

	198 Lansdowne Ave Toronto Ontario M6K 2V9 Toronto W01 Roncesvalles Toronto Taxes: \$4,343.54/2025 Sold Date: 03/02/2026 SPIS: No Last Status: SLD DOM: 12			Sold: \$819,000 List: \$828,000 For: Sale % Dif: 99				
	Semi-Detached Link: 2-Storey			Fronting On: W Acreage: 16.09 x 84.62 Feet Irreg: 1x4x2nd, 1x4xLower				
	Dir/Cross St: Dundas & Lansdowne Directions: South on Lansdowne Ave from Dundas, just South of Rideau Ave on West side of Lansdowne.			Rms: 6 + 2 Bedrooms: 3 Washrooms: 2				
MLS#: W12796462 PIN#: 213360502 Legal: PT LT 33 PL 444 PARKDALE								
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Brick / 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: Hydro: Water: Phone: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	12.24	x 10.07	Hardwood Floor	Window		
2	Dining	Main	12.66	x 9.78	Hardwood Floor	Window		
3	Kitchen	Main	11.15	x 10.2	Window			
4	Mudroom	Main	6.56	x 4.92	Large Window			
5	Other	Main	6.99	x 6.82	Panelled	W/O To Yard	Window	
6	Prim Bdrm	2nd	11.81	x 10.33	Hardwood Floor	Closet	Window	
7	2nd Br	2nd	11.78	x 7.74	Hardwood Floor	Closet	Window	
8	3rd Br	2nd	12.34	x 8.17	Hardwood Floor	Window	Panelled	
9	Rec	Lower	15.98	x 12.01	Dry Bar			
10	Utility	Lower	14.83	x 12.24	Concrete Floor	Laundry Sink		
Client Remks: Welcome to this cherished semi-detached home in the heart of Toronto's vibrant West End, which offers a fantastic canvas for buyers ready to renovate and make it their own! Lovingly held by the same family for decades, this charming residence offers 3 bedrooms, 2 bathrooms, including a newer 4-piece on the lower level, and endless potential for buyers eager to personalize and add value. Set in an unbeatable location, you're just moments from the green space and community charm of Sorauren Park, which hosts the ever popular farmer's market. Also a short stroll away, you have groceries, restaurants, shopping, and TTC at your doorstep too. Nestled in one of Toronto's most walkable, family-friendly neighbourhoods, this is a rare opportunity to secure a home with great potential in a truly exceptional setting!								
Listing Contracted With: RIGHT AT HOME REALTY Ph: 416-391-3232								



54 Lansdowne Ave Toronto Ontario M6K 2V8 Toronto W01 Roncesvalles Toronto Taxes: \$4,275.67/2025 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 15			Sold: \$985,000 List: \$899,000 For: Sale % Dif: 110
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 18.46 x 50 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 + 1 Washrooms: 3 1x3xMain, 1x4xLower, 1x4x2nd	Dir/Cross St: Lansdowne & Queen Directions: On Lansdowne. N. of Queen

MLS#: W12818042 PIN#: 213390395 Assignment: No Fractional Ownership: No Vacant Land Condo: No Legal: PT BLK A PL 444 PARKDALE AS IN CA752893; S/T AND T/W CA752893; CITY OF TORONTO	
Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: N 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: Interior Feat: Sump Pump
	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 10.43	Hardwood Floor	O/Looks Frontyard	East View
2	Dining	Main	10.43	x 8.5	Tile Floor	Open Concept	W/O To Deck
3	Kitchen	Main	9.42	x 7.15	Tile Floor	Open Concept	W/O To Deck
4	Bathroom	Main	4	x 6.82	Tile Floor	Separate Shower	Pedestal Sink
5	Br	Lower	15.91	x 14.07	Tile Floor	Window	Ne View
6	Bathroom	Lower	4.92	x 6.59	4 Pc Ensuite	Tile Floor	Window
7	Laundry	Lower	8.6	x 7.41	Concrete Floor		
8	Foyer	Main	6	x 4.99	Walk-Out	Staircase	
9	Living	2nd	13.09	x 9.09	Hardwood Floor	O/Looks Frontyard	Large Window
10	Kitchen	2nd	10.43	x 15.68	Combined W/Dining	Quartz Counter	Stainless Steel Appl
11	Dining	2nd	10.43	x 15.68	Combined W/Kitchen	W/O To Deck	
12	Bathroom	2nd	5.15	x 5.84	4 Pc Bath	Linoleum	Window
13	Br	3rd	11.09	x 12.83	Hardwood Floor	East View	B/I Closet
14	2nd Br	3rd	10.66	x 9.74	Hardwood Floor	North View	Vaulted Ceiling
15	Laundry	3rd	5.68	x 5.25	Open Concept	Staircase	

Client Remks: Nestled where Roncesvalles' village charm blends with Queen West's creative pulse, 54 Lansdowne is a home where character and natural light welcome you. Originally a four-bedroom semi-detached, it is currently configured as two self-contained suites: APT 1 (main & lower) offers a 1-bedroom, 2 full-bath layout; APT 2 (second & third floors) features 2 bedrooms and 1 bath. Exceptional flexibility creates multiple pathways: live in one unit and generate rental income from the other, co-own with confidence and shared responsibility, invest in a prime location, or convert back to a single-family residence: ideal for first-time buyers, downsizers, or those seeking a fresh start. Each unit features it's own chef's kitchen, each an epicurean's delight and natural gathering space, perfect for entertaining, supervising homework, or culinary exploration. Thoughtful storage, in-suite laundry, and abundant light enhance everyday living in both homes. Steps to destination dining, cafes, boutiques, and daily essentials. Quick access to TTC (streetcar, bus & subway), the Gardiner, the lakefront, and the Martin Goodman Trail complete the lifestyle.

Inclusions: 2 refrigerators, 2 stoves, 2 range exhaust units, 2 dishwashers, second floor kitchen bench, basement stacked front loading clothes washer & dryer, third floor side by side - front loading clothes washer & dryer, gas burner & equipment complete (forced air furnace), central air conditioning, sump pump, all electric light fixtures now attached, all washroom fixtures - cabinets & mirrors.

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



174 Lansdowne Ave Toronto Ontario M6K 2V9 Toronto W01 Roncesvalles Toronto Taxes: \$5,912/2026 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$920,000 List: \$949,900 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20 x 129 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 3 1x4xMain, 1x4x2nd, 1x2xLower Dir/Cross St: Lansdowne & Dundas Directions: Lansdowne & Dundas	

MLS#: W13163124 **PIN#:** 213360490
Legal: PT LT 38 PL 444 PARKDALE AS IN CA697547;

Kitchens: 2 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1890 Yr Built Source: Other Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Yes Hydro: Yes Water: Municipal Phone: Yes Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.48	x 11.12	Parquet Floor
2	Kitchen	Main	15.09	x 13.58	Ceramic Floor Eat-In Kitchen
3	Dining	Main	15.09	x 13.58	Ceramic Floor Window
4	Br	Main	11.25	x 13.25	W/I Closet Window Parquet Floor
5	Br	2nd	11.25	x 13.16	Hardwood Floor Window
6	Kitchen	2nd	11.12	x 9.78	Tile Floor Window
7	Br	2nd	13.12	x 11.12	Hardwood Floor Closet
8	Br	2nd	10.1	x 5.31	Hardwood Floor Closet
9	Kitchen	Bsmt	15.12	x 10.17	Tile Floor
10	Rec	Bsmt	12.4	x 13.85	Tile Floor

Client Remks: Located in vibrant Roncesvalles, this solid semi-detached 2-storey home offers an exceptional opportunity for investors, renovators, builders, and trendsetters alike. Featuring a functional layout with spacious principal rooms and a walk-out basement with separate access, the property offers plenty of potential for customization and added value. A rare double-car garage (can fit 3 cars with a tandem spot) adds valuable convenience in this sought-after urban neighbourhood. Enjoy being steps from the shops, cafes, restaurants, and local markets that make Roncesvalles one of Toronto's most beloved west-end communities. Surrounded by excellent parks and green spaces, including High Park, Sorauren Park, and the Martin Goodman Trail along the waterfront, the area offers endless opportunities for walking, cycling, recreation, and family activities. Convenient access to subway lines, streetcars, GO Transit, and the Union-Pearson Express makes commuting across the city and to the airport effortless. This is a rare opportunity to create your vision in a highly sought-after neighbourhood known for its strong community feel, character homes, and urban lifestyle.

Inclusions: Main Floor: Fridge, Stove. Second Floor: Stove. Lower Level Stove. Washing Machine. All Electrical Light Fixtures. All Window Coverings. Roof 5 yrs, Furnace 10 yrs.

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



28 Silver Ave Toronto Ontario M6R 1X8 Toronto W01 Roncesvalles Toronto Taxes: \$4,721/2026 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$995,000 List: \$995,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.42 x 70 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 1 1x4x2nd	
Dir/Cross St: Howard Park / Dundas St. W. Directions: From Dundas take Morrow Ave and turn second left.			

MLS#: W13022018	PIN#: 213320110
Fractional Ownership: No	Vacant Land Condo: No
Legal: 28 SILVER AVE, TORONTO, M6R1X8 LT 11, H PL 1272 TORONTO	

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Membrane, Flat Foundation: Brick Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	13.39	x 10.83	
2	Mudroom	Ground	8.73	x 6.63	Hardwood Floor
3	Living	Ground	10.3	x 9.19	Hardwood Floor
4	Dining	Ground	12.73	x 11.65	Hardwood Floor
5	Br	2nd	10.89	x 7.48	Hardwood Floor
6	Br	2nd	11.22	x 9.61	Hardwood Floor Closet
7	Br	2nd	14.99	x 8.86	Hardwood Floor Closet
8	Common Rm	Bsmt	21.82	x 14.44	Irregular Rm

Client Remks: Solid semi-detached in one of Toronto's most sought-after neighbourhoods - Roncesvalles and High Park! Located on a quiet, family-friendly street just steps from Dundas St. West, this home offers unbeatable convenience with TTC transit, trendy restaurants, bars, shopping, top-rated schools, and safe play areas for children all within reach, plus a short drive to Little Italy - truly LOCATION, LOCATION, LOCATION. The main floor features high ceilings, a large kitchen with room for a centre island, and a great room perfect for family time. Upstairs, you'll find three bedrooms (one used before as a kitchenette). The unfinished basement has fantastic potential for a family rec room, and the furnace has been updated for peace of mind. This home is solid but requires updates and is being sold AS IS. Perfect for a young family or investor looking to unlock huge potential. Easy to show - don't wait. A home inspection report available. Summary as attachment.

Listing Contracted With: SUTTON GROUP QUANTUM REALTY INC. **Ph:** 905-822-5000



139 Howard Park Ave Toronto Ontario M6R 1V8 Toronto W01 High Park-Swansea Toronto		Sold: \$900,000 List: \$998,999
Taxes: \$7,171.37/2025	For: Sale	% Dif: 90
Sold Date: 05/28/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: S	Rms: 10
Link:	Acreage:	Bedrooms: 4
2 1/2 Storey	20.5 x 142 Feet	Washrooms: 3
	Irreg:	1x3x3rd, 1x1x2nd, 1x1xMain
Dir/Cross St: Howard Park and Indian Road		
Directions: On Howard park, between Indian Road and Sunnyside		

MLS#: W13158594 **PIN#:** 213480164
Legal: PT LT 1 PL 873 CITY WEST AS IN CT108704; T/W & S/T CT108704; CITY OF TORONTO

Kitchens: 3 Fam Rm: Y Basement: Unfinished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: Survey Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane, Private Double, Private Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2001 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.17	x 3.41	
2	Living	Main	12.17	x 10.33	
3	Kitchen	Main	8.17	x 14.01	
4	Br	Main	10.99	x 10.76	
5	Bathroom	Main	5.25	x 10.76	
6	Br	2nd	12.34	x 14.17	
7	Kitchen	2nd	9.74	x 14.17	
8	Br	2nd	11.58	x 11.09	
9	Bathroom	2nd	6.43	x 8.5	
10	Living	3rd	7.35	x 14.01	
11	Kitchen	3rd	8.17	x 8.6	
12	Br	3rd	12.34	x 14.17	
13	Bathroom	3rd	4.99	x 4.99	
14	Laundry	Bsmt	16.4	x 13.75	
15	Utility	Bsmt	11.75	x 6.76	
16	Furnace	Bsmt	18.41	x 13.75	

Client Remks: Rarely offered landmark property on Howard Park Avenue, this home is ready for a new family to move in and capitalize on its full potential! While some living quarters + equipment have been updated in recent years (new hot water tank and furnace installed in 2022, roof re-done in 2009, new gas meter 2026), the rest of the home is a blank canvas ready to be made into your dream home with infinite possibilities. Currently set up as a single-family residence, but listed as a Duplex on MPAC, this large semi-detached on a deep lot has potential for expanded density possibilities, such as a multiplex or apartment-style development (for the buyer to determine - but the opportunities are many!). Featuring three kitchens with appliance rough-ins already in place, this versatile property offers endless possibilities to customize the space to suit your lifestyle or investment goals. Favourable lot positioning allows for a substantial laneway suite, with potential of up to 1200 sq ft of living space over two levels, including an optional garage - while still maintaining parking for the main residence (see letter attached). Those waiting for the chance to have their dream home in everyone's dream neighbourhood need look no further. Nestled in High Park, one of Toronto's most coveted areas, this home is also just steps to popular Roncesvalles Village, with an infinite array of boutiques, coffee shops and amazing restaurants nearby. Walk to several schools within a highly sought-after catchment. Packed with potential, this home is a truly unique opportunity.

Inclusions: 1 washer, 1 dryer and all ELF's
Listing Contracted With: KELLER WILLIAMS EMPOWERED REALTY **Ph:** 416-236-1392



29 Howard Park Ave Toronto Ontario M6R 1V3 Toronto W01 Roncesvalles Toronto Taxes: \$5,662.76/2026 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 6		Sold: \$1,305,000 List: \$999,000 For: Sale % Dif: 131
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 17.95 x 130 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd
Dir/Cross St: Howard Park & Dundas Directions: Howard Park & Dundas		

MLS#: W13143472 **PIN#:** 213330058

Legal: Pt Lt 25 Pl 1214

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove 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	15.09	x 14.76	Open Concept	Pot Lights	Gas Fireplace
2	Dining	Main	13.45	x 10.83	Bay Window	Open Concept	Hardwood Floor
3	Kitchen	Main	16.73	x 10.5	W/O To Garden	Renovated	Centre Island
4	Prim Bdrm	2nd	14.76	x 10.83	Picture Window	Closet	Hardwood Floor
5	2nd Br	2nd	9.51	x 11.15	Closet	Hardwood Floor	Window
6	3rd Br	2nd	10.73	x 9.81	Window	Hardwood Floor	O/Looks Garden

Client Remks: Roncy within reach!! Think you'll never be able to afford a freehold home in Roncesvalles? Wait until you see this! Welcome to 29 Howard Park Avenue, an absolutely charming & inviting freehold home in one of the west-end's most desirable and family-friendly neighbourhoods - Roncy! Step inside this updated semi-detached home & notice right away how bright & spacious the main level feels with its north-&-south-facing windows letting in loads of natural light. The comfy living & dining rooms have warm-toned hardwood, a cozy fireplace, & pot lights overhead - all adding to the ambiance whether you're hosting a dinner party, playing board games with the kids, or just curling up by the fire on a dreary day. The updated kitchen features stainless steel appliances, a walkout to the backyard, & a centre island where friends & family will gather over a glass of wine to chit chat & catch up. Upstairs find three family-sized bedrooms including a large primary, plus an updated bathroom. The walkout basement with good ceiling height is just waiting for you to make it the rec room or in-law suite of your dreams. An extra-long lot means two laneway parking spaces that don't eat into your lush, green backyard - never fight for street parking again! Not that you'll need the car with so many transit options mere metres away, plus Dundas West Station on TTC subway Line 2 and the Bloor GO/UP Express Station are mere minutes away by foot - hop across the city, to Union Station, or to Pearson International Airport in no time! Nestled between two of the city's most desirable high streets, you've got all the best shops, restaurants, bars, & amenities at your doorstep along Roncesvalles Avenue & trendy Dundas Street West. Welcome home!

