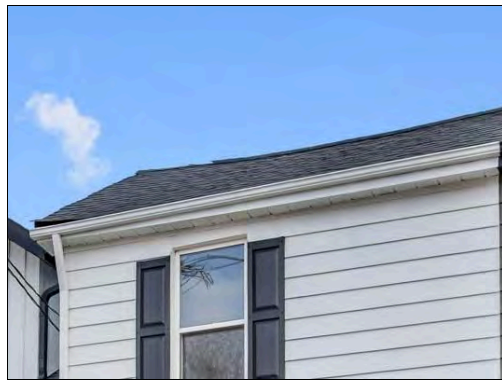


	3 Woodville Ave Toronto Ontario M4K 2J5 Toronto E03 Broadview North Toronto Taxes: \$4,276/2025 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$789,000 List: \$789,000 For: Sale % Dif: 100		
	Semi-Detached Link: 2-Storey		Fronting On: S Acreage: 15.79 x 124.5 Feet Irreg:		Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd	
	Dir/Cross St: Broadview and O'Connor Dr. Directions: West of Pape					
MLS#: E13223788 PIN#: 104010007 Legal: PCL 9621 SEC EAST YORK; PT LT P PL M228 EAST YORK COMM AT THE SE ANGLE OF SAID LT P; THENCE WLY ALONG THE SLY BOUNDARY THEREOF, 14 FT TO A POINT; THENCE NLY IN A STRAIGHT LINE TO AND ALONG THE CENTRE LINE OF PARTITION WALL DIVIDING THE PAIR OF SEMI-DETACHED DWELLING****						
Kitchens: 1 Fam Rm: N Basement: Crawl Space Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1920 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 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	
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.68	x 10.33	Window	Open Concept Hardwood Floor
2	Dining	Main	10.76	x 6.76	Window	Renovated Stainless Steel Appl
3	Kitchen	Main	13.68	x 14.34	Breakfast Bar	W/O To Yard
4	Laundry	Main	7.91	x 8.01	Skylight	Window Hardwood Floor
5	Prim Bdrm	2nd	13.58	x 9.09	Closet	Window Hardwood Floor
6	Br	2nd	8.07	x 9.58	Closet	Window Hardwood Floor
7	Br	2nd	8.07	x 10.5	Window	Hardwood Floor
Client Remks: Welcome to 3 Woodville Avenue, a beautifully renovated 3-bedroom home offering an exceptional opportunity for first-time buyers seeking a truly turnkey property in one of Toronto's most connected east-end neighbourhoods. Simply move in, unpack, and enjoy. The bright and spacious main floor features an open-concept layout, beautiful flooring, large picture windows, and seamless flow designed for both everyday living and entertaining. At the heart of the home is the renovated kitchen, thoughtfully designed with ample cabinetry, stainless steel appliances, quartz countertops, and a breakfast bar, creating a welcoming space for gathering with family and friends. Upstairs, you'll find three well-proportioned bedrooms, including a generous primary bedroom, and a functional layout that maximizes both comfort and flexibility for modern living. Set on a deep south-facing lot, the property enjoys abundant natural light throughout the day, while the spacious backyard provides plenty of room for gardening, entertaining, or relaxing outdoors. What makes this home particularly compelling is the rare combination of value, condition, and location. Finding a renovated freehold home in Toronto at this price point is increasingly difficult, making 3 Woodville an outstanding opportunity for buyers looking to enter the market without taking on costly renovations or deferred maintenance. Ideally located just steps to the vibrant shops, cafes, restaurants, and everyday conveniences of Pape Village, the home offers an exceptional blend of community and connectivity. Transit is effortless with direct bus routes to both Broadview and Pape Stations and a short walk to the future Ontario Line at Cosburn, further enhancing long-term value. Commuters will also appreciate quick access to the Don Valley Parkway. A rare opportunity to own a renovated, move-in-ready home in a thriving neighbourhood with exceptional future growth potential.						
Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures, Closet, Hot water tank owned.						
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888						



917 Broadview Ave Toronto Ontario M4K 2R2 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$5,248.44/2025 For: Sale % Dif: 97 Sold Date: 05/08/2026 SPIS: No Last Status: SLD DOM: 31			Sold: \$825,000 List: \$849,900
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.5 x 106.67 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Broadview / Danforth Directions: North of Danforth on Broadview Ave

MLS#: E12963330	PIN#: 103980358
Legal: PLAN M368 PT LOTS 82 & 83	

Kitchens: 1 Fam Rm: N Basement: Full / Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Hardboard Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Grnbelt/Conserv, Park, Public Transit, School Bus Route Interior Feat: Carpet Free, Floor Drain, Storage, Upgraded Insulation, Water Heater Owned	Zoning: CR2.5 (c0.5;r2.5*1578) Cable TV: A Gas: Yes Hydro: Yes Water: Municipal Phone: A 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	Ground	16.67	x 13.06	Bamboo Floor	Stained Glass	Combined W/Dining
2	Dining	Ground	11.75	x 9.74	Bamboo Floor	Combined W/Living	
3	Kitchen	Ground	12.66	x 8.86	Ceramic Floor	W/O To Sunroom	Eat-In Kitchen
4	Sunroom	Ground	12.99	x 7.97	Laminate	W/O To Deck	Window
5	Mudroom	Ground	12.83	x 6.99	Hardwood Floor	Window	
6	Prim Bdrm	2nd	13.98	x 10.66	Hardwood Floor	Closet	Window
7	2nd Br	2nd	13.16	x 9.32	Vinyl Floor	Window	
8	3rd Br	2nd	11.48	x 9.32	Hardwood Floor	Closet	Window
9	Office	Bsmt	12.5	x 6.99	Window		
10	Utility	Bsmt	21.98	x 12.99			

Client Remks: Welcome to 917 Broadview Ave. Attention First Time Buyers, Investors, Or Anyone wanting to live and work legally in this amazing neighbourhood! This Semi-Detached house situated in the coveted Playter Estates-Danforth community is just 10 minutes to downtown, within the sought after Jackman Avenue Public School zone, as well as Gradale Academy Private School, and Holy Name Catholic School. With a walk score of 93, it's a short walk to many amazing hotspots including The Danforth Music Hall, Riverdale and Withrow parks, Evergreen Brickworks, Danforth Village, Restaurants and shops. This location is great for an easy commute with Broadview Station and Hwy 404 close by. Located right on Broadview Ave. with a mixed commercial/residential zoning CR-2.5, this home allows you to run your home-based business legally, while attracting new clients. This is a high foot traffic area, which is ideal for new businesses. This lovely century home boasts a rare detached garage, fully fenced yard, a spacious 2 tier deck, and perennial gardens. Inside you'll find beautiful sustainable bamboo flooring on the main level, with a spacious living/dining room combo, updated eat-in kitchen, mudroom/porch at the front entrance, and sunroom/office with walkout to the deck off the kitchen. There are 3 good sized bedrooms and a 4 piece bath on the second floor. In the basement there is a large utility room/workshop with another 4 piece bathroom that has been recently updated, and a separate part finished room that can be an office/den/spare bedroom or simply a storage room. Don't miss this amazing opportunity! Seller is motivated.

Inclusions: Fridge, stove, dishwasher, washer, dryer, all window coverings, all electric light fixtures (except dining room light fixture)
Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 905-476-4337



86 Mortimer Ave
Toronto Ontario M4K 2A1
 Toronto E03 Broadview North Toronto
Taxes: \$4,389/2025 **For:** Sale **% Dif:** 109
Sold Date: 04/22/2026
SPIS: No **Last Status:** SLD **DOM:** 8
Sold: \$980,000
List: \$898,000
Semi-Detached **Fronting On:** N **Rms:** 10
Link: **Acreage:** **Bedrooms:** 3
2-Storey **17.4 x 132.25 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x4xBsmt**
Dir/Cross St: Mortimer Ave & Broadview Ave
Directions:
 Drive west on Mortimer Avenue past Logan Avenue. The property will be on your right.

MLS#: E12995534

PIN#: 103990033

Legal: PLAN M439 PT LOT 140 PT LOT 141

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Other / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.61	x 9.45	Hardwood Floor Large Window
2	Dining	Main	12.47	x 10.89	Hardwood Floor Large Window
3	Kitchen	Main	10.27	x 11.71	Walk-Out Double Sink Stainless Steel Appl
4	Breakfast	Main	6.73	x 11.68	Breakfast Area W/O To Deck O/Looks Backyard
5	Prim Bdrm	2nd	10.07	x 13.81	Hardwood Floor Large Window Closet
6	2nd Br	2nd	10.73	x 8.07	Hardwood Floor Window Ceiling Fan
7	3rd Br	2nd	9.09	x 11.68	Hardwood Floor Closet O/Looks Backyard
8	Rec	Bsmt	10.79	x 12.37	Above Grade Window Broadloom Electric Fireplace
9	Utility	Bsmt	14.04	x 6.76	Combined W/Laundry Above Grade Window Laundry Sink
10	Exercise	Bsmt	5.25	x 8.6	4 Pc Bath

Client Remks: Welcome to 86 Mortimer Ave-an inviting Semi-Detached, two-storey home set on a deep 132 ft lot in the highly desirable Broadview North neighborhood with a legal front parking pad.This property offers three bedrooms, two full bathrooms, and a large backyard. Hardwood flooring runs throughout the main and second floors, adding warmth and character. The living and dining areas are bright, well-defined spaces with a functional layout, enhanced by large windows that create an open, natural flow.The good-size kitchen is equipped with stainless steel appliances, a double sink, and ample cabinetry. It opens into a cozy breakfast area, which leads directly to a beautifully designed three-level deck-perfect for outdoor entertaining, framed by landscaped cedar trees.Upstairs, the sun-filled primary bedroom features a closet and a wide window, along with two additional well-proportioned and airy bedrooms, and a 4 pc bath.The finished basement adds versatility, offering a rec room/bedroom/office with an electric fireplace, a combined laundry and utility area, a second four-piece bathroom, and flexible space suitable for a home gym or additional storage.The fully fenced backyard provides privacy and a serene urban retreat, complete with a pergola and garden shed. Evergreens and layered plantings adorn the curb appeal along the front driveway.Quick access to the DVP, Downtown, Broadview and Chester subway, multiple TTC bus routes, and the scenic Don Valley Trails, surrounded by excellent schools, daycares, parks, sports fields, and community centres, earning an impressive rider score of 94. Nearby attractions such as Todmorden Mills Park, Evergreen Brick Works, and the Papermill Theatre provide year-round recreational and cultural opportunities. Minutes away, the vibrant Danforth offers an eclectic mix of cafes, restaurants, and local shops, contributing to the neighbourhood's strong sense of community and welcoming atmosphere.

