home that blends timeless charm with thoughtful modern updates. Bright, move-in ready, lovingly cared for and finished - just unpack and start living, everything is done. The recently expanded main floor creates a generous living room that feels bright and airy. Through the dining room, the updated eat-in kitchen flows seamlessly to an enchanting backyard with perennial gardens, a retractable awning, and a wisteria-covered pergola - your own quiet retreat in the heart of the city. Upstairs you'll find a sun-drenched second-floor balcony - the perfect perch for morning coffee or golden-hour unwinding. The fully finished basement expands your living space with a flexible bedroom, gym or home office, a cozy den, and a four-piece bathroom complete with a soaker tub and heated floors. Out back, there's a recently built and coveted 1.5-car detached garage - complete with a loft for extra storage - with serious future potential. Think laneway suite. Set on a gorgeous, tree-lined street perfectly bookended by Carlton Park and Symington Playground, you're steps from Perth Community Gardens, tennis courts, a fire pit, a wading pool, and the best green space the neighbourhood has to offer. Walk to some of the city's best pizza and tacos, great restaurants, cafes, and galleries - all just steps from your front door. Commuting is easy with the TTC, UP Express, and Railpath all within easy reach. The Junction, Wallace Emerson, Junction Triangle, and High Park are at your finger tips. This home and location are exceptional.

Inclusions: LG Gas Stove, LG Fridge, Bosch Dishwasher, Whirlpool Washer And Dryer, Rinnai Tankless Water Heater, Coleman BBQ (Built in gas line), All Existing Light Fixtures, All Existing Window Coverings. Please Note The Fridge Light Is Non-Functional.

Listing Contracted With: KELLER WILLIAMS EMPOWERED REALTY **Ph:** 416-236-1392



329 Indian Road Cres Toronto Ontario M6P 2G9 Toronto W02 Junction Area Toronto Taxes: \$5,301.23/2025 Sold Date: 01/29/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,320,000 List: \$1,089,000 For: Sale % Dif: 121
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 15.08 x 62 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x3x2nd	Dir/Cross St: Indian Road Cres & Annette St. Directions: Indian Road Cres & Annette St.

MLS#: W12717044 **PIN#:** 213550043
Legal: PCL 9-1 SEC M84; LT 9 E/S WESTERN AV PL M84 TORONTO; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle 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: No Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Exterior Feat: Landscaped, Lighting, Patio, Privacy Interior Feat: Built-In Oven, Carpet Free, Countertop Range, In-Law Capability, Storage, Water Heater Owned, Water Meter Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 14.96	Open Concept	Large Window	Hardwood Floor
2	Dining	Main	11.75	x 11.35	O/Looks Living	Large Window	Hardwood Floor
3	Kitchen	Main	10.76	x 15.42	2 Pc Bath	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	2nd	15.03	x 11.38	B/I Closet	Closet	Hardwood Floor
5	2nd Br	2nd	10.6	x 8.46	Closet	Window	Hardwood Floor
6	3rd Br	2nd	9.19	x 11.75	Window	Hardwood Floor	
7	Rec	Bsmt	12.93	x 24.54	Pot Lights	Window	Laminate
8	Other	Bsmt	9.25	x 14.4	Walk-Out		

Client Remks: This gorgeous 3-bedroom home blends historic charm with modern comfort. Located in the heart of The Junction neighbourhood in High Park North. Extensively renovated, featuring soaring 10' main floor ceilings that create a remarkable sense of space and light throughout. The open-concept main floor features warm and inviting finishes, including beautiful wide plank hardwood floors. The modern kitchen is well-appointed with stainless steel appliances, Caesarstone countertops, ceramic tile backsplash & breakfast bar. A rare main floor powder room and walk-out to patio with fenced backyard make this home ideal for entertaining. The lower level offers bonus flexibility with its own separate entrance. The current large storage room could be converted to a 4th bedroom to allow for a potential in-law suite. Perfect for young families, downsizers or anyone looking to put down roots in this great neighbourhood. Located in one of TO's top rated school districts feeding into Indian Road Crescent Public School and Humberside Collegiate. Easy walk to parks, transit, and every convenience including; Bloor subway line, GO and UP Express, major routes (QEW/Gardiner), West Toronto Rail path and the vibrant shops and restaurants of the Junction, Junction Triangle, Roncesvalles, Bloor West and of course High Park! 329 Indian Road Crescent offers a seamless blend of comfort, character, and convenience. A very special home in a wonderful, family-friendly neighbourhood-this one truly checks all the boxes! . Please see attached virtual tour.

Inclusions: All attached electric light fixtures, all window coverings, All Stainless-Steel appliances in kitchen including; LG induction 4 burner stovetop (2025) Bosch dishwasher (2023) Frigidaire fridge/freezer, Cyclone exhaust fan, LG Washer & dryer in lower level. Mirror in powder room.

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



49 Osler St			Sold: \$1,330,000
Toronto Ontario M6P 4A1			List: \$1,089,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			
Taxes: \$5,678.28/2026		For: Sale	% Dif: 122
Sold Date: 03/31/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: W	Rms: 6 + 3	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	16.62 x 116.83 Feet	Washrooms: 3	
	Irreg:	1x3xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dundas St W & Dupont St		Directions: Dundas St W & Dupont St	

MLS#: W12917670 **PIN#:** 213260753
Legal: PT LT 8 PL 797 CITY WEST AS IN CA504325; S/T CA504325; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1905 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1 Drive: Other, Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School Exterior Feat: Patio, Landscaped, Recreational Area Interior Feat: Carpet Free, Water Heater Owned, In-Law Suite, Auto Garage Door Remote, Storage	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	6.2	x 9.09	Tile Floor	Closet	
2	Dining	Main	7.51	x 9.09	Open Concept	O/Looks Living	Large Window
3	Living	Main	13.71	x 14.11	Open Concept	O/Looks Dining	Window
4	Kitchen	Main	9.09	x 20.31	Stainless Steel Appl	Walk-Out	Backsplash
5	Bathroom	Main	9.09	x 4.1	3 Pc Bath		
6	Prim Bdrm	2nd	13.71	x 12.5	O/Looks Garden	B/I Closet	Large Window
7	2nd Br	2nd	7.12	x 11.29	Double Closet	Mirrored Closet	Window
8	Bathroom	2nd	6.5	x 4			
9	3rd Br	2nd	9.09	x 8.01	O/Looks Backyard	Window	
10	Br	Bsmt	8.2	x 8.1	Closet	Above Grade Window	
11	Living	Bsmt	8.2	x 13.19	Open Concept	Above Grade Window	
12	Kitchen	Bsmt	12.89	x 18.01	Open Concept	Breakfast Bar	Walk-Out
13	Bathroom	Bsmt	12.89	x 5.81			

Client Remks: STOP SCROLLING: YOUR JUNCTION TRIANGLE GLOW-UP IS HERE. This is a move-in-ready Semi that actually lives up to the hype. For first-timers and young families, your moment has officially arrived. This is 1,678 sq. ft. of total livable space designed for your lifestyle today. Step inside a super bright, freshly renovated open-concept main floor featuring a renovated kitchen and potlights (2025) that's built for everything from quick morning coffees to hosting the Sunday crew. With 3+1 bedrooms and 3 full bathrooms, the layout is as functional as it is inviting. The picture perfect backyard offers plenty of space for al fresco dining and gathering the gang around a cozy firepit. The secret to smart homeownership? The finished basement suite has BOTH connected and separate entrances. It's a versatile space for extended family or potential mortgage-melting income helper that makes living in one of Toronto's most trending neighborhoods a total breeze. We've handled the big-ticket items so you can sleep soundly. Enjoy total peace of mind with a newer roof and a heavy-duty 200-amp electrical upgrade. Plus, there's a 60-amp sub-panel already waiting in the garage-perfect for a high-end workshop or installing that EV charger whenever you're ready. Perfectly tucked into the Junction Triangle, enjoy your all-access pass to the west end- enjoy being steps to the historic soul of The Junction, the creative energy of Wallace-Emerson, and close to the lush green escapes of High Park. Tucked just off that legendary stretch of Dupont- Dotty's, GUS Tacos, Saving Monday's and Pictus Goods are your new locals. A short stroll to Carlton Park, the Junction, and Bloor Station/The UP Express for a commute that has you downtown in minutes. A detached garage (+1 spot) included. An excellent Home Inspection report available on request. Discover what it's like to live in a vibrant, warm community with great neighbors and true soul. We'll see you at the front door.

Inclusions: Stainless steel Danby dishwasher, LG gas oven/stove, and Samsung fridge in the main floor kitchen. Frigidaire fridge and oven in the basement. LG laundry machines on main and in the basement. All light fixtures, built-ins and window coverings. Primary bedroom Pax closet system. See the Property Highlight here: https://youtube.com/shorts/xlc_I26qOmI?feature=share

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



92 Indian Road Cres Toronto Ontario M6P 2G3 Toronto W02 High Park North Toronto		Sold: \$1,252,000 List: \$1,098,000
Taxes: \$5,369.10/2025 Sold Date: 04/14/2026 SPIS: No Last Status: SLD DOM: 6	For: Sale % Dif: 114	
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 15.5 x 96 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xLower
Dir/Cross St: Keele St & Bloor St W Directions: Keele St & Bloor St W		

MLS#: W12972792 **PIN#:** 213530279
Legal: PCL 138-4 SEC M41; PT LT 138 PL M41 TORONTO; PT LT 139 PL M41 TORONTO COMM AT A POINT IN THE WLY LIMIT OF WESTERN AV DISTANT 103 FT 1/2 AN INCH MEASURED NLY THEREON FROM THE NW CORNER OF CONDUIT ST AND WESTERN AV SAID POINT BEING AT THE INTERSECTION OF THE PRODUCTION ELY OF THE CENTRE LINE OF THE PARTITION WALL BTN THE HOUSE ON THIS LAND AND THE HOUSE ON THE LAND IMMEDIATELY ADJOINING TO THE S THEREOF; THENCE IN A WLY DIRECTION ALONG THE SAID PRODUCTION TO AND ALONG....

Kitchens: 1 Fam Rm: N Basement: Crawl Space / Finished / Full / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Stone, Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Park, Public Transit, School Exterior Feat: Deck, Privacy Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.58	x 12.01	Large Window	B/I Shelves	Hardwood Floor
2	Dining	Main	12.76	x 10.5	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	12.76	x 10.66	Stainless Steel Appl	Eat-In Kitchen	Window
4	Breakfast	Main	8.33	x 6.66	W/O To Deck	O/Looks Garden	Hardwood Floor
5	Prim Bdrm	2nd	14.83	x 12.34	Cathedral Ceiling	Closet	Bay Window
6	Loft	2nd	10.01	x 8.01	Cathedral Ceiling	Skylight	Combined w/Primary
7	2nd Br	2nd	11.84	x 9.15	Double Closet	Window	Broadloom
8	3rd Br	2nd	12.76	x 6.66	Window	Hardwood Floor	
9	Rec	Lower	19	x 13.68	Pot Lights	Broadloom	B/I Bookcase
10	Kitchen	Lower	11.68	x 9.74	Large Window	Stainless Steel Sink	Pot Lights
11	Laundry	Lower	8.01	x 6.59	B/I Shelves	Walk-Out	

Client Remks: Charming 2-storey rowhouse on a quiet, tree-lined crescent in the heart of High Park, offering over 2,000 sq ft of total living space. This move-in ready home blends original character with thoughtful updates and features 3 beds, 2 baths, high ceilings, and hardwood floors throughout the main & upper levels. The main floor offers a bright, functional layout with spacious living & dining areas, enhanced by floor-to-ceiling b/i shelving. The updated eat-in kitchen incl. new appliances, ample prep space, and a breakfast nook overlooking the backyard. Upstairs, the primary features cathedral ceilings, bay window & skylight, and a versatile loft space ideal for a home office/reading nook. Two additional bedrooms and a 3-piece bathroom complete this level. The finished lower level adds valuable living space and flexibility, with 2 separate entrances, making it well-suited for an in-law suite or future income potential. Includes a rec room, 3-piece bath, laundry, storage, and a bonus 5' sub-basement gives you opportunity to build out the basement further or use it for extra storage. Enjoy a private west-facing backyard with a two-level deck perfect for BBQs, entertaining, or unwinding on warm evenings. Out front, the covered porch offers a welcoming spot to relax and enjoy your morning coffee. Recent updates include a new roof, rebuilt front porch, some newer windows, updated electrical & plumbing, replacement of the cast iron drain, and updated kitchen and fixtures. Set in one of High Park's most convenient & connected pockets, this friendly west-end neighbourhood has everything nearby. You're just a short walk to Lithuania Park, High Park and the shops, cafes/restaurants of Bloor St W, Roncesvalles, and the Junction. Excellent school catchments - HumberSide CI, Charles-Sauriol, and more. Getting around is easy with Keele & Dundas West TTC stations, along with the UP Express a short walk away for quick trips downtown or to YYZ, plus access to bike lanes & nearby trails.