Inclusions: Stainless steel refrigerator, stove, microwave range hood, built-in dishwasher, washer & dryer, all window coverings, all electric light fixtures all Built-In Shelves and Mirrors, Shelves in the Living Room next to the Fireplace

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



75 Fuller Ave Toronto Ontario M6R 2C4 Toronto W01 Roncesvalles Toronto Taxes: \$7,005.47/2025 Sold Date: 06/23/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,400,000 List: \$1,099,000 For: Sale % Dif: 127
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 15.71 x 124 Feet Irreg: Irregular	Rms: 8 + 3 Bedrooms: 3 Washrooms: 3 1x4xGround, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Sorauren & Queen W. Directions: One way south from Pearson Ave.

MLS#: W13450956 **PIN#:** 213390246
Legal: PLAN 572 PT LOT 12

Kitchens: 2 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.84	x 11.15	Large Window	O/Looks Frontyard	Brick Fireplace
2	Kitchen	Main	13.78	x 11.48	Tile Floor	Window	Modern Kitchen
3	Br	Main	13.78	x 10.5	Hardwood Floor	Window	3 Pc Ensuite
4	Living	2nd	13.45	x 11.15	Hardwood Floor	Window	Open Concept
5	Kitchen	2nd	9.19	x 10.83	Tile Floor	Galley Kitchen	Modern Kitchen
6	Dining	2nd	10.17	x 6.56	Tile Floor	Large Window	Walk-Out
7	Prim Bdrm	2nd	13.45	x 13.78	Hardwood Floor	Large Window	Brick Fireplace
8	Br	3rd	13.45	x 11.81	Hardwood Floor	Window	O/Looks Frontyard
9	Rec	Bsmt	12.47	x 13.78	Concrete Floor		
10	Laundry	Bsmt	12.8	x 17.06	Concrete Floor	Unfinished	Above Grade Window
11	Workshop	Bsmt	6	x 6	Bar Sink	Custom Counter	
12	Workshop	Bsmt	6	x 5.05	Concrete Floor		

Client Remks: Welcome to 75 Fuller Avenue - a rare opportunity to own a home that blends character, flexibility, size and an unbeatable location. This charming and versatile three bedroom, three bathroom, two kitchen home in Roncesvalles Village offers the perfect balance of original character and modern convenience. Thoughtfully renovated with style and functionality in mind, the home is full of personality while preserving the warmth and details that make it truly special. The bright east/west exposure fills the space with natural light, and the flexible layout offers a wonderful sense of space and possibility. Whether you're a family looking for room to grow, a professional seeking a comfortable and well-connected home, or a buyer exploring a potential multi-unit or multiplex opportunity, this property and its almost 2450 sqft of total floor space offers the versatility to suit a variety of lifestyles. Set on a quiet, tree-lined street just steps from the shops, restaurants, parks, transit, and community that make Roncesvalles one of Toronto's most beloved neighbourhoods, this is village living at its best. Enjoy cafes, local boutiques, green spaces, and everyday conveniences right outside your door. POH Thurs. JUNE 18th, 4-6pm and Sat and Sun. JUNE 20th, 21st, 2-4pm

Inclusions: Almost 2450 total square feet! Includes; Fridge x2, stove, dishwasher x2, washer and dryer, all window coverings, all light fixtures, furnace and AC.

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



9 Westminster Ave Toronto Ontario M6R 1N3 Toronto W01 Roncesvalles Toronto Taxes: \$6,417.28/2025 Sold Date: 01/26/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,471,000 List: \$1,125,000 For: Sale % Dif: 131
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 16.75 x 82 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Sorauren Ave & Westminster Ave Directions: Sorauren Ave & Westminster Ave			

MLS#: W12711104 **PIN#:** 213340307
Legal: PT BLK B PL 510 TORONTO AS IN CA667511; S/T AND T/W CA667511; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Unfinished / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room 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: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Ground	3.81	x 4.33	W/O To Porch	Ceramic Floor
2	Kitchen	Ground	11.19	x 11.78	O/Looks Backyard	Ceramic Floor
3	Living	Ground	13.98	x 13.62	Combined W/Dining	Hardwood Floor
4	Dining	Ground	13.98	x 14.07	Combined W/Living	Hardwood Floor
5	Foyer	Ground	6.76	x 8.46	W/O To Garden	Ceramic Floor Sliding Doors
6	Bathroom	2nd	7.51	x 6.14	4 Pc Bath	Ceramic Floor
7	Prim Bdrm	2nd	11.32	x 11.22	Bay Window	Hardwood Floor Large Closet
8	2nd Br	2nd	11.19	x 8.63	O/Looks Backyard	Hardwood Floor
9	Family	2nd	10.43	x 13.98	Pot Lights	Hardwood Floor
10	Utility	Bsmt	13.98	x 39.47	W/O To Yard	Concrete Floor
11	Bathroom	Bsmt	4.1	x 8.69	3 Pc Ensuite	

Client Remks: Welcome To Charming No. 9 Westminster - A Warm, Inviting Semi Just Steps From Sorauren Park, Right In The Heart Of Roncy. Thoughtfully Reimagined From A Three-Bedroom To A Spacious Two-Bedroom, This Home Offers Flexibility For Modern Family Life, With A Generous Second Floor Sitting Room That Works Beautifully As A Home Office, Playroom, Or Cozy TV Lounge. The Primary Bedroom Features A Large Organizer Closet And A Classic Bay Window Overlooking A Leafy, Quiet Street - Filling The Space With Soft Natural Light And Character. The Main Floor Is Bright And Open, With Windows Front And Back, Hardwood Throughout, And Ceramic Tile In The Kitchen And Entry For Easy Everyday Living. The Kitchen Opens To A Sweet, Low-Maintenance Perennial Garden - Perfect For Morning Coffee, Or A Little Urban Gardening Without The Upkeep. Out Back, A Fully Fenced Private Yard Offers An Escape From City Life. Location Is Everything, And This One Delivers. Steps To Sorauren Park And A 15-Minute Stroll To High Park, You'll Enjoy An Unbeatable Park-Side Lifestyle With Tennis Courts, Skating Rink, Dog Park, And Summertime Monday Night Organic Markets Right Nearby. Leafy Views, Friendly Streets, And A True Community Vibe Define The Neighbourhood. Surrounded By Some Of Toronto's Best Cafes, Restaurants, And Independent Shops - And Just Minutes From Roncesvalles, Queen West, Little Portugal, And The Junction. With A 100% Transit Score And Excellent Walkability, Getting Around Is Effortless, Whether By TTC, Subway, Gardiner, Or Lakeshore. Street Parking Available With Permit. A Rare Opportunity To Own A Special Home That's Equal Parts Cozy, Functional, And Cool - Perfectly Suited For A Growing Family Or Stylish Down Sizer In One Of Toronto's Most Loved, Park-Forward Communities. Buyer Can Convert Back To A Three Bedroom.

Inclusions: Fridge, Stove, Dishwasher, Washing Machine And Dryer, Gas Burner And Equipment, AC Unit, All Electric Light Fixtures And Ceiling Fans Currently Attached To Ceilings And Walls. All Inclusions In "AS IS" Condition.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



49 Grenadier Rd		Sold: \$1,521,749
Toronto Ontario M6R 1R1		List: \$1,199,000
Toronto W01 Roncesvalles Toronto		
Taxes: \$6,447.44/2025	For: Sale	% Dif: 127
Sold Date: 01/19/2026		
SPIS: No	Last Status: SLD	DOM: 6
Att/Row/Twnhouse	Fronting On: S	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	14.83 x 127 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Dundas St W & Sorauren Ave		Directions: Dundas St W & Sorauren Ave

MLS#: W12690900

PIN#: 213340054

Legal: PT LT 116 PL 729 CITY WEST AS IN CT725240; S/T EXECUTION 97-009708, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Part Fin	Drive: Lane	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Auto Garage Door	HST Applicable to Not Subject to HST
Lot Size Source: MPAC	Remote, Carpet Free, Sump Pump	Sale Price:
Roof: Asphalt Shingle, Rolled		Farm/Agr:
Foundation: Poured Concrete, Brick		Oth Struct:
Assessment: 2026 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Hardwood Floor		
2	Living	Main	17.39	x 14.11	Hardwood Floor	Large Window	O/Looks Dining
3	Dining	Main	7.19	x 11.09	O/Looks Living	Hardwood Floor	Window
4	Kitchen	Main	13.91	x 9.71	Quartz Counter	Stainless Steel Appl	Pantry
5	Mudroom	Main	8.01	x 5.91	B/I Shelves	W/O To Yard	Window
6	Prim Bdrm	2nd	11.19	x 14.21	Hardwood Floor	B/I Shelves	Closet
7	2nd Br	2nd	12.8	x 8.99	Hardwood Floor	Closet	Window
8	3rd Br	2nd	8.4	x 9.61	Hardwood Floor	Window	
9	Rec	Lower	30.61	x 13.09	Porcelain Floor		

Client Remks: Prime Roncesvalles Village! Bright row home nestled in one of Toronto's most sought-after neighbourhoods, proudly owned by the same family for 40 years. This welcoming two-storey residence offers 3 bedrooms and 2 bathrooms. The main floor features high ceilings, hardwood flooring throughout, and an open living and dining area alongside an updated kitchen. An area off the kitchen offers flexible potential as a future mudroom or 2-piece powder room, with a walkout to a private & peaceful backyard. A one-car garage accessed via the laneway adds valuable parking and storage. Upstairs, you'll find three well-proportioned bedrooms and a 4-piece bathroom. The basement offers a good ceiling height of 6'8", finished flooring, a 3-piece bathroom, and a separate entrance, providing flexible additional space and excellent future potential. Enjoy an unbeatable location within the coveted Howard Junior Public School catchment, steps to the vibrant shops, cafes, and restaurants along Roncesvalles Avenue, with multiple transit options including TTC streetcar and subway access, as well as the UP Express, and a short walk to Sorauren Park and its popular farmers' market. This home captures the comfort, connection, and walkability that define life in Roncesvalles Village.

Inclusions: Existing Stainless Steel: Fridge, Gas Stove, Dishwasher. Washer and Dryer. Basement Upright Freezer. All Electrical Light Fixtures. All Existing Window Coverings.

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



93 Fuller Ave Toronto Ontario M6R 2C4 Toronto W01 Roncesvalles Toronto		Sold: \$1,525,000 List: \$1,199,000
Taxes: \$7,337/2025	For: Sale	% Dif: 127
Sold Date: 05/30/2026		
SPIS: No	Last Status: SLD	DOM: 4
Att/Row/Twnhouse	Fronting On: E	Rms: 6 + 1
Link:	Acreage: < .50	Bedrooms: 3
2-Storey	15 x 124 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Sorauren & Pearson Directions: Use GPS		

MLS#: W13173950 **PIN#:** 213390235
Legal: PT LT 9 PL 572 PARKDALE AS IN CA709424 CITY OF TORONTO

Kitchens: 1	Exterior: Brick Front	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: None	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 700-1100	Interior Feat: Carpet Free	HST Applicable to Included In
Roof: Shingles		Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.03	x 10.6	
2	Living		25.66	x 13.75	
3	Prim Bdrm	2nd	14.01	x 10.76	
4	2nd Br	2nd	10.83	x 10.5	
5	3rd Br	2nd	13.32	x 11.15	
6	Family	Bsmt	21.49	x 10.01	

Client Remks: Charming red brick century home with thoughtful modern updates throughout. Beautifully updated while maintaining its warmth, character, and inviting feel, this 3-bedroom, 2-bathroom home offers a bright open-concept main floor with abundant natural light, hardwood floors, and a newly renovated kitchen with island, new appliances, countertops, and backsplash. The finished basement adds valuable living space with heated tile floors, a full bathroom, laundry room, and multiple storage spaces. Set on a deep 15' x 124' lot, the home features a redesigned private backyard with new fencing, updated landscaping, and a custom back deck with integrated storage seating. A poured concrete pad with electrical rough-in currently supports the shed and offers future potential for a multipurpose storage or workspace addition. Additional improvements include a newly built front porch with built-in storage, tankless water heater, new air conditioning, Ecobee heating/security system, updated window coverings, and a new silicone roof with 10-year warranty, eavestroughs, and downspouts. Ideally located steps to Roncesvalles Village, High Park, transit, shops, cafes, and the best of the west end.

Inclusions: Stainless Steel: Fridge, Range, Range Hood, Dishwasher. Washer & Dryer, Electric Light Fixtures, Existing Window Coverings, Ceiling Fan, Gas Burner & Equipment, Central A/C & Equipment, tankless water heater, back shed, built-in storage bench, garbage bin storage, Ecobee heating and security system, electric fireplace with mantle, custom floating shelving, custom back deck with integrated storage seating

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



34 Indian Rd Toronto Ontario M6R 2T9 Toronto W01 High Park-Swansea Toronto Taxes: \$6,734/2025 For: Sale % Dif: 100 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,245,000 List: \$1,249,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 21.56 x 97.75 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Garden Ave & Parkside Dr Directions: Garden Ave & Parkside Dr

MLS#: W12865900 **PIN#:** 213430072
Legal: PT LT 82 PL 1242 TORONTO AS IN WG140237; S/T WG140237; T/W WG140237; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Shape: Irregular Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Beach, Fenced Yard, Hospital, Park, Public Transit, School Exterior Feat: Porch Interior Feat: Floor Drain, Water Heater	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	28.35	x 15.16	Combined W/Dining
2	Dining	Main	28.35	x 15.16	Combined W/Living
3	Kitchen	Main	14.34	x 11.58	Combined W/Dining
4	Mudroom	Main	8.33	x 7.09	W/O To Yard
5	Prim Bdrm	2nd	11.84	x 9.91	Bay Window
6	2nd Br	2nd	11.75	x 9.74	Wood Floor
7	3rd Br	2nd	15.42	x 11.32	Combined W/Sunroom
8	Sunroom	2nd	8.33	x 7.09	O/Looks Backyard
9	Other	Bsmt	39.07	x 14.34	2 Pc Bath
10	Cold/Cant	Bsmt	6.59	x 6.33	W/O To Garden

Client Remks: A wonderful opportunity to own a piece of one of Toronto's most beloved neighbourhoods. This solid 2-storey semi-detached home sits adjacent to High Park - the city's favourite green escape - and just steps from Lake Ontario's waterfront trails, beaches, and the iconic Sunnyside pool. Owned and cared for by the same family for almost 60 years, this house is ready to be updated and re-imagined for its next chapter. The main floor has been opened up to accommodate an expansive living, dining and kitchen space, complemented by high ceilings, and a convenient mud room at the back. Upstairs, there are currently 3 bright, generous bedrooms, a full bathroom, and a west-facing sunroom or office. The unfinished basement, with a comfortable ceiling height of nearly 7 feet, provides the option to create an additional living area, or a secondary suite, complete with a bathroom and a separate rear entrance. A private west-facing backyard is perfect for gardening, playing or family barbecues. Commuters will appreciate the immediate TTC access, with a seamless 20-minute ride downtown, or drive and park your car on the private front yard parking pad, which is a true rarity in this pocket of the city. Stroll to Roncesvalles Village for an unmatched promenade of restaurants, cafes, grocery stores, and boutique shops. Families are well served with three schools within walking distance and a notable hospital just blocks away. This is a rare opportunity to acquire a well-located property in one of Toronto's most sought-after communities. Bring your vision to life in a home with unlimited potential. Furnace, A/C and Hot Water Tank updated in 2023.