Inclusions: GE Dishwasher, Samsung Refrigerator, Magic Chef Microwave, GE Stove, Whirlpool Dryer, GE Washer, Flat Roof 2012, Shingled Roof(2021), Windows (2026).

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



102 Mortimer Ave Toronto Ontario M4K 2A1 Toronto E03 Broadview North Toronto Taxes: \$4,615/2025 Sold Date: 02/24/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,180,000 List: \$995,000 For: Sale % Dif: 119
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.33 x 131.91 Feet Irreg: + R.O.W.	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower	Dir/Cross St: Broadview/Mortimer Ave Directions: Logan/Mortimer Ave

MLS#: E12792508 **PIN#:** 103990025
Legal: PLAN M439 PT LOT 136

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Mutual, Right Of Way Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	12.83	x 5.68	B/I Closet	Laminate	Wall Sconce Lighting
2	Living	Main	12.99	x 8.33	Open Concept	Crown Moulding	Recessed Lights
3	Dining	Main	11.32	x 9.58	Combined W/Living	Hardwood Floor	Recessed Lights
4	Kitchen	Main	11.52	x 10.07	Renovated	Quartz Counter	Stainless Steel Appl
5	Prim Bdrm	2nd	11.09	x 6	Double Closet	Hardwood Floor	Wall Sconce Lighting
6	2nd Br	2nd	10.6	x 7.91	Hardwood Floor	Window	Crown Moulding
7	3rd Br	2nd	11.15	x 9.51	Hardwood Floor	Window	Crown Moulding
8	Bathroom	2nd	0	0	4 Pc Bath	Renovated	Heated Floor
9	Rec	Lower	18.18	x 12.24	Broadloom	Closet	Recessed Lights
10	Bathroom	Lower	6.79	x 8.01	2 Pc Bath	Combined W/Laundry	Recessed Lights
11	Laundry	Lower	6.79	x 8.01	Tile Floor	2 Pc Bath	Recessed Lights

Client Remks: Experience the best of East York living in this exceptional, move-in ready home that truly earns a 10 out of 10. Nestled in a prime pocket north of the Danforth, enjoy a leisurely stroll to Chester subway station and the beloved Withrow Park. The vibrant Danforth is practically at your doorstep, offering an array of cafes, restaurants, and local shops that make this one of Toronto's most sought-after neighbourhoods. Outdoor enthusiasts will love the abundance of nearby playgrounds and parkland, with easy bike access down Pottery Road to the scenic trails of the Don Valley. The thoughtfully updated home is designed for modern life. It begins with a charming enclosed front porch providing the perfect mudroom, keeping the main living space clutter-free. Once inside, the bright open-concept living and dining areas flow seamlessly, enhanced by newer hardwood floors and updated windows, creating a quiet, comfortable interior. Two newer 2024 Panasonic Inverter ductless units deliver efficient heating and cooling ensuring year-round comfort. The renovated cook's kitchen is a true highlight, featuring quartz countertops, stainless-steel appliances, and warm hardwood floors. An oversized window and sliding patio doors flood the space in natural light and open directly to a two-tiered deck, ideal for entertaining. The expansive, fully fenced backyard is a rare offering, stretching an impressive 131ft and providing exceptional space for gardening or play. Upstairs, retreat to the primary bedroom, featuring a character-rich brick wall feature and a double closet. Additional hallway storage keeps everything neatly organized. Both 1.5 bathrooms have been tastefully updated, including the four-piece family bathroom upstairs and a convenient powder room on the lower floor. The finished lower level offers a comfortable recreation room with newer broadloom, perfect for movie nights, a playroom, or home office, along with ample storage. A truly turn-key home, ready for you to move in.

Inclusions: See Schedule B
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



51 Floyd Ave Toronto Ontario M4K 2B3 Toronto E03 Broadview North Toronto Taxes: \$5,791/2025 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,080,000 List: \$999,000 For: Sale % Dif: 108
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 27.5 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Broadview and Mortimer Directions: Between Burley and Logan

MLS#: E13445758 **PIN#:** 103990233
Legal: PLAN 1631 PT LOT 1 TO 5PT

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1954 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.75	x 7.71	Hardwood Floor	Closet	Window
2	Living	Main	16.08	x 10.96	Hardwood Floor	Picture Window	Open Concept
3	Dining	Main	11.81	x 9.94	Hardwood Floor	O/Looks Garden	
4	Kitchen	Main	16.17	x 8.73	Tile Floor	Eat-In Kitchen	O/Looks Backyard
5	Prim Bdrm	2nd	12.3	x 11.15	Hardwood Floor	Closet	Large Window
6	2nd Br	2nd	13.85	x 9.94	Hardwood Floor	Closet	O/Looks Backyard
7	3rd Br	2nd	10.53	x 8.73	Hardwood Floor	Closet	O/Looks Backyard
8	Rec	Bsmt	20.21	x 10.56	Window	Broadloom	
9	Laundry	Bsmt	12.96	x 8.1	3 Pc Bath	Window	
10	Utility	Bsmt	10.56	x 7.68	Concrete Floor	Window	

Client Remks: Welcome to 51 Floyd Ave, a rare opportunity in the highly sought-after Broadview North neighbourhood of East York. Situated on a wide 27.5 x 100 ft south-facing lot, this charming semi-detached home offers an exceptional combination of space, natural light, and future potential. Complete with a private driveway for two cars and a rare detached double car garage, this is the kind of property buyers wait for. From the moment you step inside, you'll appreciate the warmth and character that make this house feel like home. The spacious main floor features hardwood floors, generous principal rooms, and an inviting eat-in kitchen perfect for everyday family living. Upstairs, you'll find three well-proportioned bedrooms, all with hardwood floors and abundant natural light. The finished lower level provides valuable additional living space, ideal for a family room, home office, or playroom. Separate entrance for potential in-law suite. Lovingly maintained and exceptionally solid, this is a home you can move right into and enjoy from day one, while still offering plenty of opportunity to personalize over time. Large rare double car garage with potential for a garden suite or studio. The location is simply outstanding. Nestled in one of East York's most desirable family-friendly communities, you're just a short stroll to the Danforth, Broadview Station, parks, cafes, restaurants, and local shops. Families will appreciate access to excellent area schools and the strong sense of community that has made Broadview North one of Toronto's most coveted east-end neighbourhoods. Bright, spacious, and filled with charm, 51 Floyd Ave is the perfect place to put down roots and create lasting memories.

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer and dryer, mostly new light fixtures (2026), GB&E, ductless air conditioning unit

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



16 Dilworth Cres Toronto Ontario M4K 1Z6 Toronto E03 Broadview North Toronto Taxes: \$6,500.23/2025 Sold Date: 05/29/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,230,000 List: \$999,000 For: Sale % Dif: 123
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 14.54 x 122.87 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Pape Ave & Mortimer Ave Directions: Via Google Maps

MLS#: E13177052 **PIN#:** 104020299
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: 1926 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: 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: Shed Survey Type: None Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.93	x 12.34	Picture Window	W/O To Porch	Hardwood Floor
2	Dining	Main	13.25	x 10.17	Large Window	O/Looks Living	Hardwood Floor
3	Kitchen	Main	12.93	x 9.74	Eat-In Kitchen	W/O To Garden	Laminate
4	Prim Bdrm	2nd	12.66	x 10.99	O/Looks Frontyard	Closet	Hardwood Floor
5	2nd Br	2nd	11.25	x 10.07	Window	Closet	Hardwood Floor
6	3rd Br	2nd	11.52	x 8.01	Window	Closet Organizers	Hardwood Floor
7	Rec	Lower	20.01	x 12.6	Above Grade Window	3 Pc Bath	Laminate
8	Laundry	Lower	7.91	x 7.25			

Client Remks: Tucked on a quiet, tree lined street, 16 Dilworth Crescent sits on a deceptively large south-facing lot that widens to 47 feet at the rear, offering exceptional outdoor space and future potential. A welcoming covered front porch overlooks the charming streetscape, creating inviting curb appeal. Within the home, the living room awaits with stained glass windows that flank an ornamental fireplace, and hardwood floors that carry into the dining room. The dining room awards a separate room with generous room for entertaining, and connects immediately to the bright, eat-in kitchen with a surprising amount of storage and a room for a breakfast table as well. There is a walk-out to the covered rear porch, and your lifestyle can expand broadly to the unbelievable rear garden with a large grassy area for play, a defined garden bed for your summer vegetables, and outdoor dining under the built-in pergola, all beneath a mature canopy of trees. The scale of the backyard cannot be overstated and the lot presents exciting future potential, offering ample space to explore thoughtful additions or expansions. The second level features a king-sized primary bedroom which overlooks the front yard, along with two additional well proportioned bedrooms, both of which have closets. These bedrooms share access to a four-piece bathroom. The lower level extends the functional living space of this home with a spacious recreation room, room for an at-home work space and home gym. A three piece bathroom and the laundry room can also be found on this floor. A very accessible mutual driveway provides parking for one vehicle. This adorable family home is just steps from the Danforth, to neighbourhood cafes, acclaimed restaurants, local shops, and everyday essentials, and has easy access to Chester and Pape subway stations, the Don Valley Parkway, and downtown Toronto. It is a happy home, and is not to be missed!