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



241 Maria St Toronto Ontario M6P 1W6 Toronto W02 Junction Area Toronto Taxes: \$4,584.82/2025 Sold Date: 04/24/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,250,000 List: \$1,099,000 For: Sale % Dif: 114
Att/Row/Twnhouse Link: 2-Storey	Fronting On: N Acreage: 14.58 x 111.17 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Runnymede Rd & Dundas St W Directions: Runnymede Rd & Dundas St W

MLS#: W13020072 **PIN#:** 105180019
Legal: PCL 2-1 SEC M277; LT 2 PL M277 TORONTO; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Other Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Veneer Gar/Gar Spcs: None / 0 Drive: Private, Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Patio 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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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.57	x 30.58	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	24.57	x 30.58	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	14.8	x 8.79	Hardwood Floor	Stainless Steel Appl	Pot Lights
4	Foyer	Main	10.27	x 12.3	Hardwood Floor	B/I Closet	Open Concept
5	Prim Bdrm	2nd	14.21	x 12.3	Hardwood Floor	B/I Shelves	Pot Lights
6	2nd Br	2nd	12.17	x 9.02	Hardwood Floor	B/I Shelves	Pot Lights
7	3rd Br	2nd	8.92	x 7.12	Hardwood Floor	B/I Shelves	Pot Lights
8	Rec	Bsmt	17.09	x 12.27	Vinyl Floor	Open Concept	Pot Lights
9	Laundry	Bsmt	11.32	x 4.86	Vinyl Floor	Separate Rm	

Client Remks: Step Into Elevated City Living With This Stunning Fully Renovated 3 Bedroom 3 Bathroom Home In The Heart Of Toronto. Every Detail Of This Home Has Been Carefully Curated Through A Complete Top To Bottom Renovation Delivering A Seamless Blend Of Style Comfort And Functionality. The Main Level Offers A Bright Open Layout Enhanced By Elegant Hardwood Flooring And Contemporary Pot Lighting Creating A Warm And Inviting Atmosphere. At The Center Of The Home Is A Beautifully Crafted Kitchen Featuring Modern Cabinetry Stainless Steel Appliances And A Clean Sophisticated Design Perfect For Both Everyday Living And Entertaining. This Home Has Undergone Extensive Mechanical Improvements Including Updated Electrical With ESA Certification, New Windows, HVAC Equipment, PEX Plumbing, Insulation, Drywall, Staircase, Kitchen Cabinetry And Appliances With Warranties Providing Confidence And Peace Of Mind For Years To Come. The Upper Level Features Three Ample Sized Bedrooms Complete With Built In Closets And Custom Shelving While A Skylight Brings In An Abundance Of Natural Light Throughout The Space. The Private Backyard Offers A Spacious Outdoor Retreat Ideal For Hosting Gatherings And Relaxing With The Added Convenience Of A Gas Line For Barbecuing And Rear Parking Access. The Property Also Benefits From A City Completed Water Main Replacement In 2025 Improving Water Pressure And Eliminating Older Lead Infrastructure. Located In A Welcoming Family Friendly Community You Are Steps From Parks Schools Transit And A Variety Of Local Shops Cafes And Restaurants With Easy Connectivity To Downtown Toronto And Major Highways. An Exceptional Move In Ready Opportunity Offering Modern Living In One Of The City's Most Desirable Locations.

Inclusions: See Schedule C
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY Ph: 905-568-2121



3 Hugo Ave		Sold: \$1,325,000
Toronto Ontario M6P 3T3		List: \$1,099,000
Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		
Taxes: \$4,757.33/2026	For: Sale	% Dif: 121
Sold Date: 06/25/2026		
SPIS: No	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: S	Rms: 5 + 2
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	16.33 x 115 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4xUpper, 1x3xLower
Dir/Cross St: Dupont / Symington Directions: North of Dupont West of Lansdowne		

MLS#: W13458714 **PIN#:** 213260285
Legal: PCL 19-1 SEC M317; PT LT K S/S HUGO AV PL M317 TORONTO BEING THE ELY HALF; PT LT 19 PL M317 TORONTO COMM AT THE NE ANGLE OF SAID LT 19; THENCE SLY ALONG THE ELY LIMIT OF SAID LT 19, 115 FT MORE OR LESS TO THE NLY LIMIT OF A LANE AS DEFINED BY BY-LAW 10672 OF THE CORPORATION OF THE CITY OF TORONTO; THENCE WLY ALONG SAID NLY LIMIT OF LANE TO THE WLY LIMIT OF LT 19; THENCE NLY ALONG THE WLY LIMIT OF LT 19, 115 FT MORE OR LESS TO THE SLY LIMIT OF HUGO AV; THENCE ELY ALONG THE SLY LIMIT OF HUGO AV 15

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Fin W/O	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: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	Retirement:
Apx Sqft: 700-1100	Exterior Feat: Porch, Landscaped, Privacy	Under Contract: None
Lot Size Source: MPAC	Interior Feat: Auto Garage Door	HST Applicable to: Not Subject to HST
Roof: Asphalt Shingle	Remote, Carpet Free, In-Law Capability	Sale Price:
Foundation: Unknown		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
Client Remks: Welcome to 3 Hugo Avenue a truly special home nestled in one of Toronto's most vibrant and sought-after neighbourhoods. Just steps from Dupont Street, this location offers the perfect blend of charm, convenience, and city living with easy access to transit, the UP Express, top-rated restaurants, cafes, boutique shops, parks and everything that makes this community so desirable. This is the place to be. They simply don't make homes like this anymore. Meticulously renovated and maintained with timeless design and exceptional craftsmanship, this home has been thoughtfully customized to maximize space, enhance functionality, and create seamless living throughout. Every detail has been carefully considered to offer a home that is as practical as it is beautiful. The landscaped front yard and inviting front porch welcome you in allowing the perfect spot for morning coffee and enjoying the charm of this incredible street. Inside, the elegant living room features custom built-ins and refined finishes, while the separate dining room is ideal for family dinners and entertaining. The kitchen is the heart of the home, showcasing high-quality millwork, premium stainless steel appliances, and a design that blends sophistication with everyday functionality. A convenient powder room and thoughtfully designed mudroom provide direct access to the backyard oasis - a private, serene retreat you'll never want to leave. Upstairs, two spacious bedrooms and a beautifully appointed full bathroom offer comfort and style. The finished basement provides incredible flexibility with in-law suite potential or additional living space, featuring a separate backyard entrance, generous bedroom, full bathroom, and laundry. 3 Hugo Avenue is more than a home - it's a lifestyle. A rare opportunity to own a beautifully crafted, move-in-ready property in one of Toronto's most desirable communities. Inclusions: S/S Gas Stove, Fridge, B/I Dishwasher, Microwave, Hood Fan, Washer and Dryer, All Existing Light Fixtures, All Existing Window Coverings, Storage Desk in Kitchen, B/I Wine cabinetry in Kitchen Listing Contracted With: MIRA INTERNATIONAL REALTY BROKERAGE INC. Ph: 416-440-0420					



64 Campbell Ave Toronto Ontario M6P 3T8 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,773.37/2025 For: Sale % Dif: 122 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,340,000 List: \$1,099,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 15.92 x 90 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Bloor & Symington Directions: Steps from UP/GO station & TTC stations!

MLS#: W13141676 **PIN#:** 213300510
Legal: PT LT 7-8 PL D1321 TORONTO AS IN CA463416; S/T & T/W CA463416; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Stone, 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: Cul De Sac, Fenced Yard, Park, Public Transit, School Exterior Feat: Landscaped, Porch Interior Feat: Storage Security Feat: Smoke Detector	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 Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 10.66	Hardwood Floor	Window	Open Concept
2	Dining	Main	10.83	x 10.24	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	12.99	x 9.84	Hardwood Floor	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	10.99	x 10.83	Hardwood Floor	Large Window	B/I Closet
5	2nd Br	2nd	11.42	x 8.07	Hardwood Floor	Window	
6	3rd Br	2nd	10.17	x 8.07	Hardwood Floor	Juliette Balcony	
7	Rec	Bsmt	20.24	x 11.84	Vinyl Floor	Pot Lights	
8	Laundry	Bsmt	10.6	x 6.82	Laundry Sink	Window	
9	Cold/Cant	Bsmt	10.47	x 5.09			
10	Utility	Bsmt	8.6	x 4.66			

Client Remks: Get UP and GO on Campbell!! Located in one of Toronto's most loved west-end neighbourhoods, this home is steps to the UP Express, GO Train, subway, parks, cafe's, restaurants and local shops. Situated on a quiet, tree-lined cul-de-sac with an unparalleled sense of community, Campbell is the rare kind of street where neighbours know each other, kids play outside, and the annual street party is legendary. Grab a coffee on Bloor, pick up pastries in Roncesvalles, spend an idyllic afternoon at High Park, walk the Railpath, or stroll into the Junction or Junction Triangle for dinner. Just around the corner, Campbell Park offers an outdoor ice rink in the winter and a splash pad in the summer. With easy access to downtown and a warm, family-friendly feel, this neighbourhood offers the best of west-end living for buyers that are seeking connection and convenience. Unparalleled transit, green space, schools and local favourites are all close by, making Campbell the kind of place people are happy to call their forever home. Inside the house is filled with warm character and charm, with exposed brick walls, hardwood floors and many original details and upgraded appliances. Outside, sit on your front porch, smell the lilacs and enjoy the beautifully landscaped front garden or your private, low-maintenance backyard with leafy trumpet vines bringing vibrant orange blooms in the summer months. A garage is the cherry on top. You know what to do!

Inclusions: All Electric Light Fixtures, Curtain Rods, Stainless Steel Refrigerator, Dishwasher, Stove and Range Hood/Microwave; Bosch Washer & Dryer; Central air conditioner and furnace, Outdoor twinkle lights, Artificial turf rug, Laundry room rug

Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY **Ph:** 416-864-3888



212 Brandon Ave Toronto Ontario M6H 0C5 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,225.83/2025 For: Sale % Dif: 99 Sold Date: 03/26/2026 SPIS: No Last Status: SLD DOM: 9		
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 16.4 x 26.35 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x5x2nd, 1x4x3rd
Dir/Cross St: Lansdowne Ave & Dupont St Directions: Lansdowne Ave & Dupont St		

MLS#: W12890708 **PIN#:** 213250403
Legal: Plan 66M2496 Pt Blk 2 Rp 66R29669 Part 29

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Other / 2 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Auto Garage Door Remote	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	15.72	x 12.27	
2	Kitchen	Main	8.43	x 15.22	
3	Prim Bdrm	2nd	17.72	x 12.5	
4	2nd Br	3rd	10.73	x 10.1	
5	3rd Br	3rd	11.78	x 9.58	
6	Den	Upper	9.22	x 15.49	

Client Remks: Discover elevated urban living in this spacious, sleek, and contemporary three-bedroom, three-bathroom home at Heritage Towns in Davenport Village. Located in Toronto's highly sought-after West End, this well designed residence is thoughtfully laid out over 4 spacious levels. The home's rich-toned brick exterior and majestic windows exude curb appeal. Inside, the open-concept layout is bathed in natural light, thanks to soaring nine-foot ceilings and dramatic floor-to-ceiling windows. The gourmet kitchen is a chef's dream, featuring upgraded Jenn-Air appliances, premium quartz counters, and custom cabinetry. Luxurious engineered hardwood flooring runs throughout, complemented by a fresh, clean feel from the 2022 full-house paint and refreshed bathrooms. The luxurious Master Retreat boasts two large closets and a private ensuite. Two additional large bedrooms accompany a versatile den-perfect for a home office-which opens onto your massive, south-facing terrace. This private oasis features a gas connection for your BBQ and offers a spectacular, unobstructed skyline and CN Tower view. This incredible home includes two underground parking spaces (one being extra-wide/handicap accessible) and one storage locker. Situated perfectly, you'll enjoy unparalleled access to the West Toronto Rail-path, subway, TTC/streetcar, GO Train, and a vibrant neighbourhood with parks, top restaurants, and shopping-all within walking distance.

Inclusions: All Existing ELF's, Window Coverings, Appliances In The Kitchen (Fridge, Stove, B/I Dishwasher & Microwave), Washer & Dryer. Auto Garage Door Opener & Remote.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 905-845-4267



1493 Dupont St Toronto Ontario M6P 3S2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,327.63/2025 For: Sale % Dif: 91 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 21		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 15.66 x 104.19 Feet Irreg:	Rms: 7 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x2xMain, 1x4x2nd
Dir/Cross St: Dupont St & Symington Ave Directions: Follow maps		

MLS#: W13079702 **PIN#:** 213290073
Legal: Please see Sch C for full legal description

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Separate Hydro Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Storage, Workshop Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Endless Potential in the Heart of the Junction TriangleAn exceptional opportunity to own a unique semi-detached live/work property in one of Toronto's most exciting and evolving neighbourhoods. Featuring 2+1 bedrooms, 2 washrooms, and a rare ~700 sq ft artist studio with soaring 11-foot ceilings, this property is tailor-made for creatives, entrepreneurs, and forward-thinking buyers.The spacious studio-currently used as an artist workspace-offers incredible flexibility, while the CR zoning opens the door to a wide range of permitted uses. Whether you're envisioning a home-based business, gallery, design studio, or income-generating space, the possibilities here are truly endless.Inside, enjoy warm character details including a wood-burning fireplace, while outside, a massive rooftop deck provides the perfect setting for entertaining, relaxing, or finding inspiration above the city.Located in the emerging Junction Triangle, this home sits within the Dupont Cultural Corridor-a dynamic pocket known for its blend of:Indie cafes, breweries, and destination restaurants Converted industrial buildings, studios, and creative spaces This is a neighbourhood in transition-where authentic character meets modern growth, with new boutique developments and amenities continuously enhancing the area.Steps to transit, shops, parks, and everyday essentials, the location offers a highly walkable lifestyle with excellent connectivity across the city.Whether you're:An artist or creative professional seeking a true live/work setup An entrepreneur looking to run a business from home An investor targeting strong upside in a gentrifying neighbourhood Or an end-user wanting west-end Toronto exposure before prices fully mature ...this is a rare and compelling opportunity.A smart buy with tremendous upside in one of Toronto's most up-and-coming urban areas. Inclusions: Fridge, stove, dishwasher, washer & dryer Listing Contracted With: RE/MAX WEST REALTY INC. Ph: 416-769-1616					



441 Pacific Ave		
Toronto Ontario M6P 2R3		
Toronto W02 Junction Area Toronto		
Taxes: \$5,904.50/2026	For: Sale	% Dif: 110
Sold Date: 03/02/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	16.92 x 96 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Dundas/Pacific Ave Directions: Dundas/Pacific Ave		

MLS#: W12812154 **PIN#:** 105180770
Legal: PT LT 48-49 PL 603 WEST TORONTO JUNCTION JUNCTION) AS IN CT901236; S/T & T/W CT901236; TORONTO CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Sep Entrance	Drive: None	Gas:
Fireplace/Stv: Y	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, Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500	Interior Feat: In-Law Suite, Guest Accommodations	HST Applicable to: Included In
Roof: Shingles		Sale Price:
Foundation: Stone, Brick		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	15.49	x 11.42	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	12.53	x 13.94	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	14.04	x 13.94	Hardwood Floor	Centre Island	Quartz Counter
4	Kitchen	Main	13.94	x 14.04	Stainless Steel Appl	Pot Lights	
5	Prim Bdrm	2nd	15.49	x 13.94	Hardwood Floor	W/O To Balcony	Pot Lights
6	2nd Br	2nd	9.78	x 10.24	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.06	x 13.94	Hardwood Floor	Closet	Window
8	Rec	Bsmt	10.24	x 13.94	Broadloom	Pot Lights	Fireplace
9	Den	Bsmt	13.94	x 10.17	Combined W/Rec	Pot Lights	Broadloom
10	Laundry	Bsmt	6.86	x 8.17			

Client Remks: Location, location! In the heart of the Junction, this turn-key semi-detached home offers the perfect blend of style, space, & ultimate convenience. Featuring 3 bedrms & 3 bathrms, this beautifully maintained property is move-in ready & ideal for modern city living. The main flr showcases a renovated open-concept layout w/ impressive 9-foot ceilings & pot lights that create a bright, airy atmosphere. The combined living and dining areas flow seamlessly into the updated kitchen, making it easy to cook, entertain, and stay connected with family and guests. The renovated kitchen offers abundant storage, a functional layout, and a large island with bar seating - perfect for casual meals, hosting, or gathering with friends. Upstairs, the second floor features an exceptionally spacious primary bedroom - a rare find in the city - complete with a private balcony, pot lights, and double-door closets. The room easily accommodates a king-sized bed with plenty of additional space. The second and third bedrooms are bright and well-sized, each with their own closet and window. The finished basement adds incredible flexibility and feels like a private suite on its own level, complete with a full bathroom, comfortable living area, and cozy fireplace - ideal for guests, extended family, or a work-from-home setup. With three bathrooms total - one on every level - convenience is built right in. Step outside to a lovely backyard, perfect for summer evenings, relaxing, and BBQs. Enjoy being just steps to the famous Sweet Potato***No Frills, coffee shops, restaurants, bakeries, hair salons, LCBO, Home Depot, the Stockyards - everything you need is within walking distance. Vine Park in the summer is one of the Junction's best local gems. TTC, the UP Express for quick downtown access near by. **HumberSide Collegiate and Annette Street Jr & Sr P.S District**A beautifully lit, thoughtfully renovated home in one of Toronto's most vibrant neighbourhoods - this is Junction living at its best.