Inclusions: Refrigerator, Electric Stove, Washer and Dryer.
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-916-3931



76 Pearson Ave Toronto Ontario M6R 1G5 Toronto W01 Roncesvalles Toronto Taxes: \$6,568.10/2025 Sold Date: 02/02/2026 SPIS: No Last Status: SLD DOM: 28			Sold: \$1,200,000 List: \$1,249,000 For: Sale % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20.17 x 103 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x1xBsmt	Dir/Cross St: Sorauren and Pearson Directions: Sorauren and Pearson

MLS#: W12660890 **PIN#:** 213380237
Legal: PT LT 1-3 PL 399 PARKDALE AS IN WG100515 EXCEPT PEARSON AV PL 627 PARKDALE; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone, Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Other Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.24	x 10.99	Fireplace	Large Window	
2	Dining	Main	12.34	x 12.34	Hardwood Floor	Window	
3	Kitchen	Main	12.83	x 15.26	Laminate	Window	
4	Den	Main	9.25	x 8.99	Window	W/O To Yard	
5	Prim Bdrm	2nd	11.58	x 12.5	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	10.07	x 9.91	Hardwood Floor	Window	Closet
7	3rd Br	2nd	9.84	x 15.16	Hardwood Floor	Window	
8	Rec	Bsmt	37.34	x 14.4	Unfinished		
9	Other	Bsmt	9.32	x 8.66			

Client Remks: Charming Roncesvalles Semi with Timeless Character. Offered for the first time in over 70 years, this beautifully maintained extra wide 2-storey semi showcases enduring craftsmanship and thoughtful updates in one of Toronto's most coveted neighbourhoods. Solid brick construction, original oak strip hardwood floors, and classic French doors between the living and dining rooms reflect the home's warmth, quality, and pride of ownership. The main floor features generous principal rooms ideal for entertaining, a bright and spacious eat-in kitchen, and a versatile rear addition perfect for a home office, playroom, or mudroom. Upstairs, three well-proportioned bedrooms are filled with natural light and offer excellent closet space. The unfinished basement with approximately 6.5 ft ceilings provides outstanding potential to create additional living space, a recreation room, or future secondary suite (subject to approvals). A separate rear entrance adds flexibility. Recent improvements include newer windows, a high-efficiency gas furnace, and an AC/heat pump system for year-round comfort and energy efficiency. Enjoy a private, fully fenced backyard-ideal for gardening, play, or summer entertaining. Situated on a quiet, tree-lined street just steps to the vibrant shops, cafes, and restaurants of Roncesvalles Village. Walk to TTC, High Park, local parks, and highly regarded schools. A rare opportunity to own a cherished Roncesvalles home-rich in original charm, well cared for, and ready for your personal vision. Lot Size: 20.17 ft. x 103 ft. School Catchment: Fern Avenue Jr & Sr Public School (JK-8)
Inclusions: Fridge, Stove, Washer, Dryer (all "as is"), All Electric light fixtures, Gas burner and equipment, Heat pump
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100



86 Macdonell Ave Toronto Ontario M6R 2A2 Toronto W01 Roncesvalles Toronto Taxes: \$7,571.14/2025 Sold Date: 04/08/2026 SPIS: No Last Status: SLD DOM: 14			Sold: \$1,240,000 List: \$1,290,000 For: Sale % Dif: 96
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 17.5 x 137 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Sorauren and Queen St. W. Directions: Sorauren and Queen St. W.

MLS#: W12920692 **PIN#:** 213390325
Legal: PT LT 18 PL 452 PARKDALE AS IN CA300562; S/T AND T/W CA300562; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to 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	Kitchen	Ground	10.99	x 12.99	Eat-In Kitchen	Porcelain Floor
2	Living	Ground	13.58	x 12.73	Hardwood Floor	
3	4th Br	Ground	12.01	x 9.84	Laminate	
4	Kitchen	2nd	8.5	x 6.99	Eat-In Kitchen	Porcelain Floor
5	Dining	2nd	9.51	x 6.99	Laminate	W/O To Yard
6	Living	2nd	11.52	x 10.99	Laminate	W/O To Sundeck
7	Prim Bdrm	2nd	14.76	x 14.5	Laminate	W/O To Sundeck
8	2nd Br	3rd	13.48	x 12.5	Hardwood Floor	
9	3rd Br	3rd	13.65	x 12.01	Hardwood Floor	
10	Rec	Bsmt	9.91	x 8.5	Tile Floor	
11	Study	Bsmt	12.01	x 8.99	Tile Floor	

Client Remks: Extraordinary "2-Family" 3-storey Victorian style home offers live-in plus rental income. Main and lower level currently tenanted month-to-month at \$2,300.00/month. Finished walk-up basement. Huge discounted Seller financing available at 1% for one year up to 65% loan to value. No income qualification needed, great for self-employed or just arrived residents. Private front door entrance to 2nd/3rd floor 3 bedroom apartment features an expansive front sun deck, private laundry, beautiful renovated 4 piece bathroom, kitchen with separate sunroom eating area with walkout to backyard. An exit to the front yard and the back yard seamlessly connects indoor and outdoor living spaces. Large eat in kitchen on main floor, 4th bedroom plus finished basement rec room and a study. Laneway to 1 car garage and storage area for enhanced convenience. 2 Separate hydro meters.

Inclusions: 2 Fridges, 2 Stoves, 2 Washers, 2 dryers, and all light fixtures belonging to Seller.

Listing Contracted With: HOMELIFE PARTNERS REALTY CORP. **Ph:** 416-410-2880



127 Glendale Ave Toronto Ontario M6R 2T4 Toronto W01 High Park-Swansea Toronto Taxes: \$6,422.12/2025 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,535,626 List: \$1,299,999 For: Sale % Dif: 118
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 20 x 60 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 2 1x3xBsmt, 1x4x2nd	Dir/Cross St: Roncesvalles Ave and Garden Ave Directions: Follow the Maps

MLS#: W13059344 **PIN#:** 213440254
Legal: PT LT 1 BLK B PL 772 NORTH WEST ANNEX AS IN CA643857 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.17	x 4	Hardwood Floor	Window	Closet
2	Living	Main	11.48	x 10.79	Hardwood Floor	Large Window	Pot Lights
3	Dining	Main	15.98	x 10.66	Hardwood Floor	Bay Window	
4	Kitchen	Main	15.94	x 8.83	Eat-In Kitchen	Window	O/Looks Backyard
5	Bathroom	2nd	5.12	x 7.74	4 Pc Bath	Window	
6	Prim Bdrm	2nd	15.98	x 11.38	Hardwood Floor	Bay Window	Closet
7	2nd Br	2nd	10.53	x 9.61	Hardwood Floor	Window	Double
8	3rd Br	2nd	10.53	x 9.94	Window	B/I Shelves	O/Looks Backyard
9	4th Br	3rd	15.94	x 14.76	Window	Closet	O/Looks Frontyard
10	Utility	Lower	14.83	x 14.76	Concrete Floor	Window	
11	5th Br	Lower	14.83	x 12.8	Vinyl Floor	Window	Pot Lights
12	Laundry	Lower	9.38	x 8.99	Concrete Floor		
13	Bathroom	Lower	5.05	x 8.69	Ceramic Floor	3 Pc Bath	Window

Client Remks: Warm, inviting, and filled with natural light, this beautifully maintained 2.5-storey semi offers the perfect blend of character and modern updates in one of Toronto's most sought-after neighbourhoods. Featuring 4+1 bedrooms and 2 recently renovated bathrooms, this spacious home showcases hardwood floors, bay windows, and charming period details throughout. The layout is both functional and welcoming, ideal for families or those who love to entertain. Step outside to a low-maintenance backyard and a large rooftop deck-perfect for relaxing or hosting summer gatherings. The high and dry basement adds valuable additional space and flexibility. Set on a fabulous, tree-lined street, this home places you just steps to Roncesvalles' vibrant shops, cafes, and restaurants, as well as High Park, the lakefront, and Sunnyside Beach. Commuting is effortless with 501/504 streetcars nearby, quick access to the Dundas West subway, and the UP Express/GO connecting you to Union Station and Pearson Airport. The Gardiner Expressway is also minutes away. Enjoy unbeatable convenience with top-rated schools, local markets, walking trails, and St. Joseph's Hospital all within walking distance-plus over 400 acres of green space in High Park right at your doorstep. Permit street parking available. A rare opportunity to live in a truly exceptional home and neighbourhood.

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, Gas Burner & Equipment, All Light Fixtures, All Window Covering.

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



36 Golden Ave Toronto Ontario M6R 2J4 Toronto W01 Roncesvalles Toronto Taxes: \$5,263.53/2025 Sold Date: 04/24/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,365,000 List: \$1,399,000 For: Sale % Dif: 98
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 14 x 103 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4xBsmt, 1x3x2nd	Dir/Cross St: Dundas/Roncesvalles Directions: Dundas/Roncesvalles

MLS#: W13019722 **PIN#:** 213320139
Legal: PT LT 37 PL 798 TORONTO AS IN CA813649 EXCEPT WG46683; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Front Gar/Gar Spcs: Carport / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	12.83	x 8.33	Hardwood Floor	Large Window
2	Dining	Ground	12.34	x 10.07	Hardwood Floor	
3	Kitchen	Ground	15.91	x 10.56	Hardwood Floor	Walk-Out
4	Prim Bdrm	2nd	12.66	x 11.29	Hardwood Floor	Large Window B/I Closet
5	2nd Br	2nd	10.43	x 7.71	Hardwood Floor	Window
6	3rd Br	2nd	10.5	x 10.3	Hardwood Floor	Window

Client Remks: Discover the perfect blend of historic charm and modern luxury at 36 Golden Ave, a thoughtfully reimagined 2-storey, 3-bedroom Victorian hidden in a cul-de-sac within one of Toronto's most beloved neighborhoods. This stunning home offers an ideal entry point for young families or professionals seeking the vibrant, community-focused lifestyle of Roncesvalles. You're steps away from incredible, neighborhood cafes, restaurants, farmers markets, parks, and easy transit access. This classic, red brick beauty features an inviting yet chic exterior with new concrete slab, updated front door and new front windows. Ideal open concept living with tons of natural light, the main floor boasts high ceilings and a spacious layout. The renovated, Chef's kitchen features a fabulous, large, kitchen island with ample storage, timeless granite countertops, updated cabinetry with under-mount lighting, and premium appliances - including a new Cafe gas range with convection, double oven, 6 burners, and integrated griddle. Walk out through classic French doors to a low-maintenance, private backyard with gas line, perfect for fun bbqs all year long, or having a cup of coffee, enjoying the garden during warmer months in your private oasis. Includes coveted laneway access parking. The upper level boasts tranquil bedrooms. The primary bedroom has great storage with new closets and a cozy bay window banquette. The second bedroom offers added convenience with a full-size washer/dryer system. Enjoy your sleek, spa-like second-floor bathroom featuring a custom frameless glass shower, designer wall-mounted rain shower head, separate wand, Carrara-inspired tiles, and built in storage. The finished basement has brand-new flooring, a renovated 4-piece bathroom, and an upgraded underground sewer system with back flow valve/preventor (2023). This turn-key home offers everything you need to live in one of the most sought-after neighborhoods in the city.

Inclusions: All Appliances, Window Coverings, ELFs, Backyard Furniture & BBQ (details re: furniture inclusions see LA)
Listing Contracted With: CENTURY 21 REGAL REALTY INC. **Ph:** 416-849-5360



79 Macdonell Ave Toronto Ontario M6R 2A4 Toronto W01 Roncesvalles Toronto Taxes: \$8,582/2025 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,555,444 List: \$1,399,900 For: Sale % Dif: 111
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 19.25 x 99.5 Feet Irreg:	Rms: 10 + 2 Bedrooms: 2 + 2 Washrooms: 4 1x3xMain, 1x4xBsmt, 1x4x2nd, 1x3x3rd	Dir/Cross St: Macdonell & Seaforth Directions: Macdonell & Seaforth

MLS#: W13151396 **PIN#:** 213360434
Legal: PT LT A PL 699 PARKDALE AS IN CA404541; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Apartment / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1911 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Asphalt Rolled Foundation: Brick, Poured Concrete Assessment: 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: Fenced Yard Exterior Feat: Canopy, Landscaped, Porch Interior Feat: Separate Heating Controls, Sump Pump, Upgraded Insulation, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	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 Year: 2020 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	3rd	9.09	x 12.01	W/O To Deck	Double Closet	3 Pc Ensuite
2	Br	2nd	10.3	x 8.89	Large Closet	Combined W/Office	
3	Den	2nd	12.6	x 6.4	Large Window	Separate Rm	
4	Living	2nd	2.03	x 12.8	Bay Window	Hardwood Floor	Combined W/Kitchen
5	Kitchen	2nd	15.09	x 14.24	Eat-In Kitchen	Large Window	Quartz Counter
6	Utility	2nd	2.59	x 4.2			
7	Living	Main	15.09	x 15.06	Hardwood Floor	Window	
8	Dining	Main	11.06	x 10.01	Combined W/Living	Large Window	Hardwood Floor
9	Kitchen	Main	12.99	x 14.86	Quartz Counter	Eat-In Kitchen	Pantry
10	Office	Main	12.17	x 6.36	Double Closet	W/O To Garage	Large Window
11	Br	Bsmt	13.88	x 8.46	Double Doors	Window	
12	Prim Bdrm	Bsmt	13.62	x 17.68	4 Pc Ensuite	W/I Closet	Window
13	Utility	Bsmt	5.77	x 19.36			

Client Remks: Experience designer living in Roncesvalles in this impeccably renovated 2.5-story home at one of the neighbourhood's most coveted addresses. A rare opportunity to own two self-contained suites behind a classic Toronto facade-each with two floors, two bedrooms, two bathrooms, private laundry, and private outdoor space. This property blends sophisticated urban living with versatile lifestyle options, ideal for family, guests, or income potential. Live in one unit and rent the second, co-own with family or friends and share the cost of home ownership! If owning a duplex is not what you're looking for, subject to agreed terms, the owners are open to converting the home to a 2+2 bedroom single-family layout. The upper suite offers an exclusive private rooftop patio retreat with breathtaking views-perfect for gatherings-while the lower suite has direct access to a lush backyard oasis, ideal for relaxation or alfresco entertaining. Extensively renovated in 2020 with plans and permits (available upon request), every element reflects quality and craftsmanship: new plumbing, basement waterproofing, advanced HVAC with separate systems for each unit, electrical upgrades with dual panels, energy-efficient insulation (including sound attenuation between suites), premium windows, and updated smoke/CO detectors. Both kitchens feature quartz countertops and high-end appliances; all four bathrooms have been renovated. Located steps from Roncesvalles Village's shops, cafes, and parks, plus the popular weekly Sorauren Park Farmers' Market. This home offers culture, convenience, and prestige-ideal for buyers seeking luxury, versatility, and move-in-ready quality.