Inclusions: See Schedule B

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



977 Broadview Ave
Toronto Ontario M4K 2R9
 Toronto E03 Broadview North Toronto
Taxes: \$4,939.27/2025 **For:** Sale **% Dif:** 92
Sold Date: 02/03/2026
SPIS: No **Last Status:** SLD **DOM:** 15
Semi-Detached **Fronting On:** E **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 19.01 x 97.41 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
 Slight narrowing toward back
Dir/Cross St: Broadview Ave & Mortimer Ave
Directions: East side of Broadview, just south of Mortimer

MLS#: E12709724 **PIN#:** 103980025
Legal: Plan M439 PT LT 9 E/S Broadview Ave

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 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Other / 0 Drive: Mutual, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Public Transit Interior Feat: Carpet Free, Sump Pump Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Broadview Ave & Mortimer Ave Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.74	x 9.84	Laminate	Combined W/Dining	Window
2	Dining	Main	26.74	x 9.84	Laminate	Combined W/Living	Window
3	Kitchen	Main	8.99	x 6.23	Laminate	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	2nd	13.32	x 10.99	Hardwood Floor	Closet	Window
5	2nd Br	2nd	10.79	x 7.87	Hardwood Floor	Closet	Window
6	3rd Br	2nd	13.16	x 7.15	Hardwood Floor	Window	
7	Br	Bsmt	9.25	x 7.91	Laminate	Closet	Window
8	Rec	Bsmt	13.12	x 7.58			

Client Remks: This beautifully renovated semi-detached home offers a seamless blend of modern finishes and everyday urban convenience. The open-concept main floor is filled with natural light and features spacious living and dining areas, recessed lighting, and a newly updated kitchen with sleek cabinetry, contemporary countertops, and quality appliances, including a new stove, microwave, and dishwasher, along with a recently replaced refrigerator. All renovations were completed with proper building permits and have passed final City inspections, providing added peace of mind. The upper level includes three comfortable bedrooms and a renovated four-piece bathroom, while the finished basement adds exceptional versatility with a fourth bedroom, an additional four-piece bathroom, a flexible recreation or home office space, and convenient laundry. The basement has also been professionally interior waterproofed and includes a drainage system and sump pump for long-term protection. A rare private rear parking space is accessible via a mutual drive. Ideally located just steps from transit, a short walk to Broadview Station, and close to Sobeys, parks, trails, Evergreen Brick Works, Riverdale Park, the Danforth, and the Don Valley Parkway, this home is also near Chester Elementary and East York Collegiate. With outstanding walk, transit, and bike scores, it offers comfort, quality, and exceptional access to everything the city has to offer.

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



132 Mortimer Ave Toronto Ontario M4K 2A4 Toronto E03 Broadview North Toronto		Sold: \$1,202,000 List: \$1,099,000
Taxes: \$4,517/2025 Sold Date: 02/15/2026 SPIS: No Last Status: SLD DOM: 4	For: Sale % Dif: 109	
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.56 x 132 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Mortimer Ave & Logan Ave Directions: Mortimer Ave & Logan Ave		

MLS#: E12780552	PIN#: 104020186
Legal: PLAN M439 PT LOT 189 PT LOT 190	

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: 1925 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.47	x 13.78	
2	Dining	Main	9.84	x 10.83	
3	Kitchen	Main	11.81	x 11.15	
4	Breakfast	Main	5.91	x 10.17	
5	Prim Bdrm	2nd	13.12	x 13.12	
6	2nd Br	2nd	13.12	x 10.83	
7	Rec	Bsmt	11.81	x 19.03	
8	Mudroom	Bsmt	5.91	x 8.86	
9	3rd Br	Bsmt	12.14	x 9.84	

Client Remks: Welcome Home! Turnkey and ready to impress. This light-filled semi delivers the ideal balance of function, comfort, and seamless commuting. The open concept living and dining area flows into a generous kitchen with expansive counter space and abundant cabinetry. Beyond the kitchen, a rear extension creates the perfect work from home zone, studio, or bonus family space with added versatility. The spacious primary retreat features custom built-ins and a private ensuite. Upper level laundry adds everyday convenience. The finished lower level with separate entrance offers excellent flexibility for an in-law suite, dedicated office, gym, or income potential. Legal front yard parking pad included. Step outside to a tree-canopied backyard with room to entertain, unwind, or let the kids roam, complete with a large gazebo. A short stroll to Chester subway and moments to the Danforth's vibrant shops, cafes, and restaurants, plus quick DVP access for effortless city connection. Flexible layout. Prime location. Move-in ready.

Inclusions: Appliances (Fridge, Stove, Washer, Dryer, Dishwasher), ELFS, Window Coverings.

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



28 Erindale Ave Toronto Ontario M4K 1R9 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,402/2025 For: Sale % Dif: 100 Sold Date: 03/19/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,099,000 List: \$1,099,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20 x 132 Feet Irreg: Irregular lot	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x2xGround, 1x4x2nd	Dir/Cross St: Broadview / Danforth Directions: North of Danforth, east of Broadview.

MLS#: E12872806 **PIN#:** 103960387
Legal: PT LT 238 PL 257 TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1920 Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.34	x 12.07	Fireplace	Hardwood Floor	Open Concept
2	Dining	Ground	14.34	x 13.32	Hardwood Floor	Open Concept	
3	Kitchen	Ground	14.34	x 10.93	Hardwood Floor	Custom Backsplash	
4	Breakfast	Ground	7.19	x 7.09	Hardwood Floor	W/O To Deck	
5	Prim Bdrm	2nd	15.26	x 11.52	His/Hers Closets	Closet	Broadloom
6	2nd Br	2nd	10.56	x 7.68	Broadloom	Closet	
7	3rd Br	2nd	10.83	x 7.58	Broadloom	Closet	
8	Family	Bsmt	23.59	x 14.34	Broadloom	Pot Lights	Closet

Client Remks: Exclusively situated within highly coveted Playter Estates and the prestigious Jackman Avenue Junior Public School district, this South facing, well maintained residence offers an unparalleled blend of classic charm and modern convenience. This property presents a rare opportunity to enjoy a sophisticated urban lifestyle in one of Toronto's most desirable enclaves. The main level boasts an expansive open-concept living and dining area with 8.75 ft ceilings, a marble tiled fireplace and exquisitely finished with rich Merbau hardwood flooring. Designed for both everyday living and formal entertaining, the space includes a convenient 2-piece powder room. The open kitchen is combined with a spacious breakfast room that offers a direct walkout to a large, 2 tier private deck ideal for al fresco dining. The second level is home to three well-proportioned bedrooms, each offering a tranquil retreat with ample natural light. The sizeable primary bedroom has a vaulted ceiling and includes 2 large built-in closets with a separate 3rd closet for extra storage. The versatility of the home extends to the spacious family room on the lower level, providing a dedicated area for relaxation or media. Set on a deep lot, the rear exterior grounds are completely fenced-in with both side-of-house and direct-from-house access. This area is landscaped with a stone pathway leading to a substantial garden shed. The front of the house presents with a professionally landscaped, low-maintenance yard. Residents benefit from legal front pad parking and a near-perfect transit score, being just steps away from the Broadview/Danforth subway station, Carrot Common and the vibrant shops, cafes and restaurants of the Danforth.

Inclusions: All electrical light fixtures, all window coverings, fridge, stove, dishwasher, microwave, clothes washer & dryer, gas furnace, central air conditioning.

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



866 1/2 Carlaw Ave			Sold: \$1,150,000		
Toronto Ontario M4K 3L3			List: \$1,099,000		
Toronto E03 Playter Estates-Danforth Toronto					
Taxes: \$6,786.80/2026		For: Sale	% Dif: 105		
Sold Date: 06/02/2026					
SPIS: No	Last Status: SLD	DOM: 6			
Semi-Detached	Fronting On: W	Rms: 6 + 1			
Link:	Acreage:	Bedrooms: 3 + 1			
2-Storey	16 x 92.64 Feet	Washrooms: 3			
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt			
Dir/Cross St: Browning and Carlaw			Directions: Follow your GPS		

MLS#: E13196156 **PIN#:** 104030370
Legal: PT LT 6 PL 1472 TORONTO (MIDWAY); PT LT 7 PL 1472 TORONTO (MIDWAY) AS IN CA203775 S/T & T/W CA203775 CITY OF TORONTO

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Fin W/O / Full	Drive: None	Hydro:
Fireplace/Stv: N	Drive Park Spcs: 0	Gas:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water: Municipal
A/C: Central Air	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School	Waterfront:
Apx Sqft: 1100-1500	Interior Feat: On Demand Water Heater, Water Softener	Retirement:
Roof: Asphalt Shingle	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Under Contract: On Demand Water Heater
Foundation: Brick		HST Applicable to Included In
Assessment: POTL: N		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct: Fence - Full, Shed
		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.56	x 6.14	Ceramic Floor	Large Window	O/Looks Frontyard
2	Living	Main	11.19	x 13.71	Hardwood Floor	Combined W/Dining	Large Window
3	Dining	Main	11.19	x 10.79	Hardwood Floor	Combined W/Living	2 Pc Bath
4	Kitchen	Main	11.15	x 13.25	Hardwood Floor	Breakfast Bar	W/O To Deck
5	Prim Bdrm	2nd	8.73	x 12.14	Hardwood Floor	Large Window	Double Closet
6	2nd Br	2nd	8.07	x 9.12	Hardwood Floor	B/I Shelves	O/Looks Frontyard
7	3rd Br	2nd	8.89	x 12.3	Hardwood Floor	O/Looks Backyard	O/Looks Frontyard
8	Den	Bsmt	8.86	x 9.74	Laminate	3 Pc Bath	Closet
9	Laundry	Bsmt	5.77	x 9.88	Laminate	Laundry Sink	O/Looks Frontyard
10	Office	Bsmt	10.07	x 15.39	Laminate	W/O To Yard	O/Looks Frontyard
11	Br	Bsmt	7.78	x 20.21	Ceramic Floor	Large Window	O/Looks Frontyard

Client Remks: Welcome to 866 1/2 Carlaw Avenue, a beautifully renovated and well-maintained home in the heart of coveted Playter Estates and the prestigious Jackman Avenue Junior Public School district. Blending classic charm with modern flair, this inviting residence offers an opportunity to enjoy a sophisticated urban lifestyle in one of Toronto's most desirable family neighbourhoods. A welcoming enclosed front porch sets the tone before entering a bright and spacious main level filled with natural light. Warm hardwood flooring and an open-concept living and dining area create an inviting setting for everyday living and effortless entertaining. At the heart of the home, the custom kitchen is both stylish and highly functional, offering ample cabinetry, stainless-steel appliances, and a breakfast bar ideal for casual meals or gathering with friends. Just beyond, a cozy sitting area provides the perfect place to read, unwind, or watch TV, with a walk-out to the private backyard. The fenced rear garden is tranquil and beautifully designed, with a two-tier deck, mature trees, a tree house, and built-in bench seating creating an inviting outdoor retreat for relaxing, entertaining, or family time. A built-in shed provides discreet additional storage. The second level features three well-proportioned bedrooms filled with natural light, including a generous primary bedroom with a double closet. The fully finished lower level adds valuable flexibility, complete with an open office area, laundry, an additional bedroom, a three-piece bathroom, and a separate entrance. Ideally located just a short walk to Jackman School, Withrow Park, the Don Valley Ravine, and the vibrant Danforth, offering exceptional access to cafes, restaurants, shops, and amenities. With a Walk Score of 99 and easy access to both Chester and Pape subway stations, this is city living with true neighbourhood charm. Just move in and enjoy!