Inclusions: Stainless: Gas Stove & hood, fridge, dishwasher. Basement: Washer and Dryer, auxiliary electric heater, auxiliary electric fireplace. Sunk pump in basement. Window coverings, Electrical Light fixtures, fireplace & applicable remote, basement heater, nest camera.

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



509 Perth Ave Toronto Ontario M6N 2W6 Toronto W03 Weston-Pellam Park Toronto Taxes: \$4,162.56/2025 For: Sale % Dif: 100 Sold Date: 01/15/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,150,000 List: \$1,149,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 15 x 130 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 1 1x4x2nd	Dir/Cross St: Symington/South of Davenport Directions: Symington/South of Davenport

MLS#: W12672704 **PIN#:** 213260699
Legal: PT LT 11 PL 771 WEST TORONTO JUNCTION AS IN CA575333; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Crawl Space / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Metal Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.15	x 3.87	Hardwood Floor		
2	Living	Main	26.12	x 14.27	Hardwood Floor	Combined W/Dining	Window
3	Dining	Main	26.12	x 14.27	Hardwood Floor	Combined W/Living	Open Concept
4	Kitchen	Main	15.81	x 10.53	Tile Floor	Eat-In Kitchen	Pantry
5	Laundry	Main	9.42	x 10.1	Window	W/O To Deck	
6	Prim Bdrm	2nd	13.94	x 12.8	Hardwood Floor	Window	
7	2nd Br	2nd	10.43	x 8.83	Hardwood Floor	Closet	Window
8	3rd Br	2nd	10.14	x 10.66	Hardwood Floor	Window	
9	4th Br	3rd	15.49	x 14.01	Skylight	W/O To Deck	Window
10	Other	Bsmt	12.96	x 13.42	Unfinished		

Client Remks: Beautiful updated 4-bedroom Victorian Home showcasing tasteful modern design! 3 levels of stylish family living and entertainment. Main level presents Open concept living/dining room, large Eat-In Kitchen, double pantry and showcase lighting. High ceilings main and second floor. Second Floor features sun-filled 3 bedrooms, modern 4-piece bathroom with heated floor. Third Floor: Sun-filled 4th bedroom or entertainment room, with skylight, generous scale for sitting area, fitness center or Home Office plus walk-out to (14x11Ft) Deck. Highly sought-after backyard with spacious Barbecue-Ready Deck, mature trees. Close to all amenities.
Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer and mini fridge in the basement. All ELF's and bathroom mirror. All Blinds. Baseboard electrical heater in laundry room.
Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-769-1616



80 Symington Ave Toronto Ontario M6P 3W1 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			Sold: \$1,375,000 List: \$1,158,000
Taxes: \$4,803.53/2025	For: Sale	% Dif: 119	
Sold Date: 04/14/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Att/Row/Twnhouse	Fronting On: W	Rms: 7 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	18 x 125 Feet	Washrooms: 4	
	Irreg:	1x2xGround, 1x4x2nd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: BLOOR STREET / SYMINGTON AVE Directions: SYMINGTON AVE			

MLS#: W12961116 **PIN#:** 213300100
Legal: PCL 21-2 SEC M23; PT LT 21 W/S SYMINGTON AV PL M23 TORONTO THE SLY 18 FT THROUGHOUT FROM FRONT TO REAR; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1890 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School Interior Feat: Other	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	17.19	x 15.09	Hardwood Floor	Electric Fireplace	Large Window
2	Dining	Main	15.09	x 10.83	Combined W/Living	Hardwood Floor	Large Window
3	Kitchen	Main	13.42	x 10.89	Hardwood Floor	Centre Island	Combined W/Dining
4	Sunroom	Main	6.53	x 5.61	Hardwood Floor	O/Looks Backyard	Window
5	Prim Bdrm	2nd	15.65	x 15.09	Hardwood Floor	Large Closet	Ensuite Bath
6	2nd Br	2nd	10.4	x 9.61	Hardwood Floor	Large Window	
7	3rd Br	2nd	10.79	x 8.46	Hardwood Floor	Large Window	O/Looks Backyard
8	Laundry	Bsmt	9.28	x 4.04	Window	Tile Floor	Combined W/Office
9	Utility	Bsmt	6.33	x 5.51	Sliding Doors		

Client Remks: Prime Opportunity! Location! Location! Location! This Vitoria Style house popularly balances high- end design with real- life functionality across 3 bedrooms and 4 bathrooms. The main floor is exactly what you want: Open concept, flooded with light and laid out for how people actually live today. High ceilings and inviting kitchen with integrated appliances and large island, anchor the space, flanked by large living areas and the proper dinning spot. Located steps from some of the best restaurants, shops, and cafes in the West End, and just a 2- minute walk to the UP Express be downtown in 10 minutes or at Pearson in 20. Enjoy unbeatable access to Bloor Street, TTC, Dundas West subway station, GO and Up Express. With easy access to downtown, highways, schools, parks, and a vibrant, growing community, it's an ideal location for families and commuters alike. Enjoy a luxe, inspired laneway home with plenty of parking spaces and the elegant finishes inside. Spacious bedrooms, rich natural light, and thoughtful details throughout make this a rare opportunity in one of Toronto's most vibrant and connected neighborhoods. Don't Miss This Rare Chance! New AC and New Tankless Hot Water Tank, Thank you!

Inclusions: Cafe Refrigerator, Bosch built-in oven& Microwave, Bosch Dishwasher, Sumsung Washer& Dryer, Stove and Range Hood.
Listing Contracted With: LANDING REALTY INC. **Ph:** 905-604-7171



3 Elsie Lane 30 Toronto Ontario M6P 0B8 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$5,979.91/2025 For: Sale % Dif: 98 Sold Date: 02/20/2026 SPIS: No Last Status: SLD DOM: 23		
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 0 x 0 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 3 1x2xMain, 1x5x2nd, 1x3x3rd
Dir/Cross St: Dundas & Bloor St Directions: Dundas & Bloor St		

MLS#: W12735398

PIN#: 213280576

Legal: See Schedule B

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Membrane Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Other / 1 Drive: Covered Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Place Of Worship, 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.99	x 12.7	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	16.99	x 12.7	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	17.03	x 8.63	Pot Lights	Open Concept	Stainless Steel Appl
4	Prim Bdrm	2nd	21.46	x 12.6	Hardwood Floor	5 Pc Bath	Coffered Ceiling
5	Bathroom	2nd	12.6	x 21.46	Combined w/Primary	Soaker	Heated Floor
6	2nd Br	3rd	12.6	x 10.7	Hardwood Floor	Window	
7	Den	3rd	12.89	x 12.6	Tile Floor	Skylight	Heated Floor
8	Other	Upper	12.6	x 4.82	Heated Floor	W/O To Patio	

Client Remks: Experience elevated urban living in this exquisite 2-bedroom plus den, 3-bathroom townhouse located in the heart of the coveted Junction Triangle. From the moment you arrive, the striking, design-forward facade makes a bold architectural statement, setting the stage for the refined interiors within. Thoughtfully curated and impeccably finished, the open-concept layout is awash in natural light and showcases sophisticated modern elements, including elegant glass railings, custom wood staircases, and luxurious in-floor heating throughout the home. Every detail has been carefully considered, with heated Porcelanosa tile floors, sleek walk-in showers, and even heated concrete sinks and a sculptural concrete soaking tub, all completed between 2021 & 2022. The second-floor spa-inspired bathroom flows seamlessly within the primary bedroom, creating a serene, retreat-like ambiance. Rich wood flooring throughout adds warmth and balance to the contemporary aesthetic, blending comfort with high design. Perfectly positioned just steps from the Dundas Street West subway station, UP Express, and the vibrant Junction strip, this home offers unparalleled access to some of the city's best restaurants, cafes, and boutiques. Everyday conveniences including grocery stores, fitness studios, and exceptional transit options are all within easy reach. This is a rare opportunity to own a residence that masterfully combines architectural elegance, premium finishes, and an unbeatable urban location-where style, function, and lifestyle come together effortlessly.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Bulthaup kitchen table, Window Blinds w/Remotes, Walk-In California Closet /Furniture. Elfs (excluding the fixtures mentioned in Exclusions)

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



3 Laws St Toronto Ontario M6P 2Y8 Toronto W02 Junction Area Toronto Taxes: \$6,372.04/2026 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,400,000 List: \$1,198,000 For: Sale % Dif: 117
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 15.15 x 113.18 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x3rd, 1x4xGround	Dir/Cross St: Annette/High Park/Evelyn Ave Directions: Annette/High Park/Evelyn Ave

MLS#: W13171616 **PIN#:** 213610278
Legal: PT LT 1 BLK B PL 685 WEST TORONTO JUNCTION PARTS 10, 14 & 15 63R2735; T/W CA133938; S/T CA133938 (FIRSTLY DESCRIBED); CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Electric A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	6.5	x 16.31	Access To Garage	Vinyl Floor	
2	Living	Ground	11.38	x 19.62	Pot Lights	Vinyl Floor	4 Pc Bath
3	Laundry	Ground	19.62	x 11.38	Combined W/Living	Vinyl Floor	Open Concept
4	Family	2nd	14.53	x 36.98	Fireplace	Pot Lights	Open Concept
5	Dining	2nd	6.3	x 10.99	Open Concept	Pot Lights	Hardwood Floor
6	Kitchen	2nd	8.23	x 10.99	Renovated	W/O To Deck	Eat-In Kitchen
7	Kitchen	2nd	10.99	x 8.23	Quartz Counter	Pot Lights	Stainless Steel Appl
8	Prim Bdrm	3rd	13.09	x 14.53	Large Closet	Vinyl Floor	
9	2nd Br	3rd	9.35	x 13.45	Closet	Vinyl Floor	Window
10	3rd Br	3rd	10.04	x 19.46	Closet	Vinyl Floor	Window
11	Bathroom	3rd	6.92	x 7.68	4 Pc Bath		

Client Remks: Attention First Time Buyers! This Fabulous Updated & Renovated Home Is Nestled On A Coveted Tree Lined Street In The Trendy & Artistic Junction. This Spacious 3 Storey Townhouse Has 3 Bedrooms And 2 Bathrooms With Private Drive And Built In Garage. Welcoming Foyer With Access To One Car Garage, Custom Renovated New 4pc Bathroom And Family Room(Or Bedroom) Combined With Laundry Room. Second Floor Presents Open Concept Living /Dining Area Perfect For Entertaining And Cozy Living. It Features Fireplace, Hardwood Floors, Many Pot Lights. Custom Renovated Eat In Kitchen Showcasing Quartz Counters & Backsplash, Pot Lights, Stainless Steel Appliances And Sliding Glass Doors To The Deck And Private Oasis Surrounded By Mature Trees. Third Floor Has 3 Spacious Bedrooms With Large Closets Renovated 4 Pc Bathroom And New Premium Luxury Vinyl Plates Floor On Third And Main Levels. This Beautiful Home Is Located Across From Annette Public School And Ttc. Move In And Enjoy The Easy Stroll To The Junction Shops, Bars And Restaurants, Boutiques And Art Galleries. Walk To The Majestic High Park, Subway And Coveted Bloor West Village. Humberside Ci, Western Tech And Ursula Franklin In 10 Min Walk. Easy Access To Downtown And Airport!

Inclusions: Stove, refrigerator, dishwasher in kitchen. Exterior central air conditioner.

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



419 Indian Grve
Toronto Ontario M6P 2H7
 Toronto W02 Junction Area Toronto
Taxes: \$6,409.74/2025 **For:** Sale **% Dif:** 120
Sold Date: 03/04/2026
SPIS: No **Last Status:** SLD **DOM:** 8
Sold: \$1,443,000
List: \$1,198,000
 Semi-Detached **Fronting On:** W **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 20 x 143.5 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Humberside Ave & Indian Grove **Directions:** Humberside Ave & Indian Grove

MLS#: W12815250 **PIN#:** 213550089

Legal: See Schedule B

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Metal/Side / Wood Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.19	x 11.35	Large Window	Hardwood Floor	
2	Dining	Ground	11.88	x 12.37	Large Window	Hardwood Floor	
3	Kitchen	Ground	10.27	x 14.7	Stainless Steel Appl	Tile Floor	Centre Island
4	Prim Bdrm	2nd	14.73	x 11.06	Large Window	Hardwood Floor	
5	2nd Br	2nd	9.68	x 10.66	Window	Closet	Hardwood Floor
6	3rd Br	2nd	10.27	x 8.66	Large Window		
7	Rec	Bsmt	8.79	x 22.28	Pot Lights	Window	Vinyl Floor

Client Remks: Welcome To 419 Indian Grove! This Classic 2-Storey Semi-Detached Home Is Ideally Situated In The Heart Of The Junction. Offering 3 Bedrooms & 2 Bathrooms, This Well-Maintained Residence Blends Traditional Character With Thoughtful Functionality. The Main Floor Welcomes You With A Covered Front Porch & Defined Principal Rooms. The Bright Living Room Features A Large Window & Hardwood Floors, Flowing Seamlessly Into The Formal Dining Room. The Spacious Kitchen Is Equipped With Stainless Steel Appliances, Ample Cabinetry, Tile Flooring & A Large Centre Island With Seating. Upstairs The Primary Bedroom Offers Generous Proportions, Hardwood Flooring, And A Large Window That Draws In Natural Light. The Two Additional Bedrooms Each Feature Large Windows And Adaptable Layouts Suited To Family, Guests, Or A Dedicated Workspace. A Recently Updated Four-Piece Bathroom Completes The Second Level. The Finished Lower Level Extends The Living Space With A Recreation Room Featuring Pot Lights & High Ceiling Height, Alongside A 3-Piece Bathroom, Laundry Area & Additional Storage-Ideal For Media, Workspace, Or Play. The Backyard Is Complete With A Beautifully Landscaped Garden, Providing A Quiet Outdoor Setting With Space To Relax Or Gather In A Private, Natural Setting. A Detached Garage With Space For Two Cars & Laneway Parking Is The Cherry On Top. This Property Enjoys Close Proximity To Local Shops, Parks, Schools & Transit. A Solid Opportunity In One Of Toronto's Vibrant West-End Neighbourhoods.