Inclusions: Two S/S Stoves, Dishwashers, Hood vents, Fridges, Washer Dryers. All ELF, Window Coverings, closet built-ins and shed in the Two S/S Stoves, Dishwashers, Hood vents, Fridges, Washer Dryers. All ELF, Window Coverings, closet built-ins and shed in the backyard.

Listing Contracted With: PROPERTY.CA INC. **Ph:** 416-583-1660



14 Westminster Ave Toronto Ontario M6R 1N4 Toronto W01 Roncesvalles Toronto Taxes: \$6,266/2025 Sold Date: 02/24/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,600,000 List: \$1,495,000 For: Sale % Dif: 107
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: N Acreage: 16.25 x 90 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: roncesvalles and howard park Directions: One way east from Roncesvalles

MLS#: W12792432 **PIN#:** 213340216
Fractional Ownership: No
Legal: PT BLK A PL 510 TORONTO AS IN WG159091; S/T EXECUTION 00-013092, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: N 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: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.76	x 11.15	Hardwood Floor	Closed Fireplace	Open Concept
2	Dining	Ground	12.76	x 12.17	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Ground	16.04	x 10.24	Ceramic Floor	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	15.32	x 12.24	Hardwood Floor	Bay Window	Closet
5	Br	2nd	12.17	x 9.84	Broadloom	Closet	North View
6	Bathroom	2nd	10.24	x 8.43	Ceramic Floor	Separate Shower	B/I Vanity
7	Laundry	2nd	6.92	x 6.86	Ceramic Floor	B/I Shelves	Laundry Sink
8	Br	3rd	15.26	x 10.93	Wood Floor	Closet	North View
9	Br	3rd	15.19	x 12.6	Wood Floor	Closet	South View
10	Rec	Bsmt	15.75	x 14.11	Laminate	Above Grade Window	W/O To Yard
11	Furnace	Bsmt	16.67	x 10.07	Concrete Floor	Above Grade Window	

Client Remks: Welcome to 14 Westminster Ave, this spacious and gracious four bedroom two bathroom family home in Roncesvalles Village has for the past 53 years been lovingly updated, improved and enjoyed by the same family. Ideally located in the neighbourhood with Sorauren Park literally steps away, Roncesvalles shops amenities and transit a few minute walk and St Vincent De Paul Catholic school and Fern Ave Public School all within minutes of the front door makes this property ready for its next owners to put down some roots. Open concept Living/Dining room plus eat in kitchen with walk out to raised deck and low maintenance back yard with tumble stone patio for the best in indoor/outdoor living. Huge oversized 2nd floor bathroom with "jacuzzi" style tub and separate shower. Super functional 2nd floor laundry room with built in cabinets, laundry counter and sink. Front entrance to basement allows, if thinking about it, the possibility of future rental income. Public open houses Sat/Sun 2-4 Feb 21/22.

Inclusions: fridge, gas stove, built in dishwasher, range hood, stacking washer and dryer, forced air gas furnace, central air conditioner, (no air ducts to 3rd floor), 2 electric baseboards on 3rd floor, all elfs, smart Merros light switches, multiple LED pot lights, dimmer switches mostly throughout, fridge and standup freezer in basement, garden shed,

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



140 Garden Ave Toronto Ontario M6R 1H7 Toronto W01 Roncesvalles Toronto Taxes: \$7,088/2025 Sold Date: 04/16/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,855,000 List: \$1,495,000 For: Sale % Dif: 124
Att/Row/Twnhouse Link: 2-Storey	Fronting On: N Acreage: 15.42 x 118 Feet Irreg:	Rms: 11 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Roncesvalles and Garden Directions: east off Roncesvalles

MLS#: W12995496 **PIN#:** 213370385
Legal: PT LT 13 PL 713 PARKDALE AS IN CA230628; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Hospital, Library, Park, Public Transit, School Interior Feat: Built-In Oven, Storage, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.81	x 3.64	Tile Floor		
2	Living	Main	14.04	x 14.07	Hardwood Floor	Brick Fireplace	
3	Dining	Main	12.24	x 10.99	Hardwood Floor		
4	Kitchen	Main	16.54	x 9.12	Hardwood Floor	Renovated	Quartz Counter
5	Sunroom	Main	7.51	x 9.09	W/O To Garden		
6	Prim Bdrm	2nd	17.36	x 14.07	Hardwood Floor	B/I Closet	South View
7	2nd Br	2nd	11.55	x 9.38	Hardwood Floor		
8	3rd Br	2nd	9.35	x 9.06	Hardwood Floor		
9	Family	Bsmt	24.18	x 13.68	Heated Floor	Broadloom	W/O To Garden
10	Laundry	Bsmt	8.43	x 9.06			
11	Workshop	Bsmt	7.48	x 9.09			

Client Remks: Welcome to 140 Garden Avenue! A Fabulous fully renovated 3-bedroom home in the heart of Roncesvalles Village. This stylish home blends classic charm with thoughtful, high-quality upgrades throughout. Soaring ceilings, wide plank white oak hardwood on the main and second levels, and a sun-filled south-facing exposure create an airy, inviting main floor. A beautiful brick fireplace and large picture window overlook the front porch, filling the living space with natural light. Out front, the south-facing porch and garden offer a perfect setting for morning coffee or evening unwinding-an inviting extension of the living space in warmer months. The renovated white kitchen is designed for both function and entertaining, featuring premium appliances, smart storage, quartz countertops, and seamless flow through massive floor to ceiling sliding doors to the bright rear sunroom addition-complete with a full foundation-ideal as a mudroom, seasonal lounge, or flexible bonus space. Upstairs, three well-proportioned bedrooms include a spacious primary retreat with wall-to-wall custom built-ins and warm south-facing light. The 2nd floor skylight floods the 2nd floor with daylight and has automatic rain sensors to shut tight at the first sign of rain! The fully renovated lower level (completed with permits) adds exceptional living space with in-floor radiant heating, full waterproofing and sump pump, and a separate walkout to the front yard. Enjoy a cozy recreation room, a sleek 3-piece bath, dedicated laundry, and a versatile workshop area. Beyond the rear garden, A private laneway garage comfortably accommodates a large vehicle + storage. Perfectly positioned just steps to Roncesvalles' beloved shops, restaurants, parks, and within the coveted Fern School district-this is turnkey city living in one of Toronto's most vibrant neighbourhoods.

Inclusions: Kitchenaid refrigerator, induction stove, dishwasher, all electric light fixtures and window coverings, garage door opener and remote, sump pump.

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



29 Parkside Dr		Sold: \$1,499,000
Toronto Ontario M6R 2Y7		List: \$1,499,000
Toronto W01 High Park-Swansea Toronto		
Taxes: \$7,608.74/2025	For: Sale	% Dif: 100
Sold Date: 06/03/2026		
SPIS: No	Last Status: SLD	DOM: 1
Semi-Detached	Fronting On: E	Rms: 8 + 3
Link:	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	21.52 x 110 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x5x2nd, 1x3xLower
Dir/Cross St: Parkside Dr / High Park Blvd Directions: Parkside Dr / High Park Blvd		

MLS#: W13231624 **PIN#:** 213430042
Legal: PT LT 74 PL 1242 TORONTO AS IN CA505931; S/T CA505931; T/W CA505931; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Sep Entrance / Finished	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Hydro:
Heat: Radiant / Gas	Tot Prk Spcs: 0	Phone:
A/C: Wall Unit	UFFI:	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age:	Prop Feat: Fireplace/Stove	Sewer: Sewers
Apx Sqft: 1500-2000	Interior Feat: Carpet Free, In-Law Suite	Waterfront:
Lot Size Source: MPAC		Retirement:
Roof: Asphalt Shingle		HST Applicable to Included In
Foundation: Concrete Block		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.68	x 9.42	
2	Living	Main	5.41	x 16.04	
3	Dining	Main	5.41	x 16.04	
4	Kitchen	Main	11.15	x 14.76	
5	Prim Bdrm	2nd	18.01	x 12.6	
6	2nd Br	2nd	9.51	x 11.75	
7	3rd Br	3rd	14.93	x 10.93	
8	4th Br	3rd	11.25	x 9.32	
9	Laundry	2nd	7.41	x 5.35	

Client Remks: Client RemarksWelcome to 29 Parkside Drive at the Foot of High Park in Toronto. This masterfully re-invented home has been completely remodelled with the modern family in mind. Glorious open plan main floor enjoys an incredible Gourmet Kitchen and walk-out through to the meticulously landscaped rear gardens. The upper levels enjoy four spacious bedrooms coupled with a hotel-chic bathroom. The lower level boasts a completely self-contained suite, ideal for a supplementary income or au pair suite. The front and rear gardens have been professionally landscaped and offer an ideal setting for your private urban oasis!

Inclusions: All Existing Electric Light Fixtures, All Custom Blinds, Curtains, and Rods. 2 Stainless Steel Fridges, Stainless Steel 5-Burner Gas Stove, Stainless Steel 4-Burner Electric Stove, 2 Stainless Steel Hood Vents, a Bosch Dishwasher and a Microwave. 2 Front-Load Washers, 2 Front-Load Dryers. Gas Fireplace in the Living Room, Fireplace Cover in Primary Bedroom, Boiler (Owned), 3 Ductless Air Conditioning Units. A Garden Shed.

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



6 Westminster Ave Toronto Ontario M6R 1N4 Toronto W01 Roncesvalles Toronto Taxes: \$7,262/2026 Sold Date: 01/13/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,625,000 List: \$1,499,000 For: Sale % Dif: 108
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: N Acreage: 16.09 x 90 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 + 1 Washrooms: 3 1x2xGround, 1x3xBsmt, 1x4x2nd Dir/Cross St: Sorauren & Westminster Directions: Sorauren & Westminster	

MLS#: W12663354 **PIN#:** 213340212
Legal: PT BLK A PL 510 TORONTO AS IN WG71131; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air, Heat Pump / Electric, Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Rolled, Asphalt Shingle Foundation: Stone, Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Floor Drain, Guest Accommodations, In-Law Capability, Storage, Storage Area Lockers, Water Heater, Water Meter Security Feat: Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers Included In None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	14.67	x 10.2	Updated	Hardwood Floor	W/O To Deck
2	Living	Ground	12.89	x 12.17	Hardwood Floor	Window	
3	Dining	Ground	10.83	x 11.94	California Shutters	Hardwood Floor	Fireplace
4	Powder Rm	Ground	4.43	x 2.79	2 Pc Bath	Hardwood Floor	
5	Prim Bdrm	2nd	15.26	x 10.04	California Shutters	W/I Closet	Bay Window
6	2nd Br	2nd	10.53	x 9.19	O/Looks Backyard	Hardwood Floor	
7	Other	2nd	7.84	x 5.45	Closet	Closet Organizers	
8	Bathroom	2nd	13.22	x 9.61	4 Pc Bath	Window	
9	3rd Br	3rd	15.32	x 12.93	Closet	Hardwood Floor	O/Looks Frontyard
10	Family	3rd	15.26	x 15.32	Closet	Hardwood Floor	O/Looks Backyard
11	Rec	Bsmt	30.02	x 9.42	Broadloom	3 Pc Ensuite	B/I Closet
12	Utility	Bsmt	14.76	x 10.73			
13	Bathroom	Bsmt	7.64	x 5.68			

Client Remks: Charming Townhouse In The Heart Of Roncesvalles This Surprisingly Spacious & Well-Maintained Home Is Full Of Character, & Roncesvalles Cool. Perfectly Positioned Steps From Sorauren Park & Just A 15-Min Walk From High Park. This Is The Ultimate Park-Side Lifestyle W/ Tennis Courts, Skating Rink, Dog Park & Organic Markets. Enjoy Leafy Street And Park Views. Lovingly Maintained This Home Blends Original Architectural Details W/ Thoughtful Modern Updates. High Ceilings And Hardwood Floors Throughout. Main Floor Has Convenient Powder Rm. This Home Is An Inviting, Light-Filled Living Space, W/Excellent Potential 4 Future Customization Or Value-Add Improvements. Previously A 5 Bed House. The Principal Bedroom Features Walk- In Closet & Charming Bay Window That Adds Warmth, Character & Beautiful Natural Light. Offering 3 Floors Of Living Space, This Property Offers Exceptional Flexibility. It Has Successfully Functioned As Both A Single-Family Residence & A 2-Unit Home & Can Easily B Transformed Again. Ideal 4 Multi-Generational Living Or Income Potential. The Finished Basement, W/Approximately 7-Ft Ceilings, Ensuite And Walk-Out Access, Is Perfect 4 A Guest/Nanny Suite, Rec Room, Teen Retreat, Or Creative Studio. A Cozy Private Fully Fenced Rear Garden Provides A Quiet Escape From City Life. Street Parking Is Available W/Permit. Surrounded By Some Of The City's Best Cafes, Restaurants & Independent Shops, & Minutes From Roncesvalles, Queen West, Little Portugal, & The Junction. W/ A 100% Transit Score, Commuting Is Effortless Thanks With Easy Access To TTC, Subway, Gardiner, &Lakeshore. A Strong Walk Score Puts Daily Essentials & Neighbourhood Favorite's Right At Your Fingertips. A Rare Opportunity To Own A Truly Special Home That Delivers Everything You Need In Toronto's Most Sought-After, Park-Loving, Community *Other Is Walk In Closet For Primary Bedroom.