Inclusions: Samsung stainless steel fridge, Samsung built-in dishwasher, Samsung gas range, Samsung washer, Insignia dryer, all electric light fixtures, all window coverings, built-in garden shed, built-in storage bench on the deck.

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



10 Ferrier Ave Toronto Ontario M4K 3H4 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,794/2025 For: Sale % Dif: 114 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,250,000 List: \$1,099,000
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.25 x 100 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x5x2nd	Dir/Cross St: Danforth and Logan Directions: North of Danforth

MLS#: E13143350 **PIN#:** 104030227
Legal: PT LT 109 PL 1410 TORONTO (MIDWAY) AS IN EV78148; S/T & T/W EV78148; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block, Brick Assessment: 2025 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: 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	12.76	x 14.34	Window	Pot Lights	Hardwood Floor
2	Dining	Main	13.09	x 7.74	2 Pc Bath	Window	Hardwood Floor
3	Kitchen	Main	10.6	x 12.76	Renovated	Window	W/O To Yard
4	Prim Bdrm	2nd	12.5	x 13.91	Window	Double Closet	Hardwood Floor
5	Br	2nd	10.17	x 10.17	Window	Hardwood Floor	
6	Br	2nd	10.76	x 7.25	Window	Hardwood Floor	
7	Other	Lower	13.16	x 43.83			
8	Cold/Cant	Lower	12.76	x 6.33			

Client Remks: Welcome to 10 Ferrier Avenue, a beautifully renovated home offering over 1,300 square feet of above-grade living space in one of Toronto's most coveted East End neighbourhoods. A welcoming front porch sets the tone for what awaits inside. The spacious main floor impresses with rich hardwood floors, oversized picture windows that flood the space with natural light, and a convenient powder room, creating a warm and functional setting for everyday family life. At the heart of the home is a gorgeous custom kitchen featuring ample cabinetry, stainless-steel appliances and elegant stone countertops. Whether you are hosting a dinner party or enjoying a quiet morning, this kitchen is designed to be lived in and loved. The functional family layout makes this a home that truly works for modern living at every stage. Upstairs, three well-proportioned bedrooms offer comfortable retreats for the whole family. The spacious primary bedroom features generous closets, providing the peaceful sanctuary every homeowner deserves. Beautifully renovated above grade with stylish finishes throughout, 10 Ferrier Avenue is truly move in ready. The unfinished basement with separate entrance presents a blank canvas and exciting potential for extended family living or meaningful rental income. Rare 2 car parking adds the kind of everyday convenience that is genuinely hard to come by, and for those with a longer-term vision, this property also offers laneway housing potential, a rare opportunity to add versatility and lasting value to an already outstanding home. Nestled within the coveted Jackman Avenue Public School district and just a short walk to Withrow Park and the vibrant Danforth, you will enjoy an exceptional array of cafes, restaurants, shops and everyday amenities. With a Walk Score of 99 and only a 5-minute stroll to both Chester and Pape subway stations, effortless connectivity and a strong neighbourhood feel come standard at 10 Ferrier Avenue.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures, All window coverings, All Bathroom mirrors. Hot water tank is owned.

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



84 Ellerbeck St		Sold: \$1,550,000
Toronto Ontario M4K 2V1		List: \$1,188,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$8,340/2026	For: Sale	% Dif: 130
Sold Date: 05/12/2026		
SPIS: No	Last Status: SLD	DOM: 6
Att/Row/Twnhouse	Fronting On: W	Rms: 8
Link:	Acreage:	Bedrooms: 5
3-Storey	18.42 x 120 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xMain, 1x4xBsmt
Dir/Cross St: Danforth / Broadview Directions: Danforth to Ellerbeck		

MLS#: E13093336 **PIN#:** 103960129
Legal: PT LT 87 PL 257 TORONTO (MIDWAY) AS IN EV74433 T/W EV74433; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full / Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1917 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Private Double, Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Exterior Feat: Privacy Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.19	x 13.65	Eat-In Kitchen	Ceramic Floor	W/O To Yard
2	Family	Main	14.53	x 14.7	O/Looks Dining	Open Concept	Hardwood Floor
3	Dining	Main	11.91	x 12.17	O/Looks Family	Open Concept	Hardwood Floor
4	Prim Bdrm	2nd	10.47	x 14.57	Hardwood Floor	Bay Window	
5	2nd Br	2nd	14.11	x 9.65	Hardwood Floor	Large Window	
6	3rd Br	2nd	9.06	x 10.5	Hardwood Floor	Large Window	
7	4th Br	3rd	14.76	x 8.73	Vinyl Floor	Large Window	
8	5th Br	3rd	9.12	x 14.96	Vinyl Floor	Large Window	

Client Remks: Welcome to 84 Ellerbeck Street, a unique property offered for the first time in over 60 years! Nestled in the heart of coveted Playter Estates and within the highly sought-after Jackman School district, this rare and distinctive 3-storey end-unit townhouse presents an incredible opportunity to create your dream home in one of Toronto's most desirable neighbourhoods. Featuring 5 generously sized bedrooms and 3 bathrooms, this spacious residence is rich in character and brimming with potential. The end-unit position allows for abundant natural light and enhanced privacy, while the expansive layout with 9+ foot main floor ceilings offers flexibility for growing families, multi-generational living, or dedicated work-from-home space. A separate entrance to the basement provides excellent potential for an in-law suite or future income-generating opportunity. The home's solid structure and timeless charm make it an ideal canvas for renovators, investors, or buyers looking to customize a truly special property. Complete with rare private two-car parking and possible potential for a future laneway suite, this is a once-in-a-generation opportunity to own a landmark home in an exceptional community. Unbeatable location just steps to Broadview Station and the Danforth subway, offering seamless access to downtown and beyond. Enjoy being moments from the vibrant Danforth, with its trendy shops, restaurants, cafes, parks, and top-rated schools-truly a walker's paradise. Bring your vision and make this incredible property your own!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Chest Freezer, Window Coverings, Light Fixtures
Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-755-0123



1080 Logan Ave
Toronto Ontario M4K 3G4
 Toronto E03 Broadview North Toronto
Taxes: \$5,889/2025 **For:** Sale **% Dif:** 104
Sold Date: 05/25/2026
SPIS: No **Last Status:** SLD **DOM:** 5
Semi-Detached **Fronting On:** W **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
2-Storey **18.11 x 100 Feet** **Washrooms:** 3
Irreg: **1x4x2nd, 1x2xMain, 1x3xBsmt**
Dir/Cross St: Logan/Danforth/ S. of Mortimer **Directions:** Logan/ Danforth/ S. of Mortimer

MLS#: E13149914 **PIN#:** 103980119
Legal: Plan M439 Pt Lot 63

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 51-99 Year Built: 1927 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Hospital, Library, Park, Place Of Worship Exterior Feat: Deck, Patio, Privacy, Porch Interior Feat: Floor Drain, On Demand Water Heater, Separate Heating Controls, Sump Pump, Water Heater Owned, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Shed Survey Year: 1977 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.44	x 9.19	Hardwood Floor	Electric Fireplace	Stained Glass
2	Dining	Main	10.17	x 8.53	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	12.8	x 12.14	Renovated	Pantry	Granite Counter
4	Foyer	Main	3.28	x 12.14	Hardwood Floor		
5	Prim Bdrm	2nd	13.12	x 10.83	Hardwood Floor	Closet	Large Window
6	2nd Br	2nd	12.14	x 7.55	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.48	x 7.55	Hardwood Floor	Closet	Window
8	Rec	Bsmt	24.28	x 11.48	Heated Floor	Window	
9	Office	Bsmt	9.51	x 5.25	Window		
10	Laundry	Bsmt	9.84	x 6.23			

Client Remks: Set in the heart of Broadview North, this thoughtfully updated semi-detached home offers exceptional space, meaningful upgrades, & a highly walkable lifestyle just moments to the Danforth, Pape Station, Withrow Park, schools, shops, everyday conveniences. The fully renovated lower level substantially expands the home's usable living space, featuring high ceilings & heated floors! Lowered & underpinned, heated, polished concrete hydronic radiant in-floor heating, a spacious recreation room, renovated bathroom, bonus office or flex room, & dedicated laundry/utility space. Major system improvements include a high-efficiency combi boiler, updated drainage & sump pump systems, upgraded 200-amp electrical service, & ductless cooling. Basement renovation permits were completed & closed with the City, & the internal waterproofing carries a lifetime warranty. The main floor features an open-concept living & dining area with hardwood floors, stained glass accents, & an electric fireplace, creating a comfortable setting for both daily living & entertaining. The renovated kitchen offers granite countertops, ample cabinetry, pantry storage, peninsula layout, & valance lighting, while the rear mudroom, main-floor laundry rough-in, & powder room add practical flexibility rarely found in homes of this style. Upstairs, three bedrooms provide comfortable family living, including a bright primary bedroom with large picture window double closet. A renovated full bathroom serves the second floor with updated finishes thoughtful functionality. Additional exterior improvements include updated roof shingles, soffit, fascia, eaves. Outside, the home offers legal front pad parking a fully fenced backyard complete with deck, patio, garden space, gas BBQ hookup, storage shed. Offering well-planned living space, significant infrastructure upgrades, a prime east-end community, this is a move-in ready opportunity in one of Toronto's most vibrant convenient neighbourhoods. Schedule your private showing today!