Inclusions: Washer / Dryer, cupboards in laundry room (Basement), Fridge / Dishwasher / Over (Kitchen) , window covering(small window) , / MAIN: cupboards & blinds by back entrance, light fixture & sheer drapes in dining room, blinds (2) in living/dining rooms / TOP FLOOR: blinds, window coverings & closet unit in primary bedroom /OTHER: garage door opener

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



276 Perth Ave Toronto Ontario M6P 3Y2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,780.91/2025 For: Sale % Dif: 115 Sold Date: 06/21/2026 SPIS: No Last Status: SLD DOM: 6		
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 17.17 x 125 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Symington Ave & Lansdowne Ave Directions: West of Symington, North of Wallace		

MLS#: W13447526	PIN#: 213280105
Assignment: No	Fractional Ownership: No
Legal: See Schedule B	Vacant Land Condo: No

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: N 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: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.09	x 9.68	Open Concept	East View	O/Looks Frontyard
2	Dining	Main	11.58	x 11.32	Window	O/Looks Living	Hardwood Floor
3	Kitchen	Main	13.42	x 10.17	Walk-Out	B/I Appliances	Backsplash
4	Prim Bdrm	2nd	12.34	x 12.17	Closet	Large Window	East View
5	2nd Br	2nd	10.5	x 8.66	Window	Closet	Hardwood Floor
6	3rd Br	2nd	10.24	x 8.23	O/Looks Backyard	Hardwood Floor	5 Pc Bath
7	Rec	Lower	13.75	x 8.99	Finished	Above Grade Window	French Doors
8	Laundry	Lower	7.25	x 5.91	Separate Rm	Laundry Sink	Finished

Client Remks: Quiet and unassuming, tucked mid-block in one of the city's most coveted pockets, 276 Perth doesn't need to announce itself. It just is. This is a home that understands cool in the truest sense of the word. Not performative. Not trying. The kind of character that only reveals itself to those who know what to look for: tall ceilings, a vintage soul, considered proportions, and a presence that feels both rooted in history & entirely of the moment. Step inside and the open-concept main floor draws you in at first blush. Natural light moves through the space all day long, filtering through the mature trees that dappled the front and back yards. Head out to the covered rear deck and fire up the BBQ with whatever you picked up at the local farmers' market. This is weekend living at its most effortless. Downstairs, high ceilings and generous windows transform the lower level into something far beyond the expected: a polished home office, a playroom, a guest suite. A full second bathroom means everyone and everything has its place. Upstairs, three recently renovated bedrooms and a beautifully updated bathroom are ready for exactly what bedrooms are for: unwinding, recharging, and everything in between. And when you do venture out? GO, UP Express, and subway access are all just blocks away. Stay local, and the neighbourhood delivers: independent coffee shops, acclaimed restaurants, microbreweries, parks, playgrounds, and schools all within easy reach. Come as you are. Bring the kids, the dog, the dreams. This neighbourhood has a way of making everyone feel like they've always belonged here. Right at home.

Inclusions: Fridge, Stove, Dishwasher, Clothing Washer & Dryer, Pax Storage Units in Primary Bedroom, Rain Barrel, Shelving in Downstairs Bath. All Electrical Light Fixtures.

Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000



96 Brandon Ave Toronto Ontario M6H 2E1 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$7,021/2025 For: Sale % Dif: 115 Sold Date: 05/29/2026 SPIS: No Last Status: SLD DOM: 3		
Sold: \$1,375,000 List: \$1,199,000		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19 x 121.72 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 Washrooms: 3 1x4xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Dufferin St & Dupont St Directions: Dufferin St & Dupont St		

MLS#: W13186048 **PIN#:** 213140460
Legal: PLAN 646 BLK G PT LOT 16 RP 64R14713 PART 14

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1996 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Standing apart from the ordinary, this meticulously maintained home is situated in the highly sought-after Dovercourt neighbourhood, offering exceptional quality, craftsmanship, and pride of ownership throughout. Featuring a spacious open-concept layout ideal for modern family living, along with a detached two-car garage providing ample parking and storage The impressive custom chef's kitchen is equipped with high-end appliances (Over \$30,000 spent on appliances alone), a built-in refrigerator, wine fridge, restaurant-quality dual-fuel gas stove, dishwasher, microwave, granite countertops and backsplash, and a custom 8-person granite dining table included with the home. Generous principal rooms are found throughout, highlighted by a grand and spacious primary retreat featuring double-door entry and direct access to a spa-like 4-piece bathroom. The home offers 3 full bathrooms, making it ideal for growing or multi-generational families. The finished basement features an open-concept layout with a recreation area, full bathroom, laundry room, cantina, and separate entrance. Additional features include a rough-in for central vacuum, intercom system, and an owned tankless hot water system. Professionally landscaped front and rear yards showcase extensive interlocking stonework, a custom cedar pergola, and a covered porch with skylights. Located just steps from the vibrant Geary Avenue, you'll enjoy access to popular cafes, bakeries, breweries, and eateries. Close to excellent schools, Earls court and Dovercourt Park, and the upcoming brand-new Wallace Emerson Community Centre with over 89,000 sq ft. This location also offers easy transit access, one bus ride to the Bloor subway line, and a short commute to downtown Toronto. Inclusions: Built-In Fridge, Wine Fridge, Stove, Exhaust Fan, Dishwasher, Microwave, Clothes Washer & Dryer, All Electrical Light Fixtures & Window Coverings Listing Contracted With: RE/MAX PROFESSIONALS INC. Ph: 416-236-1241					



66 Primrose Ave Toronto Ontario M6H 3V3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$6,214/2026 For: Sale % Dif: 100 Sold Date: 03/04/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,200,000 List: \$1,200,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19 x 120 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Primrose Ave and Davenport Rd Directions: Primrose Ave and Davenport Rd

MLS#: W12810796 **PIN#:** 213140221
Legal: PCL 39-2-D SEC M58; PT LT 39 BLK D PL M58 TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1985 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Block 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: Family Room, Fireplace/Stove Interior Feat: Carpet Free	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	25.72	x 11.68	Hardwood Floor	Large Window	
2	Kitchen	Main	16.27	x 14.01	Quartz Counter	W/O To Patio	Tile Floor
3	Br	2nd	12.66	x 14.96	Large Closet	Large Window	
4	2nd Br	2nd	10.6	x 11.25	Large Closet	Window	
5	3rd Br	2nd	10.93	x 14.96	Window		
6	Bathroom	2nd	11.09	x 5.12	4 Pc Bath	Tile Floor	Window
7	Family	Lower	25.49	x 14.57	Tile Floor	Fireplace	Window
8	Kitchen	Lower	11.29	x 10.01	Tile Floor	Window	
9	Bathroom	Lower	10.01	x 3.41	3 Pc Bath	Tile Floor	
10	Laundry	Lower	13.52	x 6	Tile Floor	Window	

Client Remks: Welcome to Dovercourt, with this rare beautifully maintained home in a family-friendly west-end community known for its character, convenience, and strong sense of neighbourhood pride. Offering over 1,500 sq ft of functional living space, this 3-bedroom, 2-bathroom home has been exceptionally well kept and kept meticulously clean, reflecting true pride of ownership throughout. The main floor features an updated kitchen with ample storage and workspace, flowing into bright, comfortable living and dining areas perfect for everyday living and entertaining. Downstairs, a finished basement family room adds valuable additional space - ideal for movie nights, a home office, or a kids' retreat. With two kitchens, the layout also offers excellent flexibility for extended family or in-law potential. Outside, you'll find a rare detached two-car garage with laneway access - a standout feature in the area - plus street permit parking for added convenience. Located just minutes to downtown with easy transit access, and close to parks, a local community centre, and the vibrant shops and restaurants of Corso Italia, this is an opportunity to own a well-cared-for, versatile home in a location that continues to grow in demand. A solid property, lovingly maintained, in a neighbourhood people are proud to call home.

Inclusions: Main Floor Dishwasher, basement Stove and Fridge, Furnace, A/C

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



63 Loughton Ave Toronto Ontario M6N 2W8 Toronto W03 Weston-Pellam Park Toronto		Sold: \$1,515,000 List: \$1,229,880
Taxes: \$6,160.90/2026	For: Sale	% Dif: 123
Sold Date: 03/30/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 137.67 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 4 1x2xMain, 2x4xUpper, 1x3xBsmt
Dir/Cross St: Symington & Davenport Directions: Symington & Davenport		

MLS#: W12908526	PIN#: 213260155
Legal: See Sched B	

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Sep Entrance / Finished	Drive: Lane	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: Yes	Pool: None	Waterfront:
Apx Age:	Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, Rec Centre, School	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Carpet Free, Central Vacuum	HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 63 Loughton Avenue, a stunning contemporary home showcasing modern upgrades throughout the entire home and exquisite finishes at every turn. The open-concept main floor offers large, expansive living spaces, featuring a spacious dining room that flows seamlessly into an award-winning gourmet chef's kitchen complete with built-in, top-of-the-line appliances. A generous family room completes the main level with a walkout to a large deck and private backyard-perfect for entertaining or relaxing. The upper level features a beautiful primary retreat with massive custom closet organizers and a spa-like ensuite with double sinks and a frameless glass shower with six body jets. Two additional spacious bedrooms offer large windows and share a stylish 4-piece bath. The home also features the added convenience of upstairs laundry, while the lower level includes an additional laundry area for enhanced flexibility. The lower level adds exceptional versatility with a huge recreation room, full kitchenette, 3-piece bath, and a walkout basement with the ability to create a separate entrance-ideal for a potential apartment or income-generating rental suite. A rare and valuable feature, the property includes a beautiful two-car garage off the laneway with incredible laneway housing potential, offering the opportunity to build a secondary suite, guest house, or additional income-generating dwelling (subject to approvals). Located in a vibrant and family-friendly neighbourhood, this home offers exceptional access to local amenities. Enjoy being just steps to parks, great schools, and convenient transit options. Stroll to nearby cafes, restaurants, and shops along St. Clair West and The Junction, or explore the area's many green spaces and community hubs. With easy access to major routes and transit, commuting throughout the city is seamless while still enjoying the charm and character of this sought-after west-end neighbourhood.					
Listing Contracted With: RARE REAL ESTATE Ph: 416-233-2071					



196 Symington Ave
Toronto Ontario M6P 3W6
 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto
Taxes: \$4,946.81/2025 **For:** Sale **% Dif:** 87
Sold Date: 05/27/2026
SPIS: No **Last Status:** SLD **DOM:** 194
Link: Semi-Detached **Fronting On:** W **Rms:** 6 + 2
2-Storey **Acreage:** 16.75 x 125 Feet **Bedrooms:** 3
Irreg: 1x4x2nd, 1x3xBsmt **Washrooms:** 2
Dir/Cross St: Bloor St & Symington Ave **Directions:** Bloor St & Symington Ave

MLS#: W12544352 **PIN#:** 213290316
Legal: PCL 240-1 SEC M13; PT LT 240 W/S SYMINGTON AV PL M13 TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Oil A/C: Other Central Vac: No Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: 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: Family Room, Fireplace/Stove Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 13.35	Fireplace	Window	Hardwood Floor
2	Dining	Main	11.48	x 14.76	Window	Hardwood Floor	
3	Kitchen	Main	11.75	x 13.39	Tile Floor	Window	
4	Prim Bdrm	2nd	13.58	x 12.3	Window	Closet	Hardwood Floor
5	2nd Br	2nd	14.17	x 8.53	Window	Closet	Ceiling Fan
6	3rd Br	2nd	11.61	x 7.51	Window	Closet	Ceiling Fan
7	Rec	Bsmt	0	0	Combined W/Kitchen		
8	Kitchen	Bsmt	0	0	Combined W/Rec		

Client Remks: Welcome to 196 Symington Avenue, a beautifully maintained semi-detached home nestled in the heart of The Junction - one of Toronto's most vibrant and sought after neighbourhoods. This charming property features three bedrooms, two washrooms, a new roof and a finished basement equipped with a separate entrance, along with a detached double-car garage that can be converted to additional living space. All new electrical throughout the house as well as security cameras that are included. Whether you're a growing family, a first-time home buyer, or investor, this is a rare opportunity you won't want to miss!

Inclusions: All appliances, window coverings, ceiling fans, light fixtures, alarms system with cameras, mirrors, speakers, tv wall mount and metal shelving.