Inclusions: Fridge, Gas Stove, Hood Fan, Dishwasher, Stackable Washer And Dryer On Second Floor. Washer And Dryer In Basement. Gas Burner And Equipment, California Shutters, All Light Fixtures Currently Attached To Ceilings And Walls (Except Those Listed In Exclusions). Storage Shelves In Basement.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



62A Galley Ave Toronto Ontario M6R 1H1 Toronto W01 Roncesvalles Toronto Taxes: \$8,279.96/2026 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,931,000 List: \$1,545,000 For: Sale % Dif: 125
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 16.5 x 129.08 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: Queen and Roncesvalles Directions: Sorauren and Queen

MLS#: W13051206 **PIN#:** 213380122
Legal: PLAN 999 PT LOT 1

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Floor Drain, In-Law Capability, In-Law Suite, Separate Hydro Meter, Storage, Guest Accommodations	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: 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	Living	Main	18.37	x 14.11	Open Concept	Hardwood Floor	South View
2	Dining	Main	13.12	x 12.47	Open Concept	Hardwood Floor	Window
3	Kitchen	Main	13.12	x 12.14	Modern Kitchen	Eat-In Kitchen	Pantry
4	2nd Br	2nd	13.78	x 13.45	Large Window	Large Closet	West View
5	3rd Br	2nd	10.17	x 11.48	Large Closet	Hardwood Floor	Window
6	4th Br	2nd	12.14	x 7.55	Combined W/Den	Hardwood Floor	Window
7	Den	2nd	9.51	x 7.55	Combined W/Br	Hardwood Floor	Large Window
8	Prim Bdrm	3rd	14.11	x 11.81	3 Pc Ensuite	Large Window	Broadloom
9	Den	3rd	8.86	x 8.53	W/O To Roof	Large Window	Broadloom
10	Living	Bsmt	12.47	x 18.7	Combined W/Br	Open Concept	Window
11	Br	Bsmt	12.47	x 9.84	Combined W/Living	Open Concept	Window
12	Mudroom	Bsmt	6.89	x 5.91	W/O To Yard	Tile Floor	

Client Remks: Charming Updated Home in the Heart of Roncesvalles Village. Welcome to 62A Galley Avenue, a beautiful red brick, 3-storey home tucked away on a quiet, tree-lined street in the heart of Ronces. This spacious, bright, and move-in ready residence offers a seamless blend of classic charm and modern comfort, with thoughtful updates and a layout ideal for both everyday living and entertaining. The main floor features generously sized principal rooms, and a sun-filled eat-in kitchen designed for both function and flow. Natural light pours in, creating an airy and inviting atmosphere throughout. A convenient powder room and pantry completes this level. Upstairs, the second floor offers three well-proportioned, sun-filled bedrooms and a full 4-piece bathroom. The third floor is dedicated to a stunning primary suite, complete with a private ensuite, office/den and potential roof top deck, providing a serene and private retreat. The finished basement offers excellent ceiling height, a 3-piece bath, compact kitchen and a back, private walk-out, adding exceptional flexibility for additional living space, a rec room, or potential rental income. Outside, enjoy a great lot with mature gardens and the rare convenience of 2-car laneway parking. A rare opportunity to own a lovingly maintained, turnkey home in one of Toronto's most vibrant and family-friendly neighbourhoods-just steps to parks, schools, cafes, and transit.

Inclusions: All existing light fixtures, window coverings and appliances, two Fridges, Gas Stove (2026), two hood vents (main floor 2026) , dishwasher (2026), washer, dryer and furnace.

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



62 Marion St Toronto Ontario M6R 1E7 Toronto W01 Roncesvalles Toronto Taxes: \$7,449/2025 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,650,000 List: \$1,595,000 For: Sale % Dif: 103
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 23.65 x 117.17 Feet Irreg:	Rms: 11 + 3 Bedrooms: 5 + 1 Washrooms: 3 1x4xGround, 1x4x2nd, 1x4xBsmt Dir/Cross St: Queen and Roncesvalles Directions: one way west from Sorauren Ave	

MLS#: W13019692 **PIN#:**
Legal: PT BLK A PL D1301 TORONTO AS IN CA64668; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: No Apx Age: 100+ Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 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 Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	14.44	x 7.35	Hardwood Floor	Stained Glass	
2	Living	Ground	15.68	x 9.84	Hardwood Floor	Closet	O/Looks Backyard
3	Kitchen	Ground	12.57	x 9.71	Cork Floor	Eat-In Kitchen	Double Sink
4	Br	Ground	134.51	x 11.91	Hardwood Floor	French Doors	O/Looks Frontyard
5	Living	2nd	11.58	x 9.65	Hardwood Floor	Open Concept	Combined W/Dining
6	Dining	2nd	9.65	x 7.87	Open Concept	Combined W/Kitchen	Combined W/Living
7	Kitchen	2nd	10.66	x 9.74	Hardwood Floor	Pot Lights	O/Looks Dining
8	Br	2nd	12.57	x 9.68	Hardwood Floor	O/Looks Frontyard	
9	Den	2nd	8.01	x 6.76	Hardwood Floor	O/Looks Backyard	
10	Br	3rd	13.48	x 12.01	Skylight	W/I Closet	W/O To Deck
11	Br	3rd	14.44	x 13.85	Hardwood Floor	Double Closet	Skylight
12	Living	Bsmt	17.42	x 9.58	Vinyl Floor	Combined W/Kitchen	Combined W/Br
13	Kitchen	Bsmt	10.66	x 9.19	Double Sink	Eat-In Kitchen	Above Grade Window
14	Br	Bsmt	0	0	Vinyl Floor	Above Grade Window	Pot Lights
15	Furnace	Bsmt	11.25	x 10.83	Concrete Floor	Above Grade Window	

Client Remks: Welcome to 62 Marion St. This charming oversized semi sitting on an expansive south facing 23+ foot wide lot is nicely set back from the street for a great sense of privacy and natural light. Home has been a wonderful co-ownership experience for the present owners who have enjoyed the property for decades. Currently configured as 3 units the home could easily be converted back to single family or keep as a rental property either for investment or to live in and collect some rent to offset the bills. 2nd 3rd floor space which is currently registered and used as an in demand Air B & B location is a superb upper unit with open concept living/dining rooms and kitchen allowing for a most pleasant living space with loads of light and can either work as a four bedroom unit or a three bedroom unit with den/office directly beside the kitchen plus a third floor roof deck. The house has been rewired from top to bottom with a 200 am service - ideal if an electric car needs charging, as well has Cat-5 hardwired internet for those needing the security of such a system. Main roof newly resingled in the spring of 2025. The oversized garage is an easy two car parking space with rooms for bikes, garden equipment plus laneway house potential (see attached report) Steps to the heart of Roncesvalles: shops; restaurants; amenities; transit and public library, Lake Ontario, the Martin Goodman Trail and High Park. Public Open Houses April 25.26 2-4 both days.

Inclusions: 3 fridges, 3 stoves, (washer/dryer as is condition), combination hot water boiler/hot water heater with reservoir tank, all elfs, electric garage door opener

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



52 Fermanagh Ave Toronto Ontario M6R 1M2 Toronto W01 Roncesvalles Toronto Taxes: \$7,533/2025 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,680,052 List: \$1,595,000 For: Sale % Dif: 105
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18.17 x 125 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 Washrooms: 2 1x3xBsmt, 1x3x2nd	Dir/Cross St: Roncesvalles Ave & High Park Blvd Directions: Roncesvalles Ave & High Park

MLS#: W13051608 **PIN#:** 213340341
Legal: Pt Lt 14 Pl 696 City West as in CA765806; S/T & T/W CA765806; City of Toronto

Kitchens: 1 Fam Rm: N Basement: Walk-Up / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane, Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Landscaped, Privacy, Porch Interior Feat: Storage, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Drive Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Hardwood Floor	W/O To Porch	
2	Living	Main	14.86	x 12.14	Fireplace	Picture Window	Hardwood Floor
3	Dining	Main	15.09	x 15.06	Combined W/Living	Hardwood Floor	Bay Window
4	Kitchen	Main	14.17	x 10.4	Granite Counter	Stainless Steel Appl	Glass Doors
5	Mudroom	Main	0	0	B/I Closet	Window	W/O To Yard
6	Prim Bdrm	2nd	12.73	x 11.45	W/W Closet	Hardwood Floor	Bay Window
7	2nd Br	2nd	9.61	x 12.93	Hardwood Floor	Large Window	Closet
8	3rd Br	2nd	9.61	x 12.53	Large Window	Closet	Hardwood Floor
9	Rec	Bsmt	13.62	x 20.34	Linoleum	W/W Closet	Pot Lights
10	Office	Bsmt	8.07	x 11.78	Linoleum	B/I Shelves	
11	Utility	Bsmt	13.62	x 20.34	Window	Concrete Floor	
12	Laundry	Bsmt	5.41	x 8.83	3 Pc Bath	Window	Chair Rail
13	Bathroom	2nd	5.41	x 8.83	Separate Shower	Window	Ceramic Floor
14	Bathroom	Bsmt	7.68	x 7.74	Pot Lights	Heated Floor	Combined W/Laundry

Client Remks: Here's the thing... It's the one you wait for you. High ceilings.. space. When everything else is a compromise. This isn't. Wrought iron and glass. Real big unfettered bedrooms. Perfectly situated between park and shops on Roncy. Two car back lane access parking and a whimsical meandering back yard. It's everything. It's ready. 52 Fermanagh is a 3 bedroom 2 bathroom semi with soaring ceilings and original meticulously maintained features. A chef's kitchen and open concept living and dining room, make entertaining here a must. A back yard mud room and front hall foyer keep coats and boots at bay. The basement has a big rec room space, a workshop, storage and a sunken bathroom with a claw foot tub and heated floors. Keep the pieces you like and change what you need to. Brand new roof, and furnace. Stunning front porch renovation with one of a kind wrought iron railing. This house is not made by Home Sense. It is original and vast and unlike most things you will see. It was built for dinner parties and lounging and garden foraging. It's the kind of house you can teach your kids to paint in. If you have the best location, surrounded by the best schools close to everything but set back amongst the trees...then you have the blueprint for your heart's desires. Come and get it.

Inclusions: Stainless steel LG fridge, Stainless steel GE gas stove and hood fan. Stainless steel Bosch dishwasher, Whirlpool washing machine, GE dryer, Real cast iron claw foot tub, backyard shed, all built-ins, all electric light fixtures, all window coverings.

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



78 Sorauren Ave Toronto Ontario M6R 2E2 Toronto W01 Roncesvalles Toronto Taxes: \$7,220.40/2026 Sold Date: 06/08/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,805,000 List: \$1,598,000 For: Sale % Dif: 113
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 19.67 x 95.25 Feet Irreg:	Rms: 8 + 4 Bedrooms: 4 + 1 Washrooms: 4 1x2xGround, 1x4x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: NORTH OF MARION ST/SOUTH OF PEARSON AVE/ RONCESVALLES AVE Directions: NORTH OF MARION ST/SOUTH OF PEARSON AVE/ RONCESVALLES AVE

MLS#: W13229566 **PIN#:** 213380378
Legal: PT LT 12 PL D1301 TORONTO AS IN CA158391; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / W/O / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Brick Front Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, School Interior Feat: In-Law Suite	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.99	x 10.17	Tile Floor	Crown Moulding	Closet
2	Living	Ground	10.99	x 15.22	Hardwood Floor	Crown Moulding	Window
3	Dining	Ground	13.35	x 13.42	Hardwood Floor	Stained Glass	Crown Moulding
4	Kitchen	Ground	11.09	x 15.39	Renovated	Eat-In Kitchen	Quartz Counter
5	Kitchen	Ground	15.39	x 11.09	Pot Lights	W/O To Deck	Hardwood Floor
6	Bathroom	In Betwn	2.56	x 4.95	2 Pc Ensuite	Tile Floor	
7	Prim Bdrm	2nd	14.17	x 16.31	W/I Closet	4 Pc Bath	Hardwood Floor
8	Sitting	2nd	16.31	x 14.17	Combined w/Primary	Hardwood Floor	Large Window
9	2nd Br	2nd	11.09	x 7.84	Hardwood Floor	O/Looks Backyard	
10	Bathroom	2nd	5.64	x 6.86	Tile Floor	Pot Lights	Window
11	Laundry	2nd	0	0	Tile Floor	Pot Lights	
12	3rd Br	3rd	11.84	x 14.14	Hardwood Floor	Window	Skylight
13	4th Br	3rd	13.98	x 16.24	Pot Lights	Hardwood Floor	Skylight
14	Living	Bsmt	14.83	x 17.03	Vinyl Floor	Pot Lights	Open Concept
15	Kitchen	Bsmt	17.03	x 14.83	Combined W/Living	Pot Lights	Open Concept
16	Br	Bsmt	8.2	x 13.29	Pot Lights	Vinyl Floor	Above Grade Window
17	Laundry	Bsmt	6.99	x 9.45	Tile Floor	Pot Lights	3 Pc Ensuite

Client Remks: Spectacular gutted & meticulously renovated Victorian 3-storey home in prime Roncesvalles offering 4 bedrms, 4 bathrms, & exceptional designer finishes throughout. Stunning curb appeal with landscaped perennial front garden & oversized welcoming porch leads into an elegant foyer showcasing soaring ceilings, crown mouldings, mosaic tile flooring, restored baseboards & timeless Victorian character. A large family-sized dining rm features 10-ft ceilings, crown mouldings, oversized window with leaded/stained glass inserts, hardwood floors, & extra-high baseboards. The spacious living rm flows seamlessly into the spectacular renovated eat-in designer kitchen complete w/ quartz counters, stainless steel appliances, pot lights, hardwood flrs, breakfast nook, & walk-out to the fully fenced perennial garden oasis w/ large entertaining patio. A rare powder room is conveniently located on landing to the second floor. The second floor features 2 spacious bedrms including a luxurious primary retreat with sitting area, walk-in closet with organizers, & spa-inspired 4-piece ensuite with heated flrs, heated towel rack, & oversized glass shower. Four piece heated floor bathroom next to convenient second-floor laundry. The third floor offers 2 additional bedrms with closets, pot lights, & separate ductless A/C for enhanced comfort and flexibility. Huge bonus: self-contained underpinned lower-level 1-bedroom apartment with walk-up, luxury vinyl plank flooring, tiled 3-piece bath and ensuite laundry, Ideal for extended family, nanny suite, or excellent income potential. Easily converted back to a single-family residence with stairs already in place. Additional upgrades include newer windows and skylights throughout. Nestled on a beautiful tree-lined street in the Fern PS and St. Vincent de Paul CS catchment, and an easy stroll to Roncesvalles boutiques, cafes, restaurants, High Park, Sunnyside Beach, the boardwalk, and Martin Goodman Trail. Convenient access to downtown and airport.

Inclusions: Induction range. Built in microwave. Full depth fridge. Panel dishwasher. Stackable washer dryer. Basement: Full sized electric range. Otr microwave Dishwasher and fridge. All white. Stackable washer dryer. All window coverings and Elf's. Shed. Banquette cushions and outdoor cushion for bench.