Inclusions: All existing appliances; Frigidaire French door fridge, Kenmore electric stove, GE microwave Maytag dishwasher, LG front-load washer & LG Sensor Dry dryer, all electrical light fixtures, all window coverings, built-in electric fireplace, LG ductless A/C units, Honeywell thermostat, towel warmer, Wiser electronic rear door lock, all medicine cabinets, storage shed. Sump pump.

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



797 Carlaw Ave Toronto Ontario M4K 3L1 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,364/2025 For: Sale % Dif: 87 Sold Date: 06/04/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$1,100,000 List: \$1,269,000
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 16 x 90 Feet Irreg:	Rms: 9 + 1 Bedrooms: 4 + 1 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x4xLower Dir/Cross St: Carlaw and Danforth Directions: North of Danforth	

MLS#: E13130068 **PIN#:** 104030448
Legal: PT LT 44 PL 1152 TORONTO (MIDWAY) AS IN CA511366; TORONTO, CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.5	x 10.93	Fireplace	Pot Lights	Hardwood Floor
2	Dining	Main	9.71	x 15.26	Closet	Window	Hardwood Floor
3	Breakfast	Main	10.99	x 11.68	Pot Lights	B/I Shelves	Window
4	Kitchen	Main	7.68	x 7.68	Updated	Window	W/O To Yard
5	Prim Bdrm	Lower	14.57	x 23.92	Double Closet	Pot Lights	4 Pc Bath
6	Living	2nd	15.09	x 16.08	Fireplace	Double Closet	Hardwood Floor
7	Sitting	2nd	15.09	x 6.92	Large Window	Combined W/Sitting	Hardwood Floor
8	Dining	2nd	11.09	x 9.25	Window	4 Pc Bath	Ceramic Floor
9	Kitchen	2nd	7.68	x 8.6	Window	Updated	Ceramic Floor
10	Prim Bdrm	3rd	15.26	x 23.16	W/I Closet	3 Pc Ensuite	Pot Lights

Client Remks: Welcome to 797 Carlaw Avenue, a beautifully maintained 3-storey home offering just under 2,000 square feet of above-grade living space, thoughtfully blending character, scale, and exceptional flexibility in one of Toronto's most sought-after East End neighbourhoods. A welcoming front porch sets the tone, leading to a home rich in character, featuring exposed brick, generous principal rooms, and an abundance of natural light throughout. Currently configured as two spacious, light-filled units and fully staged to showcase the versatility and livability of each, this property is ideal for multi-generational living, a strategic investment, or a seamless conversion back to a magnificent single-family home. For those envisioning a single-family layout, we have done the work for you. Alternate floor plans are available illustrating how effortlessly this home could be transformed into a stunning 4-bedroom residence, and virtual staging has been prepared to help bring that vision to life. The transformation is more straightforward than you might expect. Situated within the coveted Jackman Avenue Public School district, this home is perfectly positioned for those seeking both community and convenience. Just steps to Withrow Park and the vibrant Danforth, you will enjoy access to an exceptional array of cafes, restaurants, shops, trails, and everyday amenities. With a Walk Score of 98 and only a 5-minute walk to both Chester and Pape subway stations, this location offers effortless connectivity while maintaining a strong neighbourhood feel. Whether you are looking to live in one unit and rent the other, accommodate extended family, or create your forever home, 797 Carlaw Avenue is a rare opportunity to own a truly versatile property in a dynamic and highly desirable community. Ask us about the alternate floor plans and virtual staging to explore every possibility this exceptional home has to offer.

Inclusions: See Schedule B attached

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



23 East York Ave			Sold: \$1,275,000
Toronto Ontario M4K 3Z8			List: \$1,295,000
Toronto E03 Broadview North Toronto			
Taxes: \$6,772/2026		For: Sale	% Dif: 98
Sold Date: 04/11/2026			
SPIS: No	Last Status: SLD	DOM: 8	
Att/Row/Twnhouse		Fronting On: E	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3	Washrooms: 3
3-Storey	14.44 x 71.1 Feet	1x2xBsmt, 1x4x2nd, 1x4x3rd	
	Irreg:		
Dir/Cross St: Pape/Mortimer Directions: Pape/Mortimer			

MLS#: E12955892 **PIN#:** 104020373
Legal: PCL BLOCK-3-10 SEC M2325; PT BLK 3 PL 66M2325 TORONTO PTS 18, 19 & 20, 66R18066; S/T AN EASEMENT OVER PT 18 66R18066 IN FAVOUR OF PTS 16 AND 17 66R18066 AS IN E229558; T/W A ROW OVER BLKS 9, 10, 14 AND 15 PL M2325 AS SET OUT IN E228369; S/T E180254, E203694; TORONTO, CITY OF TORONTO CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 1999 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block, Concrete Block Assessment: 2026 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Water Heater Security Feat: Smoke Detector	Zoning: Cable TV: A 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: Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.99	x 6.99	Crown Moulding	Hardwood Floor	Large Window
2	Dining	Main	7.97	x 12.01	Open Concept	Hardwood Floor	Crown Moulding
3	Living	Main	8.99	x 12.99	Hardwood Floor	Crown Moulding	Walk-Out
4	Br	2nd	10.01	x 12.99	Hardwood Floor	Crown Moulding	Double Closet
5	Br	2nd	8.99	x 12.01	Hardwood Floor	Crown Moulding	Double Closet
6	Bathroom	2nd	6.99	x 6	4 Pc Bath	Heated Floor	Pot Lights
7	Prim Bdrm	3rd	21	x 12.99	Hardwood Floor	4 Pc Ensuite	W/I Closet
8	Bathroom	3rd	12.01	x 4.99	4 Pc Ensuite	Heated Floor	Separate Shower
9	Den	Bsmt	12.01	x 6.99	Laminate	B/I Closet	Above Grade Window
10	Rec	Bsmt	12.99	x 12.01	Laminate	Above Grade Window	Walk-Out

Client Remks: Welcome to 23 East York Avenue - a home filled with warmth, comfort, and room to grow. This freehold townhome boasts just under 1800sqft of finished space and offers three bedrooms and three bathrooms, making it a wonderful fit for families, first-time buyers, or anyone looking for a place where life can truly unfold. The finished basement adds valuable extra living space - perfect for family movie nights, a play area, or a cozy spot to work from home. Upstairs, the huge primary bedroom feels like a true retreat, complete with its own ensuite bathroom and walk-in closet - a private space to relax and recharge at the end of the day. Enjoy the convenience of dedicated parking and added peace of mind with a new furnace and AC unit installed in 2022. Set in a welcoming, family-friendly East York neighbourhood close to parks, schools, and local favourites, this is a place where memories are made and everyday living feels just right.

Inclusions: Stove, Dishwasher, Fridge/Freezer, Washer & Dryer, Window Coverings, ELF's. All in an 'as-is, where is' condition.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



215 Fulton Ave Toronto Ontario M4K 1Y4 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$6,907/2025 For: Sale % Dif: 114 Sold Date: 07/07/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$1,600,000 List: \$1,399,000
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 18 x 100 Feet Irreg:	Rms: 9 + 2 Bedrooms: 2 + 2 Washrooms: 4 1x3x3rd, 1x4x2nd, 1x2xMain, 1x4xBsmt	
Dir/Cross St: Carlaw and Fulton Directions: One way west on Fulton			

MLS#: E13473568	PIN#: 104030093
Legal: PLAN M368 PT LOT 42	

Kitchens: 2 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Baseboard / Electric A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School Exterior Feat: Landscaped, Patio Interior Feat: Bar Fridge	Zoning: residential Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.4	x 10.66	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	11.88	x 11.48	Hardwood Floor	Pot Lights	2 Pc Bath
3	Kitchen	Main	14.6	x 9.91	Hardwood Floor	Centre Island	W/O To Yard
4	Living	2nd	16.4	x 15.32	Hardwood Floor	Open Concept	Pot Lights
5	Dining	2nd	16.4	x 15.32	Hardwood Floor	Open Concept	Pot Lights
6	Kitchen	2nd	12.3	x 9.91	Hardwood Floor	O/Looks Backyard	Renovated
7	2nd Br	2nd	15.32	x 11.55	Hardwood Floor	Bay Window	Pot Lights
8	Family	3rd	15.29	x 14.8	Hardwood Floor	3 Pc Bath	W/O To Deck
9	Prim Bdrm	3rd	15.29	x 12.66	Hardwood Floor	Double Closet	Window
10	3rd Br	Bsmt	13.55	x 12.07	Tile Floor	Window	4 Pc Bath
11	4th Br	Bsmt	11.48	x 9.97	Tile Floor	Window	W/I Closet

Client Remks: A truly rare offering in the heart of coveted Playter Estates. Welcome to 215 Fulton Avenue, an exceptional duplex that checks every box. It's been a long time since a property quite like this has come to market. Thoughtfully renovated and beautifully maintained, this stunning residence features two completely independent bi-level 2-bedroom apartments, each offering generous living space, abundant natural light, and private outdoor areas. Whether you're an owner-occupier seeking a luxurious home with rental income, a downsizer looking for an elevated lifestyle, or an investor searching for a turnkey asset in one of Toronto's most desirable neighbourhoods, this property delivers. Live in one spectacular residence while generating income from the other. Offset your mortgage, build long-term wealth, or simply enjoy the flexibility that only a property like this can provide. You can also convert it into a beautiful spacious single family home. Opportunities this versatile, this beautiful, and this turnkey are exceptionally hard to find. Located within the coveted Jackman Avenue school district and just steps to the Danforth, subway, parks, cafes, restaurants, and everything that makes Playter Estates one of Toronto's most beloved communities. A special home. A rare investment. A remarkable opportunity. 215 Fulton Avenue. This is the one you've been waiting for.

Inclusions: 2 Fridges, 2 Stoves, 2 Built-in dishwasher, 2 Microwaves, Wine fridge, 2 Washer and dryers, Water Heaters. Heat/AC - Air pumps on main, second and 3rd floors. Individual Hydro Meters for each unit, Individual Water Heaters for each unit(One Year Old). Heat/Hydro Costs In 2025 - Upper Unit- \$1934 Yearly, Lower Unit: \$2760 Yearly.