Listing Contracted With: RE/MAX EXPERTS **Ph:** 905-499-8800



57 Symington Ave Toronto Ontario M6P 3W2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			Sold: \$1,150,000 List: \$1,289,000
Taxes: \$5,135.34/2025	For: Sale	% Dif: 89	
Sold Date: 03/12/2026			
SPIS: No	Last Status: SLD	DOM: 28	
Semi-Detached	Fronting On: E	Rms: 8 + 2	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	17.92 x 93 Feet	Washrooms: 3	
	Irreg:	1x3xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Bloor/Symington Directions: Bloor/Symington			

MLS#: W12784948 **PIN#:** 213300531
Legal: PT LT 5-6 PL 1298 TORONTO AS IN CA809995; TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance / Finished Fireplace/Stv: N Heat: Water / Gas A/C: Window Unit Central Vac: No Apx Age: 51-99 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	14.76	x 9.84	Tile Floor	Modern Kitchen	Backsplash
2	Br	Ground	12.57	x 11.29	Bay Window	Hardwood Floor	
3	Living	Ground	10.6	x 15.58	Hardwood Floor	Large Window	Pot Lights
4	Bathroom	Ground	4.59	x 8.27	3 Pc Bath	Tile Floor	B/I Shelves
5	Kitchen	2nd	9.12	x 10.79	Modern Kitchen	Tile Floor	Backsplash
6	Br	2nd	12.34	x 10.3	Bay Window	Hardwood Floor	
7	Living	2nd	14.76	x 19.32	Hardwood Floor	Bay Window	B/I Shelves
8	Sunroom	2nd	8.2	x 8.27	Laminate	Large Window	
9	Bathroom	2nd	5.31	x 7.48	4 Pc Bath	Backsplash	B/I Shelves
10	Br	Bsmt	8.53	x 12.6	Hardwood Floor	Closet	Pot Lights
11	Kitchen	Bsmt	12.37	x 10.3	Combined W/Dining	Laminate	Stainless Steel Appl
12	Bathroom	Bsmt	11.09	x 8.14	3 Pc Bath	Tile Floor	
13	Living	Bsmt	12.34	x 12.01	Laminate	Pot Lights	Window

Client Remks: Welcome To 57 Symington Avenue! Situated In The Heart Of The Junction Triangle, This Semi-Detached Triplex Presents A Rare, Fully Vacant Opportunity In One Of Toronto's Most Connected West-End Communities. Thoughtfully Configured As Three Self-Contained One-Bedroom, One-Bathroom Suites, The Property Offers Immediate Flexibility For End-Users, Investors Or Those Seeking A Long-Term Hold With Optionality. Each Suite Is Well Laid Out With Defined Living Areas, Practical Kitchens And Well-Proportioned Bedroom Spaces. The Main-Floor & Upper-Level Units Are Filled With Natural Light, Creating Bright And Comfortable Living Environments. The Upper Suite Includes In-Suite Stacked Laundry, While The Main-Floor And Lower-Level Suites Share Laundry Located Within The Basement Unit. The Lower Level Features A Complete One-Bedroom Layout With Its Own Living Area, Kitchen And Bathroom-Efficiently Designed And Easy To Maintain. At The Rear Of The Property, Laneway Access Leads To A Garage, Providing Valuable Parking And Storage-A Standout Feature For The Area. Outdoor Space Is Low-Maintenance And Well Suited To The Scale Of The Home. The Location Is A True Highlight. Just A Short Walk To Bloor Street Transit Including Subway, GO And UP Express Access, With The West Toronto Railpath, Bike Routes, Neighbourhood Parks And Everyday Amenities All Close By. Don't Miss Out On This Fully Vacant Three-Suite Property Offering A Strong Sense Of Connectivity And Long-Term Versatility In An Established West-End Neighbourhood.

Inclusions: All Fridges, Microwaves, Ovens, Air Fryers, Washers/ Dryers (Appliances in 'As Is' condition)

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



208 Emerson Ave Toronto Ontario M6H 3T6 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$6,402.19/2025 For: Sale % Dif: 120 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,564,000 List: \$1,299,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18.07 x 120.13 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Dufferin/South Of Dupont Directions: Dufferin/South Of Dupont

MLS#: W13084800 **PIN#:** 213120409
Legal: PCL 13-2-P SEC M88; PT LT 13 (Legal Description Cont. On Feature Sheet)

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: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Available, Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Landscaped, Privacy, Porch Interior Feat: Brick & Beam, Carpet Free, Garburator, Water Heater Security Feat: Alarm System	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers 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	12.5	x 8.23	Hardwood Floor	Fireplace	B/I Shelves
2	Dining	Main	12.66	x 10.66	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Main	13.85	x 11.68	Hardwood Floor	B/I Appliances	O/Looks Backyard
4	Prim Bdrm	2nd	12.07	x 11.32	Hardwood Floor	B/I Closet	O/Looks Frontyard
5	2nd Br	2nd	9.58	x 8.66	Hardwood Floor	B/I Closet	Pot Lights
6	3rd Br	2nd	10.33	x 8.66	Hardwood Floor	B/I Shelves	O/Looks Backyard
7	Rec	Bsmt	19.91	x 12.93	Pot Lights	Above Grade Window	Laminate
8	Furnace	Bsmt	12.83	x 7.09	Concrete Floor	Above Grade Window	

Client Remks: Fully renovated & set on one of the most sought after streets in Dovercourt-Wallace Emerson Junction, this exceptional home delivers the perfect blend of charm, style, and function. From the moment you arrive, you're welcomed by beautifully upgraded landscaping and a brand-new front porch (2022), setting the tone for what's inside. Step through the front door into a stunning open concept main floor, thoughtfully designed with a gracious layout that seamlessly balances modern updates with original character. Custom built-ins anchor the living space, while a warm wood-burning fireplace and integrated speakers create an inviting atmosphere-perfect for both everyday living and effortless entertaining. The sleek, modern kitchen is equally impressive, offering the ideal space to host and gather. Upstairs, natural light pours in through a striking skylight, illuminating exposed brick details that add warmth and texture. Here, you'll find three spacious bedrooms, including a true show stopping primary retreat featuring exposed beams and custom-built closets designed for both his and hers. The spa-inspired bathroom elevates daily living with a double vanity and a luxurious steam shower. The lower level has been newly finished to maximize versatility perfect for cozy movie nights, a home gym, or additional living space. A beautifully updated bathroom with a bathtub provides the perfect place to unwind. Step outside to your own private oasis: a professionally landscaped backyard complete with elegant stone work, a generous deck, and a gas line BBQ ideal for summer entertaining. The rare two-car garage adds both convenience and value. Perfectly suited for growing families who crave an urban lifestyle, this home is just steps to Bloor and Geary, offering some of the city's best restaurants, cafes, and amenities right at your doorstep.

Inclusions: 5 Burner Bosch S/S Gas Cooktop, Dacor Exhaust, Samsung Stainless Steel Refrigerator/Freezer, Miele Stainless Steel Oven & Steam Over, Bosch Dishwasher, Samsung Washer/Dryer, Living Room TV& Soundbar, Primary Bedroom TV, Basement TV, Basement Couch, All Existing Light Fixtures, All Existing Window Coverings.

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



151 Perth Ave Toronto Ontario M6P 3X2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$6,000.37/2026 For: Sale % Dif: 104 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,350,000 List: \$1,299,000
Att/Row/Twnhouse Link: 2-Storey	Fronting On: E Acreage: 17.5 x 125 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x2xGround, 1x4xBsmt Dir/Cross St: Bloor St & Perth Ave Directions: Bloor St & Perth Ave	

MLS#: W12930160 **PIN#:** 213300029
Legal: PCL 44-3 SEC M23; PT LT 44 E/S PERTH AV PL M23 TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	14.37	x 12.37	Ceramic Floor	Granite Counter	Centre Island
2	Dining	Ground	25.33	x 18.9	Hardwood Floor	Window	Combined W/Living
3	Living	Ground	25.33	x 18.9	Hardwood Floor	Pot Lights	Combined W/Dining
4	2nd Br	2nd	13.39	x 7.97	Hardwood Floor	Closet	Window
5	3rd Br	2nd	10.53	x 8.92	Hardwood Floor	Closet	Window
6	Prim Bdrm	2nd	14.27	x 11.06	Broadloom	Closet	Large Window
7	Kitchen	Bsmt	22.38	x 16.4	Laminate	Laminate	Combined W/Kitchen
8	Living	Bsmt	22.38	x 16.4	Combined W/Kitchen	Laminate	Combined W/Kitchen
9	4th Br	Bsmt	12.01	x 10.56	Laminate	Laminate	Window

Client Remks: MOVE-IN READY!! Immaculate 3-bedroom end-unit townhouse offers a sophisticated contemporary design on a rare oversized lot (17.5' x 125') with rear laneway access to space for 2-car parking! Seamless open-concept layout meticulously renovated with high end finishes throughout. Featuring high ceilings on both levels, rich hardwood flooring, pot lights, Toto toilets, quality windows (approx. 2011) & fully owned mechanicals including HWT, A/C & brand new Luxaire Furnace! Chef-inspired kitchen complete with floor-to-ceiling pantries, soft-close cabinetry, granite countertops & premium ceramic tile. Exterior professionally landscaped with perennial gardens & interlocking brick (front/back). Versatile fully finished raised lower level sits 50% above-grade with oversized windows, walk-out to backyard, second kitchen & 4-piece bath ideal for a premium home office or in-law suite! Situated on a high demand street drawing significant luxury investment with an unbeatable location just a 4-minute walk to the UP Express (8 minutes to Union, 17 to Pearson), 500 metres to Dundas West Subway & steps to the West Toronto Rail-path! Close to top-rated schools & some of the city's best local dining. Truly turn-key!

Inclusions: All existing appliances, light fixtures & window coverings

Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. **Ph:** 905-764-7111



81 Pauline Ave Toronto Ontario M6H 3M7 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto		Sold: \$1,305,000 List: \$1,299,999
Taxes: \$5,459.59/2025	For: Sale	% Dif: 100
Sold Date: 01/15/2026		
SPIS: No	Last Status: SLD	DOM: 8
Semi-Detached	Fronting On: E	Rms: 8 + 1
Link:	Acreage:	Bedrooms: 4 + 1
3-Storey	20.33 x 106.48 Feet	Washrooms: 4
	Irreg:	3x4x2nd, 1x2xBsmt
Dir/Cross St: Bloor/Dufferin Directions: Bloor/Dufferin		

MLS#: W12674122 **PIN#:** 213100152
Legal: PT LT 24-25 PL D1330 TORONTO AS IN CA364947; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1912 Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit Interior Feat: Other Security Feat: Smoke Detector	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Accessibility: Other Feat: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	11.12	x 10.14	Hardwood Floor	Bay Window
2	Kitchen	Main	15.42	x 10.14	Eat-In Kitchen	Walk-Out
3	Br	Main	9.48	x 7.84	Hardwood Floor	Closet
4	2nd Br	Main	9.48	x 9.19	Hardwood Floor	Closet
5	Prim Bdrm	2nd	15.06	x 13.09	Hardwood Floor	Fireplace Closet
6	3rd Br	2nd	11.78	x 10.99	Hardwood Floor	Closet
7	Kitchen	Bsmt	14.44	x 10.14	Eat-In Kitchen	Pantry Ceramic Floor

Client Remks: Location! Location! Location! Spacious Annex Style Home. 4+1 Bedrooms. Ideal To Live In And Rent Out Or For Investment. Finished Basement With Ceramics. Freshly Painted and A lot of renovations done recently. It comes with 1 powder room and 3 full washrooms, Basement with separate entrance. Walking Distance To Subway, Schools, Shopping And Amenities.
Inclusions: Fridge, Stoves and Washer and Dryer
Listing Contracted With: CENTURY 21 PEOPLE'S CHOICE REALTY INC. Ph: 416-742-8000



186 Brandon Ave Toronto Ontario M6H 4H2 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto			Sold: \$1,280,000 List: \$1,348,000
Taxes: \$6,199/2025	For: Sale	% Dif: 95	
Sold Date: 04/20/2026			
SPIS: No	Last Status: SLD	DOM: 11	
Semi-Detached	Fronting On: E	Rms: 7 + 3	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	20.83 x 79.33 Feet	Washrooms: 4	
	Irreg:	1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xLower	
Dir/Cross St: Dufferin/Davenport Directions: Dufferin/Davenport			

MLS#: W12975762 **PIN#:** 213140054
Vacant Land Condo: No
Legal: PCL BLOCK P-67 SEC M208; PT BLK P PL M208 TORONTO PARTS 16, 17, 18, 19 & 20, 66R17646; T/W PARTS 21 & 22, 66R17646M AS IN E153977; S/T PARTS 19 & 20, 66R17646, IN FAVOUR OF PARTS 21, 22, 23, 24 & 25, 66R17646, AS IN E153977; T/W PARTS 1 & 2, 66R17426, UNTIL SUCH TIME AS THE SAID PARTS 1 & 2, 66R17426 ARE DEDICATED AND/OR ACCEPTED AS PUBLIC HIGHWAYS AS IN E51282; S/T E153977; S/T E104506, E104507; TORONTO, CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 1997 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Public Transit Exterior Feat: Landscaped Interior Feat: Auto Garage Door Remote, Water Purifier, Carpet Free, Accessory Apartment Security Feat: Smoke Detector, Carbon Monoxide Detectors	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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.97	x 11.15	Hardwood Floor	Picture Window	Combined W/Dining
2	Dining	Main	22.97	x 11.15	Combined W/Living	Hardwood Floor	
3	Family	Main	14.76	x 8.53	Hardwood Floor	Large Window	
4	Kitchen	Main	16.08	x 9.51	Ceramic Floor	W/O To Deck	Eat-In Kitchen
5	Prim Bdrm	2nd	18.04	x 11.81	Hardwood Floor	3 Pc Ensuite	W/I Closet
6	2nd Br	2nd	9.19	x 7.22	Hardwood Floor	Skylight	Double Closet
7	3rd Br	2nd	14.44	x 10.83	Murphy Bed	Hardwood Floor	Double Closet
8	4th Br	Lower	14.44	x 11.15	Ceramic Floor	Double Closet	Above Grade Window
9	Kitchen	Lower	17.72	x 17.72	Galley Kitchen	Combined W/Great Rm	
10	Great Rm	Lower	17.72	x 17.72	Open Concept	Combined W/Kitchen	

Client Remks: Welcome to 186 Brandon Ave, a beautifully maintained all-brick semi-detached home in the heart of Toronto's highly sought-after Dovercourt Village. Offering nearly 2,400 sq ft of living space, this spacious two-storey residence is perfectly suited for families or multi-generational living. A standout feature of this home is the generous in-law suite, complete with a large bedroom and a full-size kitchen-ideal for extended family, guests, or potential income opportunities. Enjoy peace of mind year-round with a full-home Generac generator, a rare and valuable upgrade that ensures uninterrupted power in any season. The main floor showcases a custom-upgraded kitchen featuring stainless steel appliances, a gas stove, and quality finishes, seamlessly flowing into bright and spacious living, dining, and family areas-perfect for both everyday living and entertaining. Upstairs, skylights flood the home with natural light, creating a warm and inviting atmosphere throughout. The upper level also offers a spacious layout, including a large primary bedroom with a walk-through closet and private ensuite. Step outside to a cozy, oversized deck, ideal for relaxing or hosting, with direct access to an oversized detached 2-car garage-providing ample parking and storage. Located just steps to parks, schools, shopping, and transit, this home offers an exceptional combination of space, functionality, and urban convenience in one of Toronto's most desirable neighbourhoods.