97 Marion St Toronto Ontario M6R 1E6 Toronto W01 Roncesvalles Toronto Taxes: \$8,589.05/2025 Sold Date: 03/03/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,800,000 List: \$1,599,000 For: Sale % Dif: 113
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: S Acreage: 20.33 x 131 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x2xMain Dir/Cross St: East of Roncesvalles Directions: East of Roncesvalles	

MLS#: W12815856 **PIN#:** 213880054
Legal: PT LT 55-56 PL 552 PARKDALE AS IN CA728842; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Full / Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1892 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit Exterior Feat: Deck, Landscaped, Patio Interior Feat: On Demand Water Heater, Water Heater Owned, Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.75	x 9.25	Open Concept	Window	Hardwood Floor
2	Dining	Main	13.06	x 9.22	Stained Glass	Fireplace	Hardwood Floor
3	Kitchen	Main	25.36	x 10.96	Renovated	Breakfast Area	W/O To Deck
4	Prim Bdrm	2nd	17.09	x 13.88	Hardwood Floor	Double Closet	W/O To Balcony
5	2nd Br	2nd	10.83	x 9.25	Hardwood Floor	Closet	Window
6	3rd Br	2nd	9.91	x 10.43	Hardwood Floor	Window	Combined W/Den
7	Den	2nd	9.91	x 6.4	Hardwood Floor	Large Window	Closet
8	Family	3rd	30.02	x 14.34	Skylight	Irregular Rm	W/O To Deck

Client Remks: Meet Me on Marion. A rare end-unit Victorian row that lives like a generous semi, this beautifully reno'd 2.5-storey, 4 bedroom, 2 bath home blends timeless character with a modern designed heart - located in beloved Roncesvalles. Original stained glass, a fireplace, tall ceilings, and hardwood floors anchor the home in history, while seamless flow between the living and dining rooms invite long dinners, and spontaneous celebrations. The kitchen was reimagined to bring the outdoors in. Designed with high end, sustainable materials, it holds generous custom storage, excellent prep space, and a charming breakfast nook framed by greenery. Functional and welcoming - a place to cook, gather, and begin the day slowly with coffee and a birdsong. Upstairs, the 2nd floor features 3 peaceful sleeping quarters, and a sweet rear den tucked among the treetops. The principal bedroom has remarkable storage, a cozy reading nook, and walkout to a balcony. The 3rd floor is full of joyful and adaptable possibility - imagine a serene primary retreat with rooftop deck access, or an inspiring hideaway for kids and teens: movie nights, sleepovers, creative projects, and room to grow. Outside, the landscaped backyard feels like a private sanctuary. Butterfly gardens attract pollinators throughout the seasons, while the generous deck sets the stage for endless summer dinners. Above it all, the rooftop terrace captures open sky and sunset views. Living here feels like Village life within the city. Steps to favourite grocers, independent cafes, and amazing restaurants. Easy walks to the weekly farmers' market and community gatherings in Sorauren Park, larger nature adventures in High Park, or dreamy waterfront strolls along the lakeshore trail. Easy access to transit and the Gardiner makes commuting seamless. A home with heart, history, and room to gather - right where you want to be

Inclusions: Fridge, Induction Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures, All blinds and Window Treatments (except curtains in 2nd floor den), On Demand Hot Water Heater/Boiler

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



55 Parkway Ave Toronto Ontario M6R 1T6 Toronto W01 Roncesvalles Toronto Taxes: \$7,345/2025 Sold Date: 03/28/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,700,000 List: \$1,599,000 For: Sale % Dif: 106
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 19 x 180 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 2 1x3xBsmt, 1x3x2nd	Dir/Cross St: Sorauren Ave & Dundas St W Directions: W

MLS#: W12908086 **PIN#:** 213330210
Legal: PT LT 10 PL 1215CITY WEST AS IN CA295033; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1907 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Accessory Apartment, Carpet Free, In-Law Capability, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Other	Main	6.4	x 8.66	O/Looks Garden	Vinyl Floor	
2	Kitchen	Main	15.16	x 10.66	Eat-In Kitchen	Ceramic Back Splash	O/Looks Backyard
3	Dining	Main	15.16	x 13.71	Window	Hardwood Floor	
4	Family	Main	12.11	x 12.27	Hardwood Floor	Fireplace	Window
5	Br	2nd	15.16	x 11.65	Bay Window	Hardwood Floor	Closet
6	2nd Br	2nd	9.38	x 10.01	Window	Closet	Hardwood Floor
7	Kitchen	2nd	15.16	x 9.84	Window	Vinyl Floor	
8	3rd Br	3rd	15.16	x 8.2	Closet	Window	Hardwood Floor
9	4th Br	3rd	9.51	x 10.6	Window	Closet	Hardwood Floor
10	Rec	Bsmt	13.65	x 17.16	Broadloom	Window	Closet
11	5th Br	Bsmt	10.6	x 9.84	Window	Broadloom	Closet
12	Utility	Bsmt	7.87	x 9.65			

Client Remks: Welcome to 55 Parkway Avenue in the heart of Roncesvalles Village, one of Toronto's most vibrant and walkable neighborhoods. This charming 120-year-old solid brick semi-detached home sits on a rare 180-ft deep lot on a quiet, tree-lined street known for its friendly community and beautiful mature trees. Just steps to Roncesvalles Village where you'll find cafes, restaurants, boutiques, specialty grocers, parks and great schools, with Lake Ontario and the Martin Goodman Trail nearby. Excellent transit options include three streetcar lines and the Dundas West transit hub (subway, GO and UP Express) all within a short walk. Currently configured as a legal duplex, the home offers exceptional flexibility for homeowners or investors. The upper unit spans the second and third floors and features three bedrooms, a living room, eat-in kitchen and a large deck with city views. The lower unit occupies the main floor and finished basement and includes a living room with wood-burning fireplace, separate dining room, spacious kitchen and a comfortable lounge and bedroom in the basement. Both units feature wood floors, 4-pc bathrooms with Japanese Toto toilets and in-suite washer/dryers. Updates include a new furnace and hot water heater (2024), new washing machines and updated electrical breaker panel. The same family has lovingly owned the home for over 30 years. The deep backyard includes a patio, herb and vegetable garden, raspberry, blackberry and currant bushes and a peaceful moss garden. At the rear is a rare double-brick garage with parking, workshop and storage space. The garage location has also been assessed and recommended for a potential laneway house. A rare opportunity offering income potential, redevelopment possibilities or conversion to a single-family home.

Inclusions: Fridge, Stove, Washer, Dryer, ELFS, Window Coverings, Blinds

Listing Contracted With: BAHIA REALTY GROUP INC. **Ph:** 416-498-3444



98 Galley Ave Toronto Ontario M6R 1H1 Toronto W01 Roncesvalles Toronto Taxes: \$8,129.06/2025 Sold Date: 04/13/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,870,000 List: \$1,649,000 For: Sale % Dif: 113
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 18.25 x 129.08 Feet Irreg:	Rms: 8 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4xLower	Dir/Cross St: Roncesvalles/Queen Directions: North of Queen/West of Sorauren

MLS#: W12963850 **PIN#:** 213380140
Legal: PT LT 5 PL 1161 CITY WEST AS IN CA730415; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.57	x 13.91	B/I Shelves	Electric Fireplace	Pot Lights
2	Dining	Main	10.07	x 10.79	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	16.5	x 10.73	Breakfast Bar	Stainless Steel Appl	Walk-Out
4	Br	2nd	8.23	x 10.73	Hardwood Floor	O/Looks Backyard	
5	2nd Br	2nd	13.48	x 10.76	B/I Closet	Hardwood Floor	
6	3rd Br	2nd	10.27	x 13.91	Hardwood Floor	O/Looks Frontyard	
7	Prim Bdrm	3rd	12.47	x 13.91	B/I Closet	Hardwood Floor	O/Looks Frontyard
8	Den	3rd	11.61	x 12.07	O/Looks Backyard	Hardwood Floor	Window
9	Rec	Lower	28.12	x 13.78	Pot Lights	Laminate	B/I Shelves

Client Remks: This beautifully upgraded 4-bedroom semi offers three finished levels of refined living in the heart of Roncesvalles - where timeless character meets modern family function. The main floor has been thoughtfully redesigned for everyday living, featuring a rare main floor powder room, a custom-built entry bench with storage (perfect for busy mornings), and a warm, inviting living space anchored by a fireplace with custom millwork. The architecturally designed kitchen is a true standout, enhanced with updated counters, backsplash, flooring '20, along with a breakfast bar ideal for casual meals, entertaining & family connection. Upstairs, the second floor was fully reimaged '20, including a gutted & redesigned bathroom, while the primary suite features custom built-ins & seamlessly connects to a bright office/den - a flexible space perfect for working from home, a nursery, or quiet retreat. The fully renovated basement '22 adds exceptional versatility, offering a 4-piece bathroom, a dedicated laundry room with sink & a custom built-in storage wall designed to keep everything organized. Extensive improvements continue throughout, including new engineered hardwood flooring and stair treads '20, updated staircases & railings, and an opened-up main floor layout '24. Step outside to beautifully landscaped front & backyards, featuring a new front walkway and resurfaced porch, plus a redesigned backyard with deck, stonework & artificial turf - perfect for low-maintenance outdoor living. The detached garage has been converted from a studio to a gym with parking '20, accommodating one car with potential to convert back to a full 2 car garage. Located in one of Toronto's most sought-after family neighbourhoods, you're just steps to Roncesvalles' vibrant mix of cafes, restaurants, boutique shops, parks & top-rated schools.

Inclusions: S/S Fridge, S/S gas cooktop, S/S built-in Oven, S/S Microwave, S/S Dishwasher, Washer & Dryer, All ELFS and Window Coverings, Bathroom Mirrors, Gas BBQ hook up, A/C unit in garage/gym. Major mechanical upgrades include a new A/C (2020), furnace (2023), flat roof (2024), and hot water tank (2025, rented). Laneway housing potential adds exceptional value, with the property qualifying for a two-storey laneway suite of approximately 722 sq ft, with the option to include parking off the laneway (report attached). Gym can convert back to 2 parking spots.

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



110 Fern Ave			Sold: \$1,800,000	
Toronto Ontario M6R 1K3			List: \$1,650,000	
Toronto W01 Roncesvalles Toronto				
Taxes: \$7,895.29/2025		For: Sale		% Dif: 109
Sold Date: 05/20/2026				
SPIS: No		Last Status: SLD		DOM: 6
Att/Row/Twnhouse		Fronting On: N		Rms: 7 + 3
Link:		Acreage:		Bedrooms: 3
3-Storey		15 x 122 Feet		Washrooms: 3
		Irreg:		1x3, 1x4, 1x5
Dir/Cross St: Between Roncesvalles & Sorauren				
Directions: Between Roncesvalles & Sorauren				

MLS#: W13128978 **PIN#:** 213370250

Legal: PT LT 11 PLAN 509 PARKDALE AS IN CA333278; CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:	
Fam Rm: Y		Gar/Gar Spcs: None / 0	Cable TV:	
Basement: Finished		Drive: Lane	Gas:	
Fireplace/Stv: N		Drive Park Spcs: 1	Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 1	Water Supply Type:	
A/C: Other		UFFI:	Sewer: Sewers	
Central Vac: No		Pool: None	Waterfront:	
Apx Age:		Prop Feat: Family Room	Retirement:	
Year Built: 1888		Interior Feat: Carpet Free	HST Applicable to Not Subject to HST	
Yr Built Source: MPAC			Sale Price:	
Apx Sqft: 1500-2000			Farm/Agr:	
Lot Size Source: MPAC			Oth Struct:	
Roof: Asphalt Shingle			Survey Type: Available	
Foundation: Brick			Spec Desig: Unknown	
Assessment: 2025 POTL:				
POTL Mo Fee:				
Laundry lev:				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.32	x 6.3	Hardwood Floor	Pot Lights	
2	Dining	Main	14.34	x 11.75	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	11.32	x 16.57	B/I Appliances	Quartz Counter	Breakfast Bar
4	Breakfast	Main	11.32	x 6.3	Pot Lights	W/O To Deck	
5	Prim Bdrm	2nd	14.3	x 12.53	Hardwood Floor	W/I Closet	W/W Closet
6	Br	2nd	11.52	x 11.22	Hardwood Floor	Double Closet	
7	Loft	3rd	10.99	x 11.15	3 Pc Ensuite	Double Closet	Walk-Out
8	Rec	Lower	14.01	x 17.95	Pot Lights	Above Grade Window	
9	Utility	Lower	4.89	x 14.07			

Client Remks: Stunning and fully renovated home nestled on one of the best streets in Roncesvalles Village! This modern Victorian boasts high ceilings, a functional open concept floor plan, pot lights and wide plank hardwood floors. Gourmet kitchen features integrated appliances, an oversized island, quartz counters and a breakfast area with walk-out to private rear deck. Primary bedroom retreat with walk-in closet and ample storage. There is another spacious bedroom, full bathroom and laundry facility that complete this second level. Unique third floor loft bedroom has a spa-inspired ensuite and a double closet. Professionally finished lower level has a family room and bathroom which is perfect for additional living space. Laneway access to rear parking for one vehicle. This home has gorgeous curb appeal and a wonderful covered front porch to enjoy your morning coffee. Walk to fabulous dining, cafes & shops on Roncesvalles Avenue. Conveniently located close to transit, excellent schools, Lake Ontario, High Park and downtown TO. Welcome Home!

Inclusions: JennAir appliances (flat induction cooktop, b/i wall oven, b/i microwave, b/i dishwasher), Sirius hood vent, kitchen b/i soap dispenser, Whirlpool washer, Whirlpool dryer, bsmt fridge, tankless on-demand hot water tank, all floor to ceiling dresser cabinets on second & third floors, all window coverings, electric light fixtures, ductless air conditioning, all smoke & carbon monoxide detectors, barbecue gas line, garden shed, rollup garage door + any related remotes.

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 416-760-0600



14 Marion St Toronto Ontario M6R 1E5 Toronto W01 Roncesvalles Toronto Taxes: \$7,638.90/2026 Sold Date: 04/20/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,610,000 List: \$1,659,000 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 15 x 132 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 3 1x4xUpper, 1x2xMain, 1x4xBsmt Dir/Cross St: Lansdowne Ave & Queen St W Directions: Lansdowne Ave & Queen St W	

MLS#: W13004958 **PIN#:** 213390075
Legal: PT LT 3 PL 572 PARKDALE AS IN WG150036; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Unreserved, Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove Exterior Feat: Deck Interior Feat: Other, Carpet Free, Sump Pump, Water Heater Owned Security Feat: Alarm System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	27	x 12.07	Hardwood Floor
2	Dining	Main	27	x 12.07	Hardwood Floor
3	Kitchen	Main	15.98	x 6.33	Hardwood Floor
4	Den	Main	8.83	x 6.66	Hardwood Floor
5	Prim Bdrm	2nd	13.16	x 10.99	Hardwood Floor
6	2nd Br	2nd	10.93	x 7.84	Hardwood Floor
7	3rd Br	2nd	8.83	x 10.07	Hardwood Floor
8	Rec	Lower	11.52	x 25.75	Pot Lights
9	Bathroom	Lower	7.68	x 4.99	4 Pc Bath
10	Furnace	Lower	4.49	x 7.51	

Client Remks: Designer Roncesvalles Semi | Architect-Led Renovation Masterfully renovated semi-detached home in the heart of Roncesvalles Village, featuring a professionally underpinned basement with ~8 ft ceilings and approximately 450 sqft of additional living space, a rare upgrade that sets this home apart. The main and upper levels offer a bright open-concept layout with oak hardwood floors, a welcoming living area with a custom fireplace and built-ins, and a beautifully updated kitchen with quartz countertops. Seamless indoor-outdoor flow leads to a private patio and landscaped backyard, ideal for entertaining. Upstairs, bedrooms are filled with natural light from two skylights and complemented by clean, modern finishes throughout. The fully permitted lower level includes a full bathroom, dedicated laundry, and flexible space for a family room, guest suite, or home office. Extensive upgrades include 200-amp electrical service (EV-ready), updated plumbing and ductwork, sump pump, backflow valve, upgraded insulation, soundproofing, and roof shingles replaced approximately three years ago. Enjoy professionally landscaped outdoor spaces with irrigation and a spacious backyard complete with a large shed. Steps to Roncesvalles Village, High Park, the waterfront, and transit, with easy access to shops, restaurants, and everyday amenities. Full basement permit package and architectural drawings available. A Must See and Buy!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Rangehood, Heated Towel Rack, Hot Water Tank (Owned), Furnace. All Existing Electrical Lights And Fixtures, All Existing Window Coverings.