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



49 Fulton Ave		Sold: \$1,725,000
Toronto Ontario M4K 1X6		List: \$1,499,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$7,375/2025	For: Sale	% Dif: 115
Sold Date: 05/15/2026		
SPIS: No	Last Status: SLD	DOM: 3
Semi-Detached	Fronting On: S	Rms: 12 + 3
Link:	Acreage:	Bedrooms: 2 + 3
3-Storey	23.08 x 88 Feet	Washrooms: 3
	Irreg:	1x4xMain, 1x4x2nd, 1x4x3rd
Dir/Cross St: Broadview and Fulton Directions: One way west from Jackman		

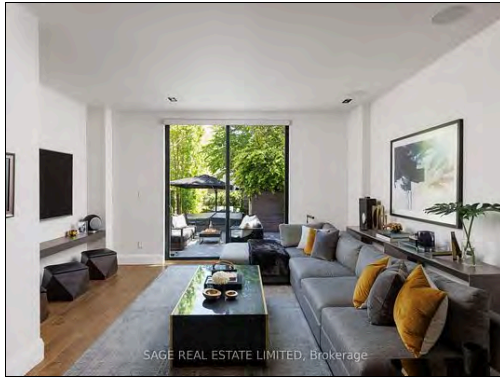
MLS#: E13117782 **PIN#:** 103980387
Legal: PLAN M368 PT LOT 71

Kitchens: 3		Exterior: Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Sep Entrance		Drive: Private	Gas:
Fireplace/Stv: N		Drive Park Spcs: 3	Water:
Heat: Forced Air / Gas		Tot Prk Spcs: 3	Water Supply Type:
A/C: Central Air		UFFI:	Sewer:
Central Vac: No		Pool: None	Waterfront:
Apx Age: 100+		Prop Feat: Fenced Yard, Park, Public	Retirement:
Year Built: 1916		Transit, Rec Centre, School	HST Applicable to Included In
Yr Built Source: MPAC		Interior Feat: None	Sale Price:
Apx Sqft: 1500-2000			Farm/Agr:
Lot Size Source: MPAC			Oth Struct:
Roof: Asphalt Shingle			Survey Type: None
Foundation: Unknown			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev: Upper			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.3	x 11.52	Hardwood Floor	Window	
2	Living	Main	29.04	x 10.63	Hardwood Floor	Open Concept	Large Window
3	Dining	Main	29.04	x 10.63	Hardwood Floor	Combined W/Living	Window
4	Kitchen	Main	11.25	x 9.42	Hardwood Floor	Stainless Steel Appl	4 Pc Bath
5	Living	2nd	21.03	x 10.66	Hardwood Floor	Open Concept	Large Window
6	Dining	2nd	21.03	x 10.66	Hardwood Floor	Combined W/Living	Large Window
7	Kitchen	2nd	11.22	x 10.3	Hardwood Floor	Eat-In Kitchen	Window
8	Sunroom	2nd	14.63	x 6.04	Hardwood Floor	O/Looks Backyard	
9	Br	2nd	10.66	x 7.84	Hardwood Floor	Window	Double Closet
10	Living	3rd	15.19	x 13.62	Hardwood Floor	Combined W/Dining	Picture Window
11	Dining	3rd	15.19	x 13.62	Hardwood Floor	Combined W/Living	
12	Kitchen	3rd	11.55	x 7.05	Hardwood Floor	Double Sink	Window
13	Br	3rd	16.6	x 11.32	4 Pc Ensuite	Double Closet	Window
14	Br	Bsmt	13.12	x 9.88	Hardwood Floor	Window	
15	Br	Bsmt	16.11	x 10.2	Hardwood Floor	Window	W/I Closet
16	Office	Bsmt	10.24	x 10.37	Hardwood Floor	Window	

Client Remks: There are homes that simply check boxes... and then there are homes like 49 Fulton Ave. Tucked into the heart of coveted Playter Estates, on a beautiful tree lined street surrounded by some of the city's most admired homes, this rare 3 storey solid brick semi is the kind of opportunity buyers wait years for. A premium corner setting. A private driveway for 3 cars (yes, in Playter Estates). Three top tier school catchments - Jackman, Earl Grey, and Riverdale Collegiate. Steps to the Danforth, the subway, incredible coffee shops, parks, and the future Ontario Line. It's all here. Loved by the same family for over 35 years, this home has been meticulously maintained and filled with warmth, character, and soul. Currently configured as 3 independent apartments across 4 thoughtfully designed levels, the possibilities here are endless. Live in one unit and generate income from the others. Create the ultimate multigenerational home. Keep it as a turnkey investment property. Or transform it into one spectacular single family residence, just like some of the incredible neighbouring homes surrounding it. The choice is yours. And that's what makes this offering so special. Inside, you're welcomed by a grand foyer rarely seen in homes like this. Natural sunlight pours through every level. High ceilings, exposed brick, updated lighting, freshly painted interiors, new hardwood floors, and new broadloom create a home that feels both timeless and refreshed. This is more than just a house. It's a chance to become part of one of Toronto's most tightly knit and beloved communities. 49 Fulton Ave is the kind of home people move into... and never want to leave.

Inclusions: 3 Fridges, 3 stoves, 2 washers, 2 dryers, GB&E, CAC, Electric light fixtures
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



979 Broadview Ave Toronto Ontario M4K 2R9 Toronto E03 Broadview North Toronto Taxes: \$6,952.68/2025 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,499,000 List: \$1,499,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 23.31 x 155 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x5x2nd	Dir/Cross St: Broadview Ave and Pottery Rd. Directions: Broadview Ave and Pottery Rd.

MLS#: E13451554 **PIN#:** 103980004
Legal: PCL 8-1 SEC M439; PT LT 8 E/S BROADVIEW AV PL M439 TORONTO; PT LT 9 E/S BROADVIEW AV PL M439 TORONTO COMM AT A POINT IN THE ELY LIMIT OF BROADVIEW AV DISTANT 7 FT 9 INCHES MEASURED SLY THEREON FROM THE NW ANGLE OF THE SAID LT 9; THENCE ELY IN A STRAIGHT LINE TO AND ALONG THE CENTRE LINE OF THE PARTY WALL BTN THE HOUSE ON THE PREMISES HEREBY DESCRIBED, AND THAT ADJOINING TO THE S THEREOF, AND CONTINUING ELY IN A STRAIGHT LIN

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: Bar Fridge, Carpet Free Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.75	x 12.47	
2	Dining	Main	15.42	x 8.86	
3	Kitchen	Main	26.57	x 12.27	
4	Foyer	Main	15.42	x 3.28	
5	Prim Bdrm	2nd	16.73	x 16.08	
6	2nd Br	2nd	13.45	x 10.99	
7	Den	2nd	12.47	x 13.12	

Client Remks: Some homes are renovated. Others are reimagined. 979 Broadview Avenue is the latter. Behind the classic Riverdale facade sits nearly 1,900 square feet of thoughtfully redesigned living space transformed through a full renovation and substantial rear addition. Every inch was carefully considered with no expense spared, with more than \$1 million invested into the home's redesign, finishes, and functionality. Custom Cameo Kitchens millwork, Taj Mahal and Michelangelo Nuvolato stone, bespoke bathrooms, Porsche Design architectural lighting, integrated smart home technology, engineered hardwood flooring, and professionally designed landscaping all come together to create a home that feels refined and cohesive. Wolf and Sub-Zero appliances anchor the kitchen, while motorized blinds, Sonos integration, custom built-ins, and warm, layered material choices elevate everyday living. Nothing here feels builder-grade. Nothing feels accidental. Light pours through the rear of the home into beautifully connected living, dining, and kitchen spaces designed for both entertaining and quiet daily life. Upstairs, the primary suite is nothing short of breathtaking featuring a full wall of windows overlooking the backyard, an over-sized designer 5pc ensuite with custom stone soaker tub and curbless shower and full wall of custom millwork with integrated lighting. There are 2 other large bedrooms upstairs, one of which was converted into an open-concept media room and office and can easily be converted back to your 3rd bedroom. Outside, the fully landscaped extra deep backyard complete with deck, patio, fencing, and hot tub feels more like a private retreat than a downtown Toronto property. 4-car parking only adds to the rarity. Perfectly positioned in the heart of Riverdale, steps to parks, the Danforth, transit, cafes, and restaurants, this is a home that was built to be felt as much as seen.

Inclusions: Bosch washing machine, Blomberg dryer, Cavavin wine fridge, Sub-Zero fridge, Wolf gas range, Blomberg dishwasher, Panasonic Microwave, beverage fridge in primary, hot tub, Sonos system, Nesr thermostat, Lutron smart lighting, all light fixtures, custom automated blinds

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



79 Ferrier Ave Toronto Ontario M4K 3H6 Toronto E03 Playter Estates-Danforth Toronto Taxes: \$7,790/2025 For: Sale Sold Date: 03/24/2026 SPIS: No Last Status: SLD DOM: 5		Sold: \$1,515,000 List: \$1,499,900 % Dif: 101
Duplex Link: 2-Storey	Fronting On: W Acreage: < .50 25 x 100 Feet Irreg:	Rms: 10 Bedrooms: 4 + 2 Washrooms: 3 1x3xGround, 1x3x2nd, 1x4xBsmt
Dir/Cross St: Pape Ave & Danforth Ave Directions: Ferrier Ave		

MLS#: E12903036 PIN#: 104030310 Assignment: No Fractional Ownership: No Vacant Land Condo: No Legal: LT 37 PL 1410 TORONTO (MIDWAY) S/T & T/W CA561208; TORONTO , CITY OF TORONTO		
Kitchens: 1 Fam Rm: Y Basement: Apartment / Sep Entrance / Finished / Walk-Up Fireplace/Stv: Y Heat: Water / Wood A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Available, Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	2nd	13.02	x 8.86	
2	2nd Br	2nd	10.83	x 9.84	
3	3rd Br	2nd	9.97	x 8.56	
4	4th Br	2nd	9.84	x 8.56	
5	5th Br	Bsmt	19.03	x 8.86	
6	Br	Bsmt	14.76	x 11.48	
7	Living	Ground	29	x 15.26	
8	Kitchen	Ground	16.08	x 10.83	

Client Remks: Bright Detached 4+2 Bedroom Home In Sought-After Jackman School District, Within The Riverdale Collegiate Institute School Boundary. Spacious Open-Concept Layout Featuring Hardwood Floors, Private Backyar. Legal Front Yard Pad Parking. Separate Entrance Basement Offers Excellent Additional Living Space. Ideally Located In The Heart Of One Of Toronto's Most Vibrant Neighbourhoods, Just Steps To Shops, Restaurants, Cafes, Commercial Amenities, Transit And Subway Station. Exceptional Opportunity For Families Or Investors In A Prime Location. Situated On A Premium 25-Ft Frontage Lot, This Property Offers Excellent Future Potential.