Inclusions: Generac generator, 1 Gas stove, 1 Electric stove, 1 Dishwasher, 2 Fridges, Washer/Dryer, Gas BBQ on deck, Built-in microwave, New Furnace and Humidifier (10yr warranty), Whole Home Water Filter, Murphy bed, GDO, 2 wardrobes in basement, all window blinds, all light fixtures.

Listing Contracted With: RE/MAX ROUGE RIVER REALTY LTD. **Ph:** 416-286-3993



79 Laws St Toronto Ontario M6P 2Y8 Toronto W02 Junction Area Toronto Taxes: \$7,578.60/2025 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,685,000 List: \$1,399,000 For: Sale % Dif: 120
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 16.5 x 159.88 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 3 1x4x3rd, 1x4x2nd, 1x4xLower Dir/Cross St: Laws/St. John's Directions: Laws St & St. John's Rd	

MLS#: W12995280 **PIN#:** 213610243
Legal: PT LT 25-27 BLK 20 PL 553 WEST TORONTO JUNCTION PARTS 1 & 3 63R4799; S/T CA678509; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Walk-Up / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Membrane Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Interior Feat: Water Heater, Accessory Apartment	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.67	x 13.48	Gas Fireplace	W/O To Deck	Skylight
2	Dining	Main	24.67	x 13.48	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	12.5	x 10.01	Quartz Counter	Stainless Steel Appl	Breakfast Bar
4	Breakfast	Main	13.48	x 12.5	Combined W/Kitchen	Hardwood Floor	
5	2nd Br	2nd	13.48	x 12.83	Hardwood Floor	W/I Closet	Bay Window
6	3rd Br	2nd	13.48	x 11.25	Hardwood Floor	Large Closet	O/Looks Backyard
7	Prim Bdrm	3rd	16.24	x 13.48	4 Pc Ensuite	W/I Closet	Bay Window
8	Living	Lower	16.99	x 12.83	Walk-Up	Pot Lights	Combined W/Dining
9	Dining	Lower	16.99	x 12.83	Pot Lights	Combined W/Living	Open Concept
10	Kitchen	Lower	12.83	x 8.01	Combined W/Living	Combined W/Dining	
11	4th Br	Lower	13.48	x 12.83	W/I Closet	Large Window	

Client Remks: Welcome to 79 Laws St, a bright and spacious family home on one of West Toronto's most sought-after streets, right in the heart of The Junction. Less than 5 minutes' walk to the popular shops, cafes, and restaurants along Dundas St W., this home also offers easy access to the trails, playgrounds, splash pad, and sports fields of beautiful High Park. Commuting is convenient with nearby subway, GO, and UP stations, and families will appreciate being within the catchment for highly regarded Annette Public School and Humberside Collegiate. Offering nearly 2,000 sq ft of above-ground living space, this inviting home features a beautifully designed kitchen with quartz counters, stainless steel appliances, a spacious breakfast area, and excellent cabinet storage. The open-concept living and dining area is warm and welcoming, with a handsome gas fireplace, twin skylights, and a walkout to the wood deck, patio, and large private fenced backyard. Beyond the rear fence, there's a wide laneway parking space that can accommodate 2 small cars and as an added benefit, the property qualifies for a garden suite of up to 1,291 sq ft. The second floor offers two generously sized bedrooms, each with large closets, along with a four-piece bathroom and the convenience of second-floor laundry. The third floor is dedicated to a light-filled primary retreat, complete with a spacious bedroom, an elegant four-piece ensuite with a Jacuzzi tub and separate shower, two skylights, and a large cedar-lined walk-in closet. The finished lower level provides exceptional flexibility, featuring a kitchen, bedroom, four-piece bathroom, spacious open living and dining area, and a walk-up to the backyard. With close to 8 ft ceilings, this versatile space is well suited for additional family living, a guest suite, a teen retreat, or a separate apartment for extended family or possible income potential. This is a wonderful opportunity to own a beautiful home in one of West Toronto's most loved neighbourhood

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, Washer, Dryer ("as is"), all eclectic light fixtures, all window coverings, gas fireplace ("as is"), intercom ("as is")

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



301 Evelyn Ave Toronto Ontario M6P 2Z8 Toronto W02 Junction Area Toronto Taxes: \$6,145.81/2025 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 6		Sold: \$1,710,000 List: \$1,399,000 For: Sale % Dif: 122
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20 x 158.27 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Annette St & Evelyn Ave Directions: Annette St & Evelyn Ave		

MLS#: W13056588 **PIN#:** 213610148
Legal: PT LT 28-30 BLK 19 PL 553 WEST TORONTO JUNCTION AS IN CA703071; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: Other Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: \$815,000 / 2026 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: R(d0.6*737) Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.09	x 11.09	
2	Dining	Main	11.09	x 8.6	
3	Kitchen	Main	10.07	x 14.57	
4	Sunroom	Main	6.92	x 10.5	
5	Bathroom	Main	0	0	2 Pc Bath
6	Prim Bdrm	2nd	12.66	x 15.16	
7	Br	2nd	10.76	x 9.32	
8	Br	2nd	9.74	x 9.32	
9	Bathroom	2nd	0	0	4 Pc Bath
10	Bathroom	Bsmt	0	0	3 Pc Bath
11	Laundry	Bsmt	8.6	x 7.58	
12	Rec	Bsmt	23.49	x 13.58	
13	Other	Bsmt	6.17	x 12.76	

Client Remks: Immaculate 3-bedroom, 2.5 bathroom semi-detached home with a 1.5-car garage in the heart of the Junction, moments from High Park. Offering over 1300 sq ft plus a beautifully finished lower level, that has been thoughtfully dug out to provide an impressive 7'4" ceiling height. The main floor flows effortlessly with newly refinished hardwood, a spacious living room with wood-burning fireplace, and an inviting dining area. A bright sunroom with heated floors and built-in storage adds charm, while a stylish powder room completes the space. The upgraded eat-in kitchen features a gas stove, quartz countertops, crown moulding, a large peninsula, and stainless steel appliances. Upstairs offers 3 well-appointed bedrooms and a renovated 4-piece bathroom. The primary bedroom is generously sized, easily accommodating a king bed and flooded with natural light. The fully finished lower level includes a spacious rec room with 7'4" ceilings, a renovated 3-piece bath with heated floors, laundry, storage, and a separate entrance. Enjoy a charming front porch and a private, low-maintenance backyard with turf and hardscape. The 1.5-car garage can be converted into a laneway suite for potential added income, with the possibility of a second parking space in front. Set in a vibrant, family-friendly neighbourhood, this home is just steps to High Park, scenic trails, transit options including subway, GO, and UP Express, as well as an array of local cafes and restaurants.

Inclusions: Stainless Steel: Fridge, Stove, Hood Fan, Dishwasher. TV mounts. Surround sound in basement, shelf and tv stand in basement. Washer & Dryer, Bathroom mirrors, Window Coverings, Electric Light Fixtures/ceiling fans, Laundry storage unit. Garage Door Opener with a remote.

Listing Contracted With: RE/MAX ESCARPMENT REALTY INC. **Ph:** 905-631-8118



45 Vernon St Toronto Ontario M6P 1S9 Toronto W02 Junction Area Toronto Taxes: \$6,364/2025 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,575,000 List: \$1,399,000 For: Sale % Dif: 113
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.92 x 114 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x2xMain, 1x4x2nd	Dir/Cross St: Runnymede and Annette St Directions: Runnymede and Annette St

MLS#: W13078954 **PIN#:** 213620408
Legal: Plan 906 Pt Lot 30

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1914 Apx Sqft: 1100-1500 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Poured Concrete, Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Floor Drain, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.15	x 13.16	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	9.15	x 13.09	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	15.26	x 12.01	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Mudroom	Main	9.15	x 9.91	Vinyl Floor	W/O To Garden	
5	Prim Bdrm	2nd	15.16	x 10.93	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	9.09	x 11.42	Hardwood Floor	Closet Organizers	
7	3rd Br	2nd	9.32	x 11.84	Hardwood Floor	Closet Organizers	
8	Rec	Lower	13.58	x 17.09	Laminate	Walk-Out	
9	Office	Lower	11.09	x 10.76	Laminate	Above Grade Window	

Client Remks: Welcome to 45 Vernon - a beautifully updated red brick semi that blends timeless character with a layout designed for how you actually live, host, and unwind. Built in 1914 and thoughtfully modernized, this home offers generous principal rooms and an easy, connected flow throughout. The front porch, reimagined with sleek glass railings, is the perfect spot to start your day with coffee or wind down with a drink as the neighbourhood settles in for the evening. Inside, the main floor is made for both everyday living and effortless entertaining. The open-concept living and dining space is warm and inviting, with hardwood floors underfoot and plenty of room to gather. At the rear, a large kitchen with abundant storage anchors the home - ideal for weeknight dinners, weekend hosting, and everything in between. A mudroom and a well-placed two-piece powder room add a layer of function that makes busy days feel easy. Upstairs, the second floor delivers three well-proportioned bedrooms. The primary is a true retreat - king-sized with a beautiful bay window, built-in seating, and floor-to-ceiling cabinetry. Two additional bedrooms are equal in size, each with thoughtfully designed closet organizers, making them perfect for kids, guests, or a dedicated work-from-home space. A bright family bathroom and linen storage complete the level. The lower level adds flexibility in all the right ways. With a walkout to the backyard, this fully finished space is currently set up as a media and recreation room with a large projector screen - think movie nights, game days, or a relaxed hangout zone. There's also space for a home office, along with laundry, an additional four-piece bathroom, and extra storage. Out back, the private, fully fenced yard has been turfed for low-maintenance living-ready for summer dinners, kids at play, or hosting friends without the upkeep. A laneway-access garage offers both parking & valuable storage. A home that feels easy, elevated, and ready for real living.

Inclusions: All electrical light fixtures and fans. 2nd and 3rd bedroom LED lights. All Appliances - LG Fridge Freezer, LG Stove, LG Dishwasher. GE Washer and Dryer. All mechanics - Furnace, AC unit. Aqara Doorbell. Primary bedroom closets. 2nd and 3rd bedroom closet organizers. Basement mudroom / storage shelving. Garage shelving. Close to schools i.e. Annette Jr. & Sr. PS, HumberSide C.I., public transit and shops, cafes & restaurants of the junction, Baby Point, Bloor West & High Park

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 416-762-8255



482 Indian Grve Toronto Ontario M6P 2H9 Toronto W02 Junction Area Toronto Taxes: \$7,220/2026 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,700,000 List: \$1,399,800 For: Sale % Dif: 121
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 26.17 x 167.58 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Indian Grove & Annette St. Directions: Annette St. / Keele St. / Indian Grove

MLS#: W13448624 **PIN#:** 213550392
Legal: PLAN M46 RP 66R13767 PARTS 1 AND 2

Kitchens: 1 Fam Rm: Y Basement: Finished / Crawl Space Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1881 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.27	x 4.27	Hardwood Floor		
2	Living	Main	11.48	x 14.76	Hardwood Floor	Fireplace	Window
3	Dining	Main	10.5	x 15.09	Hardwood Floor	Crown Moulding	Window
4	Kitchen	Main	16.4	x 18.04	Eat-In Kitchen	Stainless Steel Appl	Pot Lights
5	Family	Main	11.15	x 13.12	Skylight	W/O To Yard	Hardwood Floor
6	Prim Bdrm	2nd	16.4	x 13.78	Hardwood Floor	Stained Glass	Closet
7	Br	2nd	10.5	x 13.45	Hardwood Floor	Closet	Window
8	Br	2nd	12.14	x 8.53	Hardwood Floor	Window	
9	Br	3rd	13.45	x 21.98	Hardwood Floor	Closet	Window
10	Br	Lower	14.76	x 10.17	Hardwood Floor		

Client Remks: Heart be still, this is the one you have been waiting for, this century Victorian has been thoroughly updated & beautifully maintained, while preserving many of the period details that one covet's, wonderful tall ceilings with plaster mouldings & medallions, ornate newel posts, the flawless original Robert McCausland stained glass windows are irreplaceable. The main floor is like a dream come true, the spacious living room with charming gas fireplace is open to the equally grand dining area, the perfect backdrop for fabulous dinner parties & relaxing with friends & family, the open concept kitchen & family room will undoubtedly become the hub of the house, with room for an oversized island for casual dining, the spacious sun soaked family room will beckon day & night, with convenient walk-out to the rear gardens, it's the space you've been dreaming of, one can easily host up to 50-60 people in this incredible main floor, the 2nd floor boasts 3 separate bedrooms & an updated bathroom, the 3rd floor houses the loft-like 4th bedroom, with charming original knotty pine floors, the lower level delivers additional flex space with a recreation room, or nanny's quarters, plus a large 3pc bathroom & large laundry room. Simply superb property, the lot is an impeccable 26.17' x 167.58', west facing with mature trees, gives off country vibes, an absolute oasis with perennial gardens & mature Japanese Maple. This pool sized lot could also make the perfect backdrop for Garden Suite, the possibilities are endless. The icing on the cake, the ultra rare private drive, measuring approximately 9' x 73', you could park a cavalry of SUV's, no more annoying street parking for you or your guests. Discover the ultimate lifestyle in the heart of the Junction. Steps from local shops, restaurants, and the LCBO, this location offers seamless transit via the nearby GO & UP Express Station. The charm of Bloor West Village, the TTC, High Park, and Roncesvalles are all just minutes away.

Inclusions: Napoleon Air Conditioner & Heat Pump (2024), Gas Line for BBQ, Shed in Rear Gardens, New Roof 2024, New Napoleon Forced Air Gas Furnace & On Demand Navien Water Boiler 2020, Gas Fireplace in Living Room, Kenmore Stainless Steel Fridge, Stainless Steel Bosch Dishwasher, Jenn-Air Stainless Steel 4 Burner Gas Stove & Oven with Range Hood, Microwave, Ecobee Thermostat, All Light Fixtures, All Window Coverings, Frigidaire Washer & Dryer.