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



208 Galley Ave Toronto Ontario M6R 1H4 Toronto W01 Roncesvalles Toronto Taxes: \$7,103/2025 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 11		Sold: \$1,625,000 List: \$1,669,000 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: < .50 18.75 x 90 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3xBsmt, 1x2xGround, 1x4x2nd
Dir/Cross St: Sunnyside Avenue and Galley Avenue Directions: Sunnyside Avenue and Galley Avenue		

MLS#: W13128690 Assignment: No Legal: PT LT 10-12 PL 951 TORONTO AS IN WG151769; CITY OF TORONTO		PIN#: 213440425 Fractional Ownership: No Vacant Land Condo: No
Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1909 Apx Sqft: 1100-1500 Lot Shape: Other Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Porch, Landscaped Interior Feat: Carpet Free, In-Law Suite, Water Heater Owned Security Feat: Smoke Detector	Zoning: residential Cable TV: No Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Shed Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.4	x 11.94	Hardwood Floor Fireplace
2	Dining	Main	9.09	x 11.65	Hardwood Floor
3	Kitchen	Main	15.19	x 26.74	Eat-In Kitchen W/O To Yard
4	Powder Rm	Main	9.06	x 4.69	2 Pc Bath Window
5	Prim Bdrm	2nd	15.22	x 12.8	Hardwood Floor Closet Organizers Large Window
6	2nd Br	2nd	12.8	x 8.23	Hardwood Floor Closet Organizers
7	3rd Br	2nd	9.22	x 12.27	Hardwood Floor Closet Organizers
8	Bathroom	2nd	9.25	x 5.09	4 Pc Bath
9	Rec	Bsmt	14.14	x 26.31	Combined W/Kitchen Laminate W/O To Yard
10	Bathroom	Bsmt	3.9	x 8.53	3 Pc Bath
11	4th Br	Bsmt	14.14	x 11.15	Laminate

Client Remks: Once you step inside 208 Galley Avenue, you're very likely to fall in love. Nestled in coveted Roncesvalles Village, this beautifully maintained home blends timeless character with thoughtful modern updates. Set on a wide lot, it offers generously proportioned rooms that feel larger than the typical Toronto semi. The welcoming living room, complete with custom built-ins and a cozy gas fireplace, sets a refined tone that carries throughout the home. A dedicated dining room and main-floor powder room make hosting dinner parties and family gatherings effortless. The spacious eat-in kitchen features abundant storage and counter space, finished with sleek cabinetry and warm under-cabinet lighting. New oak flooring and tall baseboards create a classic, elevated feel throughout the home. Upstairs, three well-sized bedrooms each with ample closet space and custom organizers. The primary bedroom comfortably accommodates a king-sized bed and is bathed in natural light from large south-facing windows. The basement suite includes an additional bedroom, family room and full kitchen, with two separate entry points - from the second floor and the backyard - providing flexible options for extended family space, an in law suite, or rental income. The private fenced yard sets the scene for summer evenings, whether enjoying your morning coffee or hosting friends for a BBQ. Spend your weekends strolling Roncesvalles, home to boutique shops, cafes, and exceptional restaurants, or enjoy a short walk to High Park with its scenic trails and year-round recreation. Hot summer days are a breeze with the lake and Sunnyside outdoor pool just a short walk from your door. Located within the sought-after Garden/Fern Avenue school catchment and offering easy access to the Gardiner Expressway, the TTC and the Up Express train. Conveniently close to St. Joseph's Health Centre. 208 Galley is a true box-ticker-and could very well be your happily ever after. Permit street parking available

Inclusions: Main floor fridge, main floor stove, main floor dishwasher, basement fridge, basement stove, washer, dryer. All electrical light fixtures. All blinds. Backyard shed.

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



105 Pearson Ave			Sold: \$1,800,000		
Toronto Ontario M6R 1G4			List: \$1,695,000		
Toronto W01 Roncesvalles Toronto					
Taxes: \$8,212.01/2025		For: Sale	% Dif: 106		
Sold Date: 06/08/2026					
SPIS: No	Last Status: SLD	DOM: 6			
Semi-Detached	Fronting On: S	Rms: 6			
Link:	Acreage:	Bedrooms: 3			
2-Storey	19.17 x 134.5 Feet	Washrooms: 2			
	Irreg:	1x4, 1x3			
Dir/Cross St: Roncesvalles/Pearson			Directions: Roncesvalles & Pearson		

MLS#: W13229852	PIN#: 213380349
Legal: Part Lot 4-5, Plan 794	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Unfinished	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Other	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Interior Feat: None	Retirement:
Apx Sqft: 1100-1500		HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.6	x 14.44	Hardwood Floor	Open Concept	Crown Moulding
2	Dining	Main	11.65	x 10.56	Combined W/Living	Crown Moulding	Hardwood Floor
3	Kitchen	Main	14.63	x 14.14	Centre Island	Breakfast Bar	W/O To Deck
4	Prim Bdrm	2nd	14.63	x 10.53	Hardwood Floor	Double Closet	
5	2nd Br	2nd	9.19	x 10.76	Hardwood Floor	Closet	
6	3rd Br	2nd	12.27	x 9.55	Hardwood Floor	Closet	
7	Rec	Bsmt	14.63	x 23.33	Hardwood Floor	3 Pc Bath	

Client Remks: Situated in one of Toronto's most sought-after west-end neighbourhoods, this beautifully renovated 3-bedroom, 2-bath semi-detached home offers the perfect blend of updates, family functionality, and unbeatable location. Basement renovation was featured in House & Home!! Many quality upgrades include; Feasby & Bleeks designer kitchen , Moncer Oak Flooring throughout, custom built-ins in the primary suite and basement. Fully landscaped south facing backyard with cedar deck. Situated on a highly desirable street in the coveted Fern School catchment, this move-in ready home features updated living spaces, and the convenience of a detached garage with additional laneway parking. Enjoy the charm and community feel of Roncesvalles - known for its tree-lined streets, family-friendly atmosphere, excellent schools, and vibrant local culture. Just steps to the heart of Roncesvalles Village with cafes, boutiques, restaurants, and everyday essentials. A short walk to High Park or Sunnyside Beach along Lake Ontario. Located close to TTC routes, Queen Street West, St. Joseph's Health Centre, excellent schools, and quick access to the Gardiner Expressway - making commuting downtown effortless. Enjoy the relaxed pace and strong sense of community that make Roncesvalles so special.

Inclusions: all existing appliances, window coverings,

Listing Contracted With: TRUST REALTY GROUP **Ph:** 647-346-4600



88 Galley Ave Toronto Ontario M6R 1H1 Toronto W01 Roncesvalles Toronto Taxes: \$8,695/2026 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,130,000 List: \$1,795,000 For: Sale % Dif: 119
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 18.25 x 129.08 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 3 1x3xBsmt, 1x4x2nd, 1x4x3rd	Dir/Cross St: Sorauren and Queen Directions: one way from Sorauren

MLS#: W13174516 **PIN#:** 213380135
Legal: PT LT 10 PL 1161 CITY WEST AS IN WG158222; S/T & T/W WG158222; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Sump Pump, Sewage Pump, Water Heater Owned, Floor Drain, Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.11	x 4.92	Tile Floor	W/O To Porch	Double Closet
2	Dining	Main	9.51	x 9.51	Hardwood Floor	Brick Fireplace	Open Concept
3	Kitchen	Main	14.44	x 7.55	Hardwood Floor	Modern Kitchen	Centre Island
4	Living	Main	13.12	x 10.5	Hardwood Floor	Open Concept	W/O To Deck
5	Br	2nd	11.15	x 8.2	Hardwood Floor	Large Window	Closet
6	Br	2nd	10.17	x 8.2	Hardwood Floor	Large Window	Large Closet
7	Br	2nd	8.2	x 10.17	Hardwood Floor	Large Window	Large Closet
8	Laundry	2nd	6.56	x 3.28	Tile Floor	Window	Laundry Sink
9	Prim Bdrm	3rd	15.42	x 10.5	Hardwood Floor	W/I Closet	4 Pc Ensuite
10	Rec	Bsmt	11.15	x 12.14	Broadloom	Open Concept	Window
11	Br	Bsmt	8.2	x 10.17	Broadloom	Closet	Window

Client Remks: Welcome to this meticulously renovated 2.5-storey semi-detached home in the heart of Roncesvalles Village, one of the city's most sought-after family neighbourhoods. Thoughtfully reimagined from top to bottom, this exceptional residence blends timeless character with high-quality modern upgrades and outstanding long-term value. The home underwent a full gut renovation in 2020, including all new HVAC (distribution system & AC), plumbing and electrical systems, insulation, windows, roof, hot water tank, and fixtures, along with refined modern interior and exterior finishes. Designed with an optimized layout for modern family living, it offers bright, functional spaces and generously sized principal rooms throughout. The designer kitchen features premium Fisher & Paykel appliances and flows seamlessly into the main living areas. A stunning third-floor primary suite provides a private retreat. The dedicated second-floor laundry room adds everyday convenience and thoughtful functionality. In 2022, the lower level was fully underpinned, waterproofed, and renovated to include a spacious recreation room, office/guest bedroom, and a beautifully finished 3-piece bathroom. Rough-ins were also added for a future laneway suite. The oversized block garage offers excellent storage and versatile multi-use space, along with outstanding laneway suite potential. The landscaped backyard and back deck create a private urban oasis ideal for relaxing or entertaining. A rare opportunity to own a comprehensively updated home in an exceptional west-end community known for its parks, schools, cafes, and strong sense of community.

***Public open house Saturday, Sunday MAY 30th & 31st 2-4pm
Inclusions: Includes; Fridge, stove, dishwasher, all window coverings, all light fixtures, furnace, AC and hot water heater.

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



59 Parkway Ave Toronto Ontario M6R 1T6 Toronto W01 Roncesvalles Toronto Taxes: \$8,958.56/2026 Sold Date: 03/03/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$2,396,000 List: \$1,975,000 For: Sale % Dif: 121
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 19 x 180 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x3xLower	Dir/Cross St: Sorauren Ave & Dundas St W Directions: Along Dundas, South on Parkway

MLS#: W12820106 **PIN#:** 213330212
Legal: PT LT 9 PL 1215 CITY WEST AS IN CA690293; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Sep Entrance / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Asphalt Shingle, Flat, Membrane Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Lake/Pond, Park, Public Transit Exterior Feat: Landscaped, Deck, Porch, Patio Interior Feat: Accessory Apartment, Auto Garage Door Remote, In-Law Suite, Carpet Free, In-Law Capability, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.5	x 11.15	Wood Stove	Brick Fireplace	Combined W/Dining
2	Dining	Main	13.32	x 12.59.84	Large Window	Breakfast Bar	Closet
3	Kitchen	Main	14.99	x 12.34	Double Sink	Window	Stone Counter
4	Laundry	Main	15.68	x 8.01	2 Pc Ensuite	Window	W/O To Yard
5	2nd Br	2nd	14.99	x 9.42	Ceiling Fan	Window	
6	3rd Br	2nd	10.01	x 9.42	Hardwood Floor	Window	Closet
7	4th Br	2nd	14.99	x 10.99	Hardwood Floor	Bay Window	Closet
8	Prim Bdrm	3rd	16.01	x 14.99	Juliette Balcony	Double Closet	4 Pc Ensuite
9	Office	3rd	10.5	x 8.6	Pocket Doors	Window	Large Closet
10	Living	Lower	4	x 2.66	Window	Pot Lights	
11	Kitchen	Lower	12.76	x 8.99	Tile Floor	Pot Lights	Combined W/Laundry
12	Br	Lower	10.01	x 8.01	Double Closet	Pocket Doors	Window

Client Remks: Offering 2,780 sq ft across 4 levels, 4+1 bedrooms and 4 bathrooms, this reimagined 3-storey semi sits on a remarkable 180' deep lot in the heart of Roncesvalles Village - delivering rare scale, flexibility long-term potential in one of Toronto's most connected west-end neighbourhoods. Steps from Sorauren Park - a true community hub with tennis courts, open green space + dog park, playgrounds, sports fields, a winter skating rink, the beloved farmers' market, and the future home of Wabash Community Centre - the lifestyle here is as compelling as the home itself. Inside, high ceilings on every level enhances the home's natural light and volume. The open-plan main floor features 9' ceilings, a wood-burning stove, powder room and seamless walkout to an east-facing backyard designed for morning sun + effortless entertaining with a pergola and bbq line. Three generous bedrooms anchor the second level, while the entire third floor is dedicated to a private primary retreat with sliding doors to a Juliet, a beautiful oversized ensuite and a flexible space perfect for den, office or nursery. A completely self-contained, legal lower suite with 7'8" ceilings offers ideal space for extended family, guests, or meaningful rental income. An oversized single-car garage with raised storage and parking for two completes the package - with exceptional lot depth allowing for a potential laneway house of over 1,150 sq ft while maintaining parking. Neighbourhood highlights include: vibrant cafes and independent shops along Roncesvalles Village; seamless access to the UP Express, Bloor subway line, streetcars, the West Toronto Railpath and major highways; a short stroll to High Park and the Lake Ontario waterfront with scenic cycling routes; and access to top-rated public and French immersion options, including Howard PS. This is not just a home that fits your life today - it's one designed to grow with it.