Inclusions: All existing electrical light fixtures, window coverings, appliances (fridge, stove, dishwasher, washer & dryer), garage door opener and remote(s), and all other permanent fixtures now attached to the property.

Listing Contracted With: SMART SOLD REALTY **Ph:** 647-564-4990



115 Jackman Ave			Sold: \$1,499,900		
Toronto Ontario M4K 2Y1			List: \$1,499,900		
Toronto E03 Playter Estates-Danforth Toronto					
Taxes: \$6,862.19/2026		For: Sale	% Dif: 100		
Sold Date: 06/09/2026					
SPIS: No	Last Status: SLD	DOM: 6			
Semi-Detached	Fronting On: E	Rms: 6 + 1			
Link:	Acreage:	Bedrooms: 3			
2 1/2 Storey	18.35 x 110.14 Feet	Washrooms: 3			
	Irreg:	1x4x3rd, 1x4x2nd, 1x3xBsmt			
Dir/Cross St: Broadview & Fulton			Directions: Broadview & Fulton		

MLS#: E13231980	PIN#: 103980207	
Assignment: No	Fractional Ownership: No	Vacant Land Condo: No
Legal: Plan M368 Pt lots11 &12 RP66R12042 Part 1		

Kitchens: 1	Exterior: Brick	Zoning: Residential
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Full / Fin W/O	Drive:	Gas: Phone:
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: Removed	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat: Family Room,	Retirement: N
Year Built: 1914	Fireplace/Stove, Public Transit, School	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: Water Heater Owned,	Sale Price:
Apx Sqft: 1500-2000	Sump Pump	Farm/Agr:
Lot Shape: Rectangular		Oth Struct: Garden Shed
Lot Size Source: MPAC		Survey Type: None
Roof: Asphalt Shingle, Membrane		Spec Desig: Unknown
Foundation: Brick		
Assessment: 2025 POTL: N		
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.48	x 14.3	Fireplace	Bay Window	Hardwood Floor
2	Dining	Main	24.48	x 14.3	Combined W/Living	Picture Window	Hardwood Floor
3	Foyer	Main	5.18	x 4.3	Glass Doors	Tile Floor	
4	Kitchen	Main	15.09	x 10.89	Stainless Steel Appl	W/O To Deck	Corian Counter
5	2nd Br	2nd	11.91	x 14.3	W/I Closet	Bay Window	
6	3rd Br	2nd	10.99	x 10.7	Large Closet	O/Looks Garden	
7	Bathroom	2nd	7.97	x 8.69	Combined W/Laundry		
8	Prim Bdrm	3rd	25.3	x 11.81	Sliding Doors	W/O To Roof	4 Pc Ensuite
9	Family	Bsmt	22.18	x 13.91	B/I Shelves	Pantry	3 Pc Bath

Client Remks: Location, Location, Location! In the highly sought-after Playter Estates neighbourhood, and within the coveted Jackman School district, this exceptional family home offers the perfect balance of convenience and tranquility. Just steps from the Danforth, with its eclectic mix of restaurants, cafes, & shops, take advantage of a vibrant urban lifestyle while enjoying the peace and quiet of being tucked just far enough away from the hustle and bustle. Both Chester & Broadview subway stations are moments away. With no neighbouring house on the south side, the spacious open-concept living and dining area is flooded with natural light from a large south facing window and features hardwood floors, wood-burning fireplace and a charming bay window while an exposed brick wall adds warmth and character. A double glass-doored vestibule, with storage cubbies & hooks, provides a practical and attractive space for coats, shoes and daily essentials. Patio doors lead from the chef's kitchen to a covered deck offering an ideal setting for alfresco dining. Designed for both style and functionality, the kitchen features premium JennAir appliances, abundant cabinetry w/pull-out storage, Corian countertops, an elegant backsplash, and a deep sink. The second floor offers two generously sized bedrooms w/walk-in closets, and a spacious 4-piece family bathroom w/Jacuzzi tub and a full-sized Maytag washer & dryer discreetly tucked behind the door for added convenience. Occupying the entire third floor, the primary retreat boasts a 4-piece ensuite, double closets and under-eaves storage. Patio doors open onto a flat roof where a previous deck was removed during a roof replacement allowing the next owner to create their own rooftop oasis. A water connection is already in place for gardening enjoyment. The finished basement offers a cozy family room with built-in bookcases, a walk-in pantry, numerous storage closets, a 3-piece bathroom, and a cold cellar with steps leading to the backyard.

Inclusions: JennAir dual fuel Stove/Oven, Range hood, Refrigerator and Dishwasher. Panasonic Microwave. Maytag Washer and Dryer. All electric light fixtures and fans. All Window Blinds. Extra fridge in the basement. Built in shelving.

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



119 Arundel Ave			Sold: \$1,725,000		
Toronto Ontario M4K 3A3			List: \$1,599,000		
Toronto E03 Playter Estates-Danforth Toronto					
Taxes: \$7,473/2025		For: Sale	% Dif: 108		
Sold Date: 02/20/2026					
SPIS: No	Last Status: SLD	DOM: 3			
Semi-Detached	Fronting On: E	Rms: 8 + 1			
Link:	Acreage:	Bedrooms: 3			
2-Storey	18.5 x 140 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x3xBsmt			
Dir/Cross St: Danforth and Logan			Directions: Danforth and Logan		

MLS#: E12792708 **PIN#:** 103970303
Legal: PT LT 97 PL 709 TORONTO (MIDWAY) AS IN CA487534; TORONTO , CITY OF TORONTO

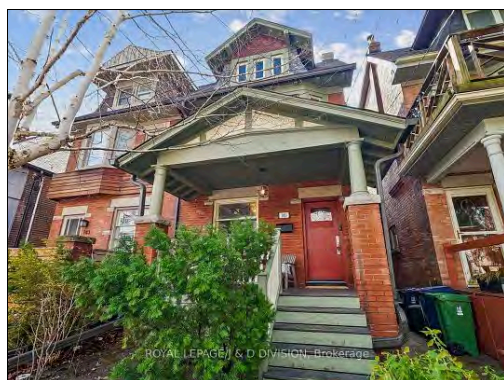
Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Water / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Wall Unit	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fenced Yard, Library, Park, Public Transit, Ravine	Retirement:
Year Built: 1913	Exterior Feat: Deck, Porch	Under Contract: Hot Water Tank-Gas
Yr Built Source: MPAC	Interior Feat: Floor Drain, Sump Pump	HST Applicable to Included In
Apx Sqft: 1500-2000		Sale Price:
Roof: Flat, Shingles		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.16	x 14.14	Open Concept	Hardwood Floor	O/Looks Frontyard
2	Dining	Ground	15.16	x 10.3	Open Concept	Hardwood Floor	Stained Glass
3	Kitchen	Ground	10.93	x 14.21	Renovated	Centre Island	Stainless Steel Appl
4	Family	Ground	10.89	x 12.66	W/O To Deck	Hardwood Floor	Open Concept
5	Prim Bdrm	2nd	13.16	x 12.93	Bay Window	Hardwood Floor	W/W Closet
6	2nd Br	2nd	9.68	x 12.73	Hardwood Floor	Window	Ceiling Fan
7	3rd Br	2nd	10.89	x 11.38	Hardwood Floor	O/Looks Garden	Window
8	Office	2nd	11.02	x 10.47	Broadloom	Window	B/I Shelves
9	Bathroom	2nd	7.22	x 6.07	4 Pc Bath	Window	Tile Floor
10	Rec	Bsmt	10.7	x 50.95	Finished	Pot Lights	Vinyl Floor
11	Bathroom	Bsmt	4.1	x 9.22	3 Pc Bath		
12	Cold/Cant	Bsmt	14.27	x 6.27			
13	Laundry	Bsmt	8.56	x 4.4	Laundry Sink	Vinyl Floor	

Client Remks: As one chapter ends, another begins. Welcome to Playter Estates! This warm and inviting family home, situated on a tree-lined street in the coveted Jackman School district, is a rare and wonderful opportunity. The covered front porch is the perfect spot to while away on a summer day, enjoying the lilac blooms and flowering shrubs. The open-concept living and dining room has an abundance of charm, with high cove ceilings, stained glass window and hardwood floors. A truly inviting space, perfect for entertaining with family and friends. The recently updated kitchen is filled with light and features new flooring, counter and cabinetry. Open to the main floor family room, it provides continued connection with its direct access to the backyard and a spacious deck. Upstairs you will find 3 bedrooms and a tandem office that allows for flexible use of space to suit your needs. The east facing bedroom, overlooking the garden, is flooded with natural light. The generously sized primary bedroom features a bay window, wall-to-wall closets and hardwood floors. The finished lower level completes the home with a large open concept rec room and 3pce bath. There is private parking for one car in the detached garage and the possibility of a second spot for a small car with the removal of the back gate. The double wide laneway provides convenient and easy access and has Laneway Housing Potential. Located in a Sought-after Community, a Short Walk to Chester Station, Withrow Park and the many restaurants and shops on the Danforth. Not to be missed!

Inclusions: Bosch Fridge, Kitchen Aid Induction Stove, Bosch Built-in Dishwasher, LG Front Load Washer & Dryer, Vent-hood, Ductless AC, Split Ductless AC/Heat Pump, Sump Pump, All Built-ins, Wardrobe in 2nd Bedroom, Media Unit/Storage in Basement, All Electric Light Fixtures/Ceiling Fans, All Window Coverings, Garden Shed, Garage Door Opener & Remote.