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



39 Laws St			Sold: \$1,400,000		
Toronto Ontario M6P 2Y8			List: \$1,399,990		
Toronto W02 Junction Area Toronto					
Taxes: \$8,310.04/2025		For: Sale	% Dif: 100		
Sold Date: 05/22/2026					
SPIS: No	Last Status: SLD	DOM: 11			
Semi-Detached	Fronting On: E	Rms: 8 + 3			
Link:	Acreage:	Bedrooms: 4 + 1			
2-Storey	25 x 160 Feet	Washrooms: 3			
	Irreg:	1x4x2nd, 1x4xMain, 1x3xBsmt			
Dir/Cross St: Dundas St W/Keele St			Directions: North of Annette St		

MLS#: W13110530 **PIN#:** 213610259
Legal: PT LT 35 BLK 20 PL 553 WEST TORONTO JUNCTION AS IN WT114679; CITY OF TORONTO

Kitchens: 3	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Apartment / Finished	Drive: Private	Gas:
Fireplace/Stv: N	Drive Park Spcs: 4	Water:
Heat: Radiant / Gas	Tot Prk Spcs: 6	Water Supply Type:
A/C: Window Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Hospital, Library, Park, Public	Retirement:
Year Built: 1968	Transit, School	HST Applicable to Included In
Apx Sqft: 1500-2000	Exterior Feat: Deck, Landscaped, Paved	Sale Price:
Lot Size Source: MPAC	Yard	Farm/Agr:
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door	Oth Struct: Garden Shed
Foundation: Block	Remote, Separate Hydro Meter,	Survey Type: None
Assessment: POTL:	Upgraded Insulation	Spec Desig: Unknown
POTL Mo Fee:	Security Feat: Smoke Detector, Carbon	
Laundry lev: Lower	Monoxide Detectors	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.68	x 11.91	Hardwood Floor	O/Looks Frontyard	Crown Moulding
2	Kitchen	Main	12.66	x 8.96	Quartz Counter	Backsplash	Renovated
3	Prim Bdrm	Main	13.42	x 10.1	Hardwood Floor	Double Closet	O/Looks Backyard
4	2nd Br	Main	12.27	x 8.92	Hardwood Floor	Closet	Ceiling Fan
5	Living	2nd	15.75	x 11.94	Hardwood Floor	O/Looks Frontyard	Crown Moulding
6	Kitchen	2nd	12.53	x 9.06	Quartz Counter	Backsplash	Updated
7	Prim Bdrm	2nd	13.39	x 10.1	Hardwood Floor	Double Closet	O/Looks Backyard
8	2nd Br	2nd	12.27	x 8.89	Hardwood Floor	Closet	Ceiling Fan
9	Living	Lower	18.8	x 15.16	Laminate	Open Concept	Above Grade Window
10	Kitchen	Lower	18.8	x 15.16	Quartz Counter	Backsplash	Renovated
11	Prim Bdrm	Lower	14.99	x 11.35	Laminate	Closet	
12	Laundry	Lower	11.98	x 8.07	Concrete Floor	Above Grade Window	

Client Remks: Rare purpose-built brick triplex on coveted Laws Street, one of The Junction's best residential streets, with a Montreal-style feel & the scale & functionality of a true multi-unit building. Offering a rare alternative to the typical converted house, the property was designed from the outset as a triplex & delivers spacious self-contained suites, strong separation, durable construction, & timeless urban appeal in a neighbourhood known for character & lifestyle. Offering approximately 2,900 sq ft of well-maintained living space, the property features 3 spacious self-contained units. The main & upper suites are each bright 2-bedroom units of approximately 969 sqft, with updated 4-pc bathrooms, generous living rooms, & eat-in kitchens finished with quartz counters & subway tile backsplashes. The lower level, also approximately 969 sq ft, features 8-ft ceilings, large above-grade windows, an open-concept living, dining & kitchen area, 1 bedroom, & a 3-pc bathroom. All units are separately metered & equipped with an interconnected fire alarm system, fire-rated doors & a solid block party wall for enhanced safety & sound separation. The exterior offers a wide driveway with parking for 4 vehicles, plus a substantial block & brick 2-car garage. Mature landscaping enhances both the front & rear of the property, with stately Norway spruce, lilacs, & a maple tree creating privacy & year-round green cover, while the backyard features an elevated deck, planters, & secure lockable bike storage for 6. Garden suites allowed & single-storey expansion permitted, subject to purchaser confirmation with the municipality. Ideally located within walking distance to shops, cafes, restaurants, parks, schools, transit, High Park, & Bloor West Village. Recent updates include windows in 2013, shingles in 2018 & soffits, gutters, & leaf guards in 2019. A rare opportunity to own an income-producing multi-unit property in one of Toronto's most sought-after west-end neighbourhoods.

Inclusions: Hotpoint white stove, Samsung built-in microwave/range hood, Whirlpool white fridge, Amana white fridge, Kenmore white stove, LG stainless steel dishwasher, Samsung built-in microwave/range hood, dishwasher, Amana white stove, Broan hood vent, LG stainless steel fridge, Pax wardrobe closet in bsmt, GE dryer, washer, all blinds, garage door opener with remote and keypad, bike shed & 2 raised garden beds.

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



511 Indian Grve Toronto Ontario M6P 2J1 Toronto W02 Junction Area Toronto Taxes: \$5,415/2025 Sold Date: 04/17/2026 SPIS: No Last Status: SLD DOM: 27			Sold: \$1,375,000 List: \$1,450,000 For: Sale % Dif: 95
Att/Row/Twnhouse Link: 2 1/2 Storey Dir/Cross St: Keele & Annette	Fronting On: E Acreage: 17.5 x 110 Feet Irreg: Directions: Keele & Annette	Rms: 8 Bedrooms: 4 + 1 Washrooms: 3 1x3x3rd, 1x4x2nd, 1x4xBsmt	

MLS#: W12907326 **PIN#:** 213550327
Legal: PT LT 38 PL 769 WEST TORONTO JUNCTION AS IN CA659112; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum Exterior Feat: Porch, Patio Interior Feat: Carpet Free, Central Vacuum	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	Ground	25.92	x 13.78	Hardwood Floor	Open Concept	Fireplace
2	Dining	Ground	25.92	x 13.78	Hardwood Floor	Open Concept	Halogen Lighting
3	Kitchen	Ground	15.09	x 11.91	Modern Kitchen	Centre Island	Stainless Steel Appl
4	Breakfast	Ground	7.25	x 7.02	W/O To Patio		
5	2nd Br	2nd	14.01	x 12.01	Hardwood Floor	Double Closet	Bay Window
6	3rd Br	2nd	12.01	x 8.56	Hardwood Floor	Closet	
7	4th Br	2nd	10.6	x 8.66	Hardwood Floor	Closet	
8	Prim Bdrm	3rd	14.27	x 12.43	Hardwood Floor	3 Pc Ensuite	W/O To Patio
9	Rec	Bsmt	12.83	x 10.1	Ceramic Floor		
10	Study	Bsmt	20.67	x 8.33	Ceramic Floor		

Client Remks: Located in the trendy Junction Area. Fully Renovated in 2019! Executive 4 bedroom, 3 bathroom home. Updated modern kitchen, bathrooms and floors throughout. Open loft, third floor primary bedroom with 3pc ensuite, and walkout to rooftop sundeck. A second additional whisper quiet A/C unit. Open concept main floor with kitchen walkout to patio, living room and dinette. Completely renovated and finished basement with high ceilings, 4 piece bathroom, and Study or extra bedroom. 2 Car Parking from Laneway.
Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer.
Listing Contracted With: HOMELIFE PARTNERS REALTY CORP. **Ph:** 416-410-2880



4 Ernest Ave Toronto Ontario M6P 3M5 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$4,690.42/2025 For: Sale % Dif: 95 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,428,000 List: \$1,499,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 15.42 x 100 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x2xMain, 1x4xBsmt	Dir/Cross St: Ernest Ave. and Symington Ave. Directions: Ernest Avenue

MLS#: W13141320 **PIN#:** 213300067
Legal: PCL 38-2 SEC M23; PT LT 38 E/SPERTH AV PL M23 TORONTO; PT LT39 E/S PERTH AV PL M23 TORONTO COMM AT A POINT IN THE NLY LIMIT OF ERNEST AV 15 FT 5 INCHES MEASURED WLY THEREON FROM THE ELY LIMIT OF SAID LT 39 AND SAID POINT BEING IN THE PRODUCTION SLY OF THE CENTRELINE OF PARTITION WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE W THEREOF; THENCE NLY TO AND ALONG SAID CENTRE LINE OF WALL AND CONTINUING THENCENLY PARALLEL WITH THE ELY LIMIT OF SAID LOTS A DISTANCE OF 100 FT MORE OR LESS TO THE N LIMIT

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None, Other	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	13.62	x 13.85	Window	Hardwood Floor	Combined W/Dining
2	Dining	Main	12.34	x 13.85	Window	Hardwood Floor	Combined W/Living
3	Kitchen	Main	12.6	x 13.85	Hardwood Floor	Window	B/I Oven
4	Prim Bdrm	2nd	13.75	x 13.85	Hardwood Floor	Bay Window	4 Pc Ensuite
5	2nd Br	2nd	8.46	x 9.19	Hardwood Floor	Window	
6	3rd Br	2nd	8.4	x 13.85	Hardwood Floor	Window	
7	Utility	Bsmt	7.84	x 3.58	Laminate	Sliding Doors	

Client Remks: Excellent location move-in ready newly fully renovated semi-detached all brick house offer a sophisticated design with laneway access to space for 3-car parking! Seamless open- concept layout newly renovated with high end finishes throughout featuring high ceilings on both levels. Rich hardwood flooring, pot lights, smart toilets, new quality windows. Spacious bedrooms on the 2nd floor with rich natural light, and thoughtful details throughout make this a rare opportunity in one of Toronto's most vibrant and connected neighborhoods. Situated on a high demand street drawing significant luxury investment with an unbeatable location just a 4 minute walk to the UP Express (8 minutes to Union, 17 to Pearson), 500 meters to Dundas West Subway & steps to the West Toronto Rail- path! Close to top- rated schools & some of the city's best local dining. New AC, new furnace, new tankless HWT, new windows, doors, new flooring, new appliances and new roof! Don't Miss the chance and Good Luck!

Inclusions: Refrigerator, Built-in Oven & Microwave, Gas Stove, Range Hood, LG Dishwasher. Washer & Dryer.

Listing Contracted With: LANDING REALTY INC. **Ph:** 905-604-7171



231 Fairview Ave Toronto Ontario M6P 3A6 Toronto W02 Junction Area Toronto Taxes: \$6,635.97/2025 Sold Date: 03/09/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,700,000 List: \$1,549,000 For: Sale % Dif: 110
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 19.17 x 120 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x3xBsmt	Dir/Cross St: Runnymede Rd / Annette St Directions: Runnymede Rd / Annette St

MLS#: W12834878 **PIN#:** 213610055
Legal: PT LT 20 PL 814 WEST TORONTO JUNCTION AS IN WT104257, CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1910 Apx Sqft: 1500-2000 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.24	x 11.25	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	12.5	x 15.85	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Kitchen	Main	14.67	x 9.84	Vinyl Floor	Modern Kitchen	Stainless Steel Appl
4	2nd Br	2nd	14.57	x 11.75	Hardwood Floor	B/I Closet	Bay Window
5	3rd Br	2nd	8.5	x 15.42	Hardwood Floor	B/I Closet	
6	4th Br	2nd	8.07	x 10.24	Hardwood Floor	O/Looks Backyard	
7	Prim Bdrm	3rd	15.16	x 17.32	Laminate	W/I Closet	4 Pc Ensuite
8	Rec	Lower	13.75	x 27.76	Laminate	B/I Closet	3 Pc Bath

Client Remks: Timeless character meets thoughtful modern living in this beautifully renovated 2.5 storey home in the heart of the Junction. Built in 1910 and offering nearly 2600 square feet of living space, this exceptional residence blends original charm with stylish updates, creating a warm and inviting home designed for modern family life. Inside, original details have been carefully preserved and enhanced. New white oak hardwood floors and a striking exposed red brick feature wall add warmth and architectural character throughout. The open concept main floor is bright and welcoming, anchored by a modern kitchen with new stainless steel appliances and effortless flow into the spacious living and oversized dining areas, perfect for everyday living and entertaining. The second floor offers exceptional space and versatility, featuring a large bedroom at the front of the home with a bay window and custom built in closets, a spacious middle bedroom, and a flexible fourth room ideal as an additional bedroom, home office, or den. A well appointed family bathroom completes the level. The third floor is dedicated entirely to an extraordinary primary retreat spanning approximately 600 sqft. This private sanctuary features a comfortable sitting area, an ensuite bathroom, and an enormous walk in closet, creating a true escape within the home. The lower level provides additional open concept living space currently set up as a bachelor style suite with a bedroom area, living space, three piece bathroom, and a rear kitchenette that can easily function as laundry or additional kitchen space, with direct access to the backyard, currently covered, for added flexibility. Outside, professionally landscaped front and back yards create beautiful spaces to relax and entertain. Enjoy morning coffee on the covered front porch while watching the neighbourhood go by, or host unforgettable summer gatherings with a built in outdoor kitchen and BBQ area at the rear. A 1.5 car garage is accessed from laneway.