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



5 Lukow Terr			Sold: \$2,125,000
Toronto Ontario M6R 3B7			List: \$2,198,000
Toronto W01 Roncesvalles Toronto			
Taxes: \$9,599.52/2025		For: Sale	% Dif: 97
Sold Date: 05/06/2026			
SPIS: No	Last Status: SLD	DOM: 2	
Semi-Detached	Fronting On: E	Rms: 7 + 2	
Link:	Acreage:	Bedrooms: 4 + 1	
3-Storey	23.26 x 96 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 1x4x2nd, 1x3x3rd,	
		1x4xBsmt	
Dir/Cross St: Dundas / Sorauren Directions: Dundas / Sorauren			

MLS#: W13078514 **PIN#:** 213350061
Legal: PT LT 4 PL 1256 TORONTO PT 18 & 40, 64R15167; S/T & T/W CA596603; S/T CA632788; TORONTO , CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.15	x 6.89	Hardwood Floor	Closet	
2	Living	Main	17.06	x 14.53	Hardwood Floor	Fireplace	Open Concept
3	Dining	Main	17.06	x 8.5	Hardwood Floor	Open Concept	
4	Kitchen	Main	10.93	x 13.58	Hardwood Floor	Stainless Steel Appl	Eat-In Kitchen
5	Breakfast	Main	9.55	x 13.58	Hardwood Floor	W/O To Balcony	
6	2nd Br	2nd	13.25	x 12.14	Hardwood Floor	W/I Closet	Large Window
7	3rd Br	2nd	13.25	x 14.67	Hardwood Floor	Double Closet	Window
8	4th Br	2nd	9.94	x 10.66	Hardwood Floor	Window	
9	Prim Bdrm	3rd	13.58	x 17.19	3 Pc Ensuite	W/I Closet	W/O To Terrace
10	Living	Bsmt	20.21	x 8.66	Open Concept	Laminate	
11	Kitchen	Bsmt	10.66	x 6.5	Open Concept	Laminate	
12	Br	Bsmt	13.65	x 14.07	Double Closet	Laminate	

Client Remks: Discover luxury on Lukow with this stunning, turnkey extra-wide semi that feels more like a New York City brownstone than a traditional home. Sun-filled and thoughtfully designed, this residence blends high-end finishes with effortless functionality, creating a space that is both sophisticated and welcoming. Featuring 4 + 1 bedrooms and 4 beautifully appointed bathrooms, this home offers generous space for modern living. The expansive main level boasts bright, open-concept living with oversized windows, refined details, and exceptional flow-perfect for both everyday comfort and elevated entertaining. The chef-inspired kitchen includes premium appliances and ample storage, seamlessly connecting to the main-floor terrace with an awning, ideal for shaded outdoor dining and relaxation. Upstairs, spacious bedrooms provide comfort for the whole family, with the primary retreat on the third floor serving as a true sanctuary. Enjoy a spa-like ensuite, walk-in closet, and a private terrace with beautiful city views, bringing a touch of urban luxury to your everyday life. The finished basement with a separate entrance adds incredible versatility-perfect for a guest suite, home office, rental opportunity, or multi-generational living. A spacious garage provides sought-after storage and convenience rarely found in the area. With convenient access to Roncesvalles' beloved parks, vibrant shops, cafes, and the bustling local market, this home offers an exceptional blend of urban charm and community convenience. Move-in ready and impeccably maintained, it delivers the elegance and presence of an upscale NYC brownstone, right in the heart of the neighbourhood. Offers anytime-your chance to own a truly exceptional home awaits.

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Washers, 2 Dryers, All Electrical Light Fixtures, All Window Coverings, GB & E, CAC.

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



73A Garden Ave Toronto Ontario M6R 1H8 Toronto W01 Roncesvalles Toronto Taxes: \$6,294.91/2025 Sold Date: 03/27/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$2,475,000 List: \$2,198,000 For: Sale % Dif: 113
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 15.03 x 124.29 Feet Irreg:	Rms: 12 Bedrooms: 3 + 1 Washrooms: 5 1x5x3rd, 1x3x2nd, 1x3x2nd, 1x2xGround, 1x3xLower	Dir/Cross St: Roncesvalles / Queen St W Directions: North East from Cross Streets

MLS#: W12904160 **PIN#:** 213380493
Legal: PART LOT 30, REGISTERED PLAN 543, DESIGNATED AS PART 1 ON PLAN 66R-32239; TOGETHER WITH AN EASEMENT OVER PART LOT 30, PLAN 543 PARKDALE, PART 3 PLAN 66R32239 AS IN AT6117887; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: New Year Built: 2026 Yr Built Source: Builder Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Place Of Worship, Public Transit, School Interior Feat: Air Exchanger, Auto Garage Door Remote, Countertop Range, Floor Drain, In-Law Suite, Sump Pump, Ventilation System, In-Law Capability, Water Heater Owned, Upgraded Insulation, Sewage Pump, Carpet Free Security Feat: Smoke Detector, Carbon Monoxide Detectors, Security System	Zoning: Cable TV: Hydro: Yes Gas: Yes Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: In Addition To Sale Price: Farm/Agr: Oth Struct: Additional Garage(s) Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	8.2	x 4.92	B/I Closet	Tile Floor	B/I Shelves
2	Dining	Ground	17.55	x 13.58	Picture Window	Hardwood Floor	
3	Kitchen	Ground	16.21	x 10.43	B/I Appliances	Centre Island	Hardwood Floor
4	Living	Ground	16.21	x 10.43	Gas Fireplace	Large Window	Hardwood Floor
5	Br	2nd	19.09	x 16.96	Bay Window	3 Pc Ensuite	
6	2nd Br	2nd	21.1	x 18.96	3 Pc Ensuite	Overlook Patio	Large Window
7	Laundry	2nd	5.25	x 6.63	Tile Floor	Laundry Sink	Closet Organizers
8	Prim Bdrm	3rd	18.73	x 13.81	5 Pc Bath	W/I Closet	W/O To Patio
9	Family	Bsmt	18.01	x 12.3			
10	Office	Bsmt	3.28	x 3.28			
11	4th Br	Bsmt	12.7	x 12.66	Large Window	Walk-Out	
12	Laundry	Bsmt	5.48	x 6.33	Laundry Sink	Closet	

Client Remks: Welcome To 73A Garden Avenue, An Exquisite Residence Defined By Luxury, Modern Functionality, And Exceptional Craftsmanship-A Truly Refined Offering In One Of Toronto's Most Desirable Communities. The Open-Concept Main Floor Showcases Wide-Plank Herringbone Hardwood Floors And A Bright, Thoughtfully Designed Layout Ideal For Elevated Everyday Living And Seamless Entertaining. The Living And Family Area Is Anchored By A Striking Custom Feature Wall And Gas Fireplace, Creating A Sophisticated Yet Inviting Ambience. An Elegant Archway Gracefully Connects The Dining Room To The Kitchen, Introducing A Distinct Architectural Element That Enhances The Home's Flow And Character.The Designer Kitchen Is Beautifully Appointed With Panel-Enclosed Appliances, Waterfall Stone Countertops, And Custom Cabinetry, Delivering A Perfect Balance Of Style And Practicality.The Second Floor Offers Two Well-Proportioned Bedrooms, Each Complete With Its Own Ensuite Bathroom And Closet, Providing Comfort And Privacy. The Entire Third Level Is Dedicated To A Luxurious Primary Retreat, Featuring A Private Ensuite, Custom Closet, Personalized Makeup Station, And Two Exclusive Outdoor Decks-An Exceptional Space Designed For Relaxation And Retreat.Additional Convenience Is Found With Two Laundry Rooms, One On The Second Floor And Another In The Lower Level. The Finished Basement Provides Versatile Living Space Ideal For A Family Room, Home Office, Or Fitness Area. Step Outside To A Private Backyard Oasis, Offering A Quiet Urban Escape, Complemented By A Detached One-Car Garage Equipped With An EV Charger. Perfectly Positioned In The Highly Sought-After High Park And Roncesvalles Community, This Home Offers An Elevated Lifestyle Defined By Quality, Design, And Comfort. A Rare And Sophisticated Offering. 73A Garden Avenue Is A Must-See Home For The Most Discerning Buyer.

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



96 Boustead Ave Toronto Ontario M6R 1Y9 Toronto W01 High Park-Swansea Toronto Taxes: \$11,583/2025 Sold Date: 03/04/2026 SPIS: No Last Status: SLD DOM: 28			Sold: \$2,225,000 List: \$2,199,900 For: Sale % Dif: 101
Duplex Link: 2 1/2 Storey	Fronting On: N Acreage: 45.42 x 131.17 Feet Irreg:	Rms: 9 + 1 Bedrooms: 3 + 1 Washrooms: 4 1x3xBsmt, 1x2xGround, 1x4x2nd, 1x4x3rd	Dir/Cross St: Dundas St West & Bloor St West Directions: Dundas St West & Bloor St West

MLS#: W12757896 PIN#: 213500216 Legal: LT 32 PL 922 CITY WEST; PT LT 25-26, 33 PL 922 CITY WEST AS IN CT142917; CITY OF TORONTO			
Kitchens: 1 + 2 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air, Radiant, Water / Electric, Gas A/C: None Central Vac: No Apx Age: Year Built: 1900 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: Detached / 1 Drive: Private Drive Park Spcs: 4 Tot Prk Spcs: 5 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Hospital, Lake Access, Library, Marina, Park Exterior Feat: Porch Enclosed Interior Feat: Accessory Apartment Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: R (d0.6*290) Duplex Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Additional Garage(s) Survey Type: Unknown Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	14.3	x 11.71	Hardwood Floor
2	Living	Main	14.17	x 11.42	Hardwood Floor
3	Kitchen	Main	12.96	x 13.16	
4	Br	Main	13.65	x 11.45	Hardwood Floor
5	Office	Main	6.4	x 4.4	Hardwood Floor
6	Br	2nd	12.76	x 13.25	Broadloom
7	Kitchen	2nd	11.32	x 10.89	
8	Living	2nd	14.9	x 14.37	Hardwood Floor
9	Sunroom	2nd	8.43	x 5.91	Hardwood Floor
10	Kitchen	3rd	7.58	x 6.5	
11	Dining	3rd	7.81	x 7.28	Hardwood Floor
12	Br	3rd	15.88	x 12.99	Broadloom
13	Rec	Bsmt	21.98	x 12.5	
14	Utility	Bsmt	4.1	x 12.5	
15	Utility	Bsmt	14.6	x 14.57	
16	Utility	Bsmt	6.89	x 6.17	
17	Laundry	Bsmt	6.69	x 8.69	

Client Remks: A rare opportunity awaits in the heart of prestigious High Park. This charming and exceptionally spacious detached home sits on an impressive 45.42 Ft frontage with a 131.17 Ft deep lot, nestled on a quiet, one-way, tree-lined street surrounded by multi-million-dollar residences in Toronto's highly sought-after Swansea neighbourhood. Offering the rare convenience of a private driveway and detached garage, a highly desirable and uncommon asset in the area, further enhancing rental appeal and future value. This versatile three-storey, multi-unit property presents outstanding flexibility and long-term upside. Ideal for investors, end-users, or multi-generational living, the home allows you to live in one unit while generating rental income from the others. The generous lot size and detached structure present future redevelopment or conversion potential, including the option to return the property to a stunning single-family luxury residence in a premier location. Unmatched for lifestyle and connectivity-steps to subway, buses, and multiple streetcar lines, with High Park, the Lake Ontario waterfront trail, Boulevard Club, Roncesvalles, and Bloor West Village all nearby. Enjoy easy access to top-rated schools, childcare, hospitals, boutique shops, cafes, restaurants, libraries, and everyday urban conveniences. A rare opportunity to acquire a flexible, income-producing asset in one of Toronto's most resilient and high-demand neighbourhoods-ideal for investors seeking cash flow today with significant upside tomorrow.

Inclusions: ALL APPLIANCES AS IS

Listing Contracted With: ROYAL LEPAGE CERTIFIED REALTY **Ph:** 416-741-4443



222A Pearson Ave Toronto Ontario M6R 1G7 Toronto W01 High Park-Swansea Toronto Taxes: \$17,759/2025 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 99			Sold: \$2,835,000 List: \$3,095,000 For: Sale % Dif: 92
Duplex Link: 2 1/2 Storey	Fronting On: N Acreage: 22 x 143 Feet Irreg:	Rms: 13 + 1 Bedrooms: 4 + 1 Washrooms: 6 1x2xMain, 1x3x2nd, 1x5x2nd, 2x3x3rd, 1x3xBsmt	Dir/Cross St: Roncesvalles & Queen Street Directions: Roncesvalles & Queen Street

MLS#: W12722274 **PIN#:**
Legal: PART LOT 7 PLAN 590 PART 2 66R30944 TOGETHER WITH AN EASEMENT OVER PART LOT 7 PLAN 590 NORTH WEST ANNEX PARTS 3 & 4 66R30944 AS IN AT5556297 CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Rolled Foundation: Insulated Concrete Form Assessment: \$2,355,000 / 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Metal/Side Gar/Gar Spcs: Other / 2 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Electric Car Charger, Family Room, Fireplace/Stove, Hospital, Lake/Pond, Park, Public Transit Exterior Feat: Deck, Landscape Lighting, Privacy, Porch Interior Feat: Auto Garage Door Remote, Built-In Oven, ERV/HRV, Floor Drain, Sump Pump, Water Heater, Water Meter	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.57	x 16.44	Large Window	Pot Lights	Hardwood Floor
2	Dining	Main	16.47	x 11.19	Pot Lights	Hardwood Floor	
3	Kitchen	Main	16.47	x 12.34	Centre Island	B/I Appliances	Open Concept
4	Family	Main	16.47	x 18.14	Fireplace	Pot Lights	W/O To Garden
5	Laundry	2nd	5.38	x 5.54	Laundry Sink	Stained Glass	
6	Prim Bdrm	2nd	16.73	x 25.43	B/I Closet	Balcony	5 Pc Ensuite
7	2nd Br	2nd	11.55	x 13.06	Large Window	W/I Closet	3 Pc Ensuite
8	3rd Br	3rd	11.15	x 22.57	W/I Closet	Balcony	3 Pc Ensuite
9	4th Br	3rd	10.96	x 10.89	W/I Closet	Balcony	3 Pc Ensuite
10	Bathroom	Bsmt	7.25	x 9.97	3 Pc Bath		
11	5th Br	Bsmt	14.11	x 12.93	Above Grade Window	Laminate	Heated Floor
12	Rec	Bsmt	14.67	x 43.9	Bar Sink	Heated Floor	W/O To Garden

Client Remks: Brand new & Turn Key! Suburban-sized, large family-style house in the charming High Park neighbourhood! This newly built home offers the best blend between beauty, light and space. Everything is one-of-a-kind, extra-spacious in this house, with no compromise anywhere. This home is one-of-a-kind compromise has everything: Nearly 2,800 sq ft above grade with 1,000+ sq ft basement with heated floor, and a separate entrance with in-law potential. Every bedroom fit King size bed comfortably and comes with an ensuite bathroom and tons of closets everywhere. 3 Balconies in 4 above-grade bedrooms. All levels offer soaring ceiling heights, including the 3rd/basement. Full-size double car garage fits two large SUVs with a wide laneway that is roughed in with an electrical car charger for large SUVs. Extra treeless large backyard offers tons of potential for future imagination. This house is perfect for a family to grow into over the next few decades. Come and check out today!

Inclusions: All Existing Appliances, Lights and Electrical Fixtures. B/I Fridge, B/I Microwave, Stove, B/I Rangehood, B/I Dishwasher, Washer, Dryer, Wine Fridge.

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