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



141 Browning Ave			Sold: \$1,620,000
Toronto Ontario M4K 1W4			List: \$1,649,000
Toronto E03 Playter Estates-Danforth Toronto			
Taxes: \$7,495.62/2025		For: Sale	% Dif: 98
Sold Date: 05/07/2026			
SPIS: No	Last Status: SLD	DOM: 29	
Semi-Detached	Fronting On: S	Rms: 8 + 2	
Link:	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	18.92 x 105.17 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Logan, Danforth Directions: Browning between Logan and Arundel			

MLS#: E12974398

PIN#: 103970101

Legal: See Schedule B

Kitchens: 1		Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Walk-Up / Sep Entrance / Full		Drive: None	Gas:
Fireplace/Stv: N		Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age: 100+		Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School	Retirement:
Year Built: 1918		Interior Feat: In-Law Capability	HST Applicable to: Included In
Yr Built Source: MPAC			Sale Price:
Apx Sqft: 2000-2500			Farm/Agr:
Lot Size Source: GeoWarehouse			Oth Struct: Shed
Roof: Membrane, Asphalt Shingle			Survey Type: None
Foundation: Unknown			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev: Lower			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.94	x 10.79	Wood Trim	Stained Glass	Imitation Fireplace
2	Dining	Main	12.43	x 12.37	Bay Window	Wood Trim	Hardwood Floor
3	Kitchen	Main	15.16	x 12.6	Family Size Kitchen	Granite Counter	Pantry
4	Br	2nd	15.09	x 12.5	Bay Window	Closed Fireplace	Closet
5	Study	2nd	6.1	x 3.05	Combined W/Br	Hardwood Floor	
6	2nd Br	2nd	12.24	x 12.34	Closet	Hardwood Floor	
7	3rd Br	2nd	12.34	x 8.1	Broadloom		
8	Office	2nd	9.22	x 7.61	Broadloom	O/Looks Backyard	Combined W/Br
9	Prim Bdrm	3rd	26.57	x 15.06	Hardwood Floor	Closet	
10	Rec	Bsmt	19.09	x 13.78	4 Pc Bath	Vinyl Floor	
11	5th Br	Bsmt	14.37	x 13.88	Broadloom	Above Grade Window	
12	Laundry	Bsmt	9.38	x 8.07	Combined W/Rec	Laundry Sink	Vinyl Floor
13	Utility	Bsmt	6.89	x 6.2	Tile Floor		

Client Remks: This 2 3/4-storey semi-detached home in sought-after Playter Estates blends timeless character with everyday comfort in the coveted Jackman School District. Built in 1918, the home welcomes you with a covered front porch overlooking Browning Avenue's tree-lined boulevard. It features original oak trim, high baseboards and stained-glass windows that speak to its history. Inside the wood floors and elegant cove ceilings frame warm, inviting principal rooms while a spacious family-sized kitchen with granite counters, large pantry and abundant cabinetry becomes the natural gathering place for daily life and entertaining. The home has been updated over time with conveniences like air conditioning while preserving its original character. The second floor offers three well-proportioned bedrooms including a front bedroom with a coal insert fireplace and study alcove, renovated 4-piece bathroom and a tandem third bedroom with an office/sunroom ideal for working from home or growing families. The third floor provides a generous and private primary retreat with airy southern views through sliding glass doors to the recently replaced roof. The fully finished basement extends the living space with a recreation room, a fifth bedroom and a renovated 3-piece bathroom offering flexibility for guests, teens, or extended family. Outside, a fenced south-facing garden with a stone patio and private dining area creates a quiet, sun-filled place to unwind or entertain. It is just a short walk to Chester subway station, Withrow and Riverdale Parks, the Don Valley Ravine System, the vibrant restaurants and boutique shops of the Danforth and easy driving access to the Don Valley Parkway. This is a home to put down roots and create meaningful memories for years to come in a coveted neighbourhood and community.

Inclusions: Existing Fridge, Stove, Range Hood, Microwave, Dishwasher, Washer, Dryer, All Electric Light Fixtures, Broadloom Where attached, Closed Coal Insert Fireplace in Front Bedroom, Gas Burner & Equipment, Central Air Conditioning & Equipment, Fridge in basement, Shed.

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



164 Fulton Ave			Sold: \$1,920,000		
Toronto Ontario M4K 1Y3			List: \$1,649,000		
Toronto E03 Playter Estates-Danforth Toronto					
Taxes: \$7,327.82/2026		For: Sale	% Dif: 116		
Sold Date: 06/16/2026					
SPIS: No	Last Status: SLD	DOM: 11			
Semi-Detached	Fronting On: N	Rms: 7 + 1			
Link:	Acreage: Not Appl	Bedrooms: 4 + 1			
2 1/2 Storey	18.58 x 119.72 Feet	Washrooms: 3			
	Irreg: Irregular	2x4, 1x3			
Dir/Cross St: Logan Avenue & Fulton Avenue			Directions: -		

MLS#: E13247738	PIN#: 104020436
Assignment: No	Fractional Ownership: No
Legal: PCL 29-2 SEC M368; PT LT 29 N/S FULTON AV PL M368 TORONTO; PT LT 30 N/S FULTON AV PL M368... See schedule for full listing description.	

Kitchens: 1 + 0	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: Right Of Way	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: No	Pool: None	Waterfront:
Apx Age:	Proff Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000	Exterior Feat: Deck, Patio, Porch	HST Applicable to: Included In
Lot Shape: Irregular	Interior Feat: Water Heater Owned	Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle, Flat		Oth Struct:
Foundation: Poured Concrete		Survey Type: Unknown
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.33	x 4.07	Pot Lights	Tile Floor	
2	Living	Main	15.26	x 10.6	Brick Fireplace	Hardwood Floor	Open Concept
3	Dining	Main	12.99	x 9.25	Open Concept	Hardwood Floor	Bay Window
4	Kitchen	Main	15.09	x 13.58	Quartz Counter	Stainless Steel Appl	W/O To Deck
5	Prim Bdrm	2nd	11.06	x 11.84	His/Hers Closets	Broadloom	3 Pc Ensuite
6	2nd Br	2nd	15.32	x 10.99	Gas Fireplace	Hardwood Floor	W/O To Deck
7	3rd Br	3rd	11.52	x 10.24	Broadloom	Double Closet	
8	4th Br	3rd	15.09	x 10.99	Broadloom	Closet	
9	5th Br	Lower	14.5	x 11.68	Broadloom	Mirrored Closet	
10	Workshop	Lower	14.5	x 12.5			

Client Remks: Once you step inside 164 Fulton Avenue, you're very likely to fall in love. Set in the heart of Playter Estates, this character-rich semi blends timeless craftsmanship with thoughtful modern updates. Classical porch columns and period details hint at the home's century of stories, while four generous levels of living space deliver a footprint rarely found in this pocket. The open-concept main floor flows front to back: a welcoming living room anchored by a brick fireplace and curved bay window, a sun-filled dining area, and a refreshed white kitchen at the back with quartz counters, stainless steel appliances, and a walkout to a rear deck and garden. Exposed brick walls thread through as a nod to its century-old roots. On the second floor, the primary bedroom comes with a private en-suite. The second bedroom is a retreat: a curved bay window, a fireplace, and direct access to the front deck. Up another half-flight, two more bedrooms sit beneath sloped ceilings and dormer windows, with a sprawling patio above the treetops. The finished lower level adds bright, flexible space for a family room, office, gym, or guest suite. Outside, four distinct outdoor spaces define the rhythm of the home. The covered front porch invites morning coffee and chats with neighbours; the rear deck off the kitchen is a quieter escape into the garden. The second-floor front deck catches golden afternoon light. The show-stopper: the third-floor patio above the treetops, for dinner parties, lingering sunsets, and stargazing. Weekends are for Danforth Avenue, Toronto's Greektown. Pape and Chester subway are a short walk, Riverdale Park is around the corner, downtown in twenty. In the coveted Jackman Public School District and Riverdale Collegiate catchment. 164 Fulton is a true Playter Estates box-ticker, and it might just be your happily ever after. Two-car tandem parking at the rear, a true rarity in this pocket.

Inclusions: Existing: Stainless Steel fridge, stove, B/I microwave, B/I dishwasher., washer, dryer, central air conditioning, hot water tank (On Demand), broadloom where laid, electric light fixtures, window coverings.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-236-1871



882 Broadview Ave		Sold: \$1,950,000
Toronto Ontario M4K 2R1		List: \$1,999,000
Toronto E03 Playter Estates-Danforth Toronto		
Taxes: \$10,127.39/2025	For: Sale	% Dif: 98
Sold Date: 04/28/2026		
SPIS: No	Last Status: SLD	DOM: 42
Multiplex	Fronting On: W	Rms: 18
Link:	Acreage:	Bedrooms: 6
3-Storey	32 x 130 Feet	Washrooms: 6
	Irreg:	6x4
Dir/Cross St: Broadview/Danforth Directions: Just North of the Danforth		

MLS#: E12893678	PIN#: 103950213
Assignment: No	Fractional Ownership: No
Legal: Pt Lot 52, Pt Lot 53, Plan 257Y	Vacant Land Condo: No

Kitchens: 6 Fam Rm: Y Basement: Apartment Fireplace/Stv: N Heat: Baseboard / Electric A/C: Window Unit Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Res 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rare investment and development opportunity in the heart of Playter Estates with this detached, legal purpose-built 6-plex situated on a prime 32x130 foot lot. Located just steps from Broadview Station and the endless amenities of the Danforth, this property offers incredible versatility with 6 rear parking spots, two interior stairwells, and all-electric heating and cooling. The building is primed for high-yield cash flow as 5 of the 6 one-bedroom units were fully renovated within the last year, and the property can be delivered vacant on closing to allow for immediate market-rent optimization. Beyond its current state, the site holds massive upside with a proposed redevelopment plan for an 8-storey mid-rise consisting of 27 residential units and one ground-floor retail unit; architectural drawings are available for review, making this an ideal acquisition for those looking to hold a renovated asset or execute a high-density vision in a world-class transit hub. Inclusions: All existing chattels at time of sale.					
Listing Contracted With: PROPERTY.CA INC. Ph: 416-583-1660					