Inclusions: All Electrical light fixtures and remotes (where applicable). All appliances - Main floor - New LG Fridge Freezer. New LG Stove. IKEA Extractor fan. Maytag Dishwasher, Stackable LG Washer & Dryer. Basement LG fridge / freezer and LG freezer. 3 heat pumps and remotes. White bathroom cabinet. Hallway and bathroom mirrors. Garage shelving units, tool cabinets, metal open shelving and 2 car tire racks.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-762-8255



38 Kenneth Ave Toronto Ontario M6P 1H9 Toronto W02 High Park North Toronto			Sold: \$1,590,000 List: \$1,568,800		
Taxes: \$6,944.16/2026		For: Sale		% Dif: 101	
Sold Date: 07/01/2026					
SPIS: No		Last Status: SLD		DOM: 7	
Semi-Detached		Fronting On: N		Rms: 8 + 2	
Link:		Acreage:		Bedrooms: 3 + 1	
2 1/2 Storey		19.17 x 134.58 Feet		Washrooms: 3	
		Irreg:		1x4x2nd, 1x4xGround, 1x4xBsmt	
Dir/Cross St: Dundas West and Dupont Street					
Directions: West of Dundas, South of Dupont					

MLS#: W13482172 **PIN#:** 213540132
Legal: PT LT 18-19 PL 887 CITY WEST AS IN CA89001; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Sep Entrance / Fin W/O / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Accessory Apartment, Carpet Free, In-Law Suite, In-Law Capability, Primary Bedroom - Main Floor, Water Heater	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: Spec Desig:	A Hydro: Yes Phone: A Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.85	x 12.24	Hardwood Floor	Bay Window	Ceiling Fan
2	Kitchen	Ground	14.93	x 14.07	Eat-In Kitchen	W/O To Garden	Combined W/Laundry
3	Br	Ground	10.99	x 10.83	Hardwood Floor	Fireplace	French Doors
4	Kitchen	2nd	12.8	x 9.51	Stainless Steel Appl	Combined W/Laundry	Ceramic Floor
5	Sunroom	2nd	9.68	x 8.33	Skylight	O/Looks Backyard	Ceramic Floor
6	2nd Br	2nd	14.8	x 10.07	Bay Window	W/I Closet	Led Lighting
7	3rd Br	2nd	9.51	x 13.32	Large Window	Closet	Led Lighting
8	Living	3rd	15.16	x 14.76	W/O To Sundeck	Open Concept	Large Window
9	Living	Bsmt	13.78	x 13.81	Open Concept	Combined W/Dining	Closet
10	Dining	Bsmt	10.14	x 7.87	Vinyl Floor	Combined W/Living	Led Lighting
11	4th Br	Bsmt	13.62	x 11.48	Vinyl Floor	Double Closet	Window

Client Remks: A rare opportunity to own a highly flexible property in one of Toronto's most beloved west-end neighbourhoods. Quietly positioned on a tree-lined street just moments from High Park, The Junction, excellent schools, parks, cafes, transit, and some of the city's best local restaurants and shops. Currently configured as a triplex, this spacious semi-detached home offers a wide range of possibilities for today's evolving Toronto market. Continue operating as an income-generating investment property (recently rented for over \$7500/month), create an ideal multigenerational living setup, explore co-ownership opportunities, or easily adapt the space over time to suit your long-term needs. The upper two-storey owner's suite is filled with natural light and features multiple living spaces, an updated bathroom, ensuite laundry, and walkout access to a stunning rooftop terrace. The main floor one bedroom suite also includes ensuite laundry, while the lower level offers additional flexibility with existing infrastructure that could easily support a future kitchen installation if desired. The property has undergone extensive improvements over time, including a newer furnace, flat roof and rooftop deck all in 2022 and offers clean, functional, move-in ready spaces with exceptional long-term potential for both end users and investors alike. Generous lot depth, a welcoming front porch, shared backyard space, and parking further contribute to the property's long-term appeal. Whether you are an investor, extended family, co-purchaser, or buyer searching for a more creative approach to Toronto home ownership, opportunities offering this level of flexibility in neighbourhoods of this calibre are becoming increasingly difficult to find. Flexible west-end living with endless potential in one of Toronto's most beloved neighbourhoods. Some pictures virtually staged.

Inclusions: 1 x S/S Fridge, 1 x S/S Gas Stove, 1 x S/S Dishwasher, 1 x S/S Hood-vent, 1 x White Fridge, 1 x White Stove, 1 x White Dishwasher, 1 x White Hood-vent, 2 x White Washers, 2 x White Dryers, All Electrical Light Fixtures, All Window Coverings, Garden Shed in backyard, Sundeck Table, 2 chairs, Umbrella, Deck Planter and Webster Propane BBQ can be included.

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



326 Indian Grve Toronto Ontario M6P 2H5 Toronto W02 High Park North Toronto		Sold: \$2,001,000 List: \$1,599,999
Taxes: \$9,840.83/2025	For: Sale	% Dif: 125
Sold Date: 04/14/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: W	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	31.58 x 134.42 Feet	Washrooms: 4
	Irreg:	1x2xMain, 2x4x2nd, 1x3xLower
Dir/Cross St: Keele St. & Annette St. Directions: Keele St. & Annette St.		

MLS#: W12965582	PIN#:
Legal: PLAN M41 PT LOTS 52 & 53	

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1939 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete, Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.34	x 13.09	Hardwood Floor	Large Window	Wood Trim
2	Kitchen	Main	19.75	x 11.52	Tile Floor	Stainless Steel Appl	Centre Island
3	Dining	Main	19.42	x 7.25	Hardwood Floor	Combined W/Family	Open Concept
4	Family	Main	19.42	x 12.66	Hardwood Floor	Combined W/Dining	W/O To Yard
5	Prim Bdrm	2nd	19.65	x 12.34	Hardwood Floor	Ensuite Bath	W/O To Deck
6	2nd Br	2nd	10.5	x 9.15	Hardwood Floor	Window	Closet
7	3rd Br	2nd	12.34	x 11.25	Hardwood Floor	Window	Closet
8	Office	2nd	8.83	x 12.34	Hardwood Floor		
9	Br	Bsmt	18.41	x 15.09	Laminate	Open Concept	Combined W/Office
10	Rec	Bsmt	18.41	x 19.29	Laminate	Walk-Out	Above Grade Window
11	Utility	Bsmt	11.15	x 9.15	Vinyl Floor	Combined W/Laundry	Above Grade Window

Client Remks: Welcome to 326 Indian Grove, a rare, oversized semi with over 3,000 sq ft of living space that feels like a detached in one of Toronto's most coveted, family-friendly neighbourhoods in the HumberSide C.I. high school catchment. Set on an extra-wide 31'x 134' lot, with 4 car parking including a garage, this expansive property offers exceptional space, privacy, and functionality. The main floor is perfect for family living and entertaining, with a formal living room, a separate family room, and a dining room for family dinners and fancy dinner parties. A main floor powder room is an added bonus. The generous width of the home is immediately apparent, creating a bright, comfortable flow that's hard to find even in a detached home. Upstairs, a huge primary suite serves as a true retreat, with ample closet space, room for a king bed and separate sitting area and a 4 piece ensuite bathroom. A walk-out balcony extends the living space outdoors, offering a private spot for morning coffee or evening unwinding. The basement has been extended and underpinned with almost 8 ft ceilings in the extension. It's ideal for a rec room, gym, home office or guest suite. A kitchen rough in, separate entrance and walk out to the back yard also makes it perfect as a basement apartment for additional income. Outside, the extra-wide and deep lot has a two tiered deck area and large backyard with plenty of room for entertaining, gardening, kids' play, and pets. Parking is exceptional for the neighbourhood, with space for four cars including a large garage and a rare and coveted private drive. Located on picturesque Indian Grove, you're a short walk to High Park, top schools, the Junction, Bloor West Village, the subway and UP Express, and the many amenities that define this prime west-end community. 326 Indian Grove is a standout opportunity for buyers who want the scale, comfort, and presence of a detached home-without the detached price tag.

Inclusions: All appliances: Samsung Stove, Broan Hood Vent, Samsung Fridge, Bosch Dishwasher, Bosch Washer & Dryer. All Electrical Light Fixtures. All Window Coverings (except where excluded).

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-762-8255



101 Beaver Ave Toronto Ontario M6H 2G3 Toronto W02 Dovercourt-Wallace Emerson-Junction Toronto Taxes: \$8,521.18/2025 For: Sale % Dif: 97 Sold Date: 01/23/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,800,000 List: \$1,850,000
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 21.41 x 63.55 Feet Irreg:	Rms: 12 Bedrooms: 3 + 1 Washrooms: 5 1x4xGround, 1x2x2nd, 2x4x3rd, 1x4xBsmt	Dir/Cross St: Dupont & Dufferin Directions: Dupont & Dufferin

MLS#: W12672602 **PIN#:** 213140779
Legal: PART OF LOTS 12 & 13, BLOCK F, PLAN 646, PART 4 66R28573; SUBJECT TO AN EASEMENT OVER PART 4 AS IN AT4712406 SUBJECT TO AN EASEMENT IN GROSS OVER PART 7 66R30260 AS IN AT4995475 TOGETHER WITH AN EASEMENT OVER PART 7 66R28573 AS IN AT4996049 SUBJECT TO AN EASEMENT FOR ENTRY AS IN AT5031457 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 6-15 Year Built: 2018 Apx Sqft: 2000-2500 Lot Size Source: GeoWarehouse Roof: Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Attached / 2 Drive: Private Double Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Clear View, Cul De Sac, Family Room, Fireplace/Stove, Park, Public Transit Exterior Feat: Deck, Landscaped, Porch Enclosed Interior Feat: Auto Garage Door Remote, Central Vacuum, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.49	x 17.59	Large Window	B/I Bookcase	Closet
2	Office	Ground	14.07	x 11.15	Hardwood Floor	Finished	Enclosed
3	Mudroom	Ground	6	x 8.43	Double Closet	Tile Floor	4 Pc Bath
4	Family	2nd	17.65	x 13.58	O/Looks Park	Fireplace	Window Flr to Ceil
5	Dining	2nd	17.75	x 8.99	W/O To Terrace	Sliding Doors	Hardwood Floor
6	Kitchen	2nd	14.4	x 11.84	Centre Island	Breakfast Bar	Custom Backsplash
7	Prim Bdrm	3rd	12.34	x 12.01	4 Pc Ensuite	W/I Closet	W/O To Balcony
8	2nd Br	3rd	11.91	x 8.99	Hardwood Floor	4 Pc Bath	O/Looks Park
9	3rd Br	3rd	9.15	x 8.33	Large Window	Closet	O/Looks Park
10	Loft	Upper	8.5	x 7.61	W/O To Roof	Sliding Doors	Hardwood Floor
11	Rec	Bsmt	24.25	x 13.58	4 Pc Bath	Finished	Window
12	Laundry	Bsmt	8.43	x 7.68	Laundry Sink	Updated	Tile Floor

Client Remks: Discover refined urban living in this contemporary home, offering over 3,000 sf of beautifully designed space in one of Toronto's more connected communities. Built in 2018, this residence combines modern design with everyday comfort across four levels, each featuring ceilings over 9 feet and floor-to-ceiling windows that fill the home with natural light while showcasing park views on every floor. The main level features an open-concept layout with a chef's kitchen showcasing quartz counters, custom millwork, under-cabinet lighting, and designer fixtures. The spacious living area is bright and inviting, complete with a fireplace, while the dining room offers automatic blinds and a walkout to a private deck with a gas hookup for a BBQ. Upstairs, the primary suite offers a spa-like ensuite, walk-in closet with custom built-ins, and a private balcony overlooking the park. The flexible layout includes 3+1 bedrooms, 5 bathrooms, a main-floor office, dedicated laundry room, and a top-floor loft or workspace. Outdoor living is elevated with multiple spaces, including a private balcony and a rooftop terrace showcasing CN Tower and city skyline views. A rare attached 2-car garage with direct entry and mudroom adds convenience rarely found in the city. Set within a close-knit enclave of modern homes, 101Beaver Avenue is part of a true family community where neighbours are friends, children play together in the shared green space, and residents regularly connect. Just steps from Geary Avenue's vibrant cafes, restaurants, and creative studios, the location offers a unique blend of urban energy and neighbourhood warmth.

Inclusions: All appliances including: stainless steel refrigerator, stove, hood fan, microwave & dishwasher. Washer & dryer. All window coverings including automatic blinds in dining room. all electric light fixtures, garage door remote & all built-in's. Fireplace, bbq gas hookup on second floor terrace, central vacuum & water hose bibs in garage, front Porch, rooftop & 2nd floor terrace.

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



82 Kenneth Ave Toronto Ontario M6P 1J3 Toronto W02 High Park North Toronto Taxes: \$9,026/2025 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$2,026,000 List: \$2,100,000 For: Sale % Dif: 96
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 17.29 x 167.5 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 + 1 Washrooms: 4 1x2xGround, 1x5x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: Indian Road Cres Directions: Dundas W. & Humberside Blvd.

MLS#: W13109742 **PIN#:** 213530196
Legal: PCL 21-4 SEC M48; FIRSTLY: PT LT 21 N/S KENNETH AV PL M48 TORONTO COMM AT A POINT IN THE FRONT OF SAID LT AT THE INTERSECTION OF THE

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Alum Siding / Brick Gar/Gar Spcs: Attached / 2 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscape Lighting, Landscaped, Patio, Porch Interior Feat: On Demand Water Heater, Separate Heating Controls, Storage, Sump Pump, Upgraded Insulation, Auto Garage Door Remote, Built-In Oven, In-Law Suite	Zoning: Single Family residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.17	x 13.39	Open Concept	Hardwood Floor	Pot Lights
2	Dining	Ground	13.39	x 10.6	Combined W/Living	Large Window	2 Pc Bath
3	Kitchen	Ground	22.8	x 14.14	Wet Bar	B/I Appliances	Breakfast Bar
4	Prim Bdrm	2nd	13.98	x 10.93	4 Pc Ensuite	Large Window	Hardwood Floor
5	Other	2nd	11.98	x 8.14	Hardwood Floor	W/I Closet	B/I Shelves
6	2nd Br	2nd	9.09	x 8.33	W/O To Balcony	B/I Shelves	Hardwood Floor
7	3rd Br	3rd	12.01	x 7.91	Large Window	3 Pc Bath	B/I Closet
8	Exercise	3rd	13.98	x 10.93	Walk Through	Window	
9	4th Br	Bsmt	12.89	x 8.33	Above Grade Window	Closet	Vinyl Floor
10	Kitchen	Bsmt	11.78	x 8.33	B/I Appliances	Vinyl Floor	
11	Great Rm	Bsmt	17.13	x 13.09	Above Grade Window	Open Concept	3 Pc Bath
12	Mudroom	Bsmt	9.12	x 5.41	Combined W/Laundry	B/I Closet	

Client Remks: Stunning, fully renovated 3-story semi in coveted High Park. Over 3,000 sq.ft. of finished living space with high end modern finishes and a smart, functional layout. The bright main floor features an open plan living/dining, engineered hardwood flooring, stylish powder room and a chef's Scavolini kitchen and bar area with porcelain waterfall island, premium integrated appliances and a walkout to a deck Gas BBQ area and private landscaped backyard. Second floor primary retreat offers custom dressing area and a spa-inspired bath with heated floors, a wet room with soaker tub & rain shower. Second Floor includes a second bedroom with walk out to deck currently used as a home office. The third floor includes a large bedroom, a 3-piece bathroom and a flexible den/studio space. Fully finished lower level 1 -bed suite with separate entrance, kitchen, bath, laundry - ideal for in-laws or multi-gen living. Deep professionally landscaped yard has a newly rebuilt double garage with storage loft opening onto wide lane. Major renos completed 2020 with permits.

Inclusions: All appliances: Liebherr double paneled fridge w/icemaker, AEG Induction Cooktop, AEG Stainless oven, Bosh D/W, GE Monogram Wine fridge, Filtered Water in Bar area, LG Steam washer/dryer (rough-in for Laundry pair), New Integrated BBQ Grill, Nest Thermostat, In floor heating & Washlet Toto toilet in main bath, Fire shutter on Kitchen Window, Pull-out pantry in Kitchen, Upright freezer in Garage, all Appliances in LL including W/D, Stove, Dishwasher & Fridge. Smart lighting system by Dark Tools. Entire house has been newly sound insulated, included on party wall.

Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. **Ph:** 416-762-4200