



697 Manning Ave Toronto Ontario M6G 2W3 Toronto C02 Annex Toronto		Sold: \$1,165,000 List: \$799,000
Taxes: \$8,204.46/2025	For: Sale	% Dif: 146
Sold Date: 03/02/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 11
Link:	Acreage:	Bedrooms: 2
2 1/2 Storey	18.51 x 125 Feet	Washrooms: 3
	Irreg:	1x3, 1x4, 1x4
Dir/Cross St: Manning Ave & Bloor St Directions: .		

MLS#: C12811870 **PIN#:** 212560274
Legal: PT LT 73 PL 219 TORONTO AS IN WD103332 ,S/T & T/W WD103332; CITY OF TORONTO

Kitchens: 4	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Unfinished	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Other	Tot Prk Spcs: 1	Water Supply Type:
A/C: Other	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 2000-2500	Interior Feat: None	HST Applicable to Included In
Lot Size Source: MPAC		Sale Price:
Roof: Shingles		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.37	x 10.3	
2	Dining	Main	14.6	x 9.51	
3	Kitchen	Main	12.53	x 10.76	
4	Bathroom	Main	12.53	x 6	
5	Other	Main	7.32	x 15.22	
6	Mudroom	Main	6.33	x 11.25	
7	Living	2nd	14.11	x 15.22	
8	Br	2nd	12.04	x 9.48	
9	Kitchen	2nd	11.88	x 9.48	
10	Bathroom	2nd	9.71	x 5.25	
11	Kitchen	2nd	11.88	x 9.48	
12	Sunroom	2nd	7.51	x 15.22	
13	Living	3rd	15.19	x 15.45	
14	Kitchen	3rd	15.12	x 12.96	
15	Bathroom	3rd	5.81	x 8.27	
16	Sunroom	3rd	11.42	x 15.45	
17	Kitchen	Lower	7.28	x 14.96	
18	Other	Lower	23.06	x 14.11	
19	Other	Lower	15.62	x 9.38	
20	Other	Lower	17.13	x 5.12	

Client Remks: Prime opportunity on sought-after Manning Avenue! This 2.5 storey solid brick semi-detached property offers exceptional potential for investors, renovators, or end users looking to create value in a highly desirable location. Currently configured as three units with two fireplaces, the home presents multiple possibilities, including an income property, multi-generational living, or full restoration into a single-family residence - featuring stained glass, original tile, and millwork. The property is in raw condition and is being offered as a renovation project, priced competitively to reflect the work required. Features include a detached garage, generous interior space across multiple levels, and an unfinished basement providing additional development potential. Ideal for buyers with vision seeking an opportunity in a strong neighbourhood with excellent upside. Being sold in "as-is, where-is" condition.

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



623 Dupont St Toronto Ontario M6G 1Z3 Toronto C02 Annex Toronto		Sold: \$1,085,000 List: \$999,000
Taxes: \$4,087.15/2025	For: Sale	% Dif: 109
Sold Date: 04/14/2026		
SPIS: No	Last Status: SLD	DOM: 7
Att/Row/Townhouse	Fronting On: S	Rms: 10 + 4
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	17.92 x 63 Feet	Washrooms: 3
	Irreg:	1x2xGround, 1x3xLower, 1x4x2nd
Dir/Cross St: Dupont St B/T Bathurst and Christie		
Directions: Dupont St B/T Bathurst and Christie		

MLS#: C12965936

PIN#:

Legal: LT 4 PL 1279 CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Full / Fin W/O	Drive: Street Only	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School	Retirement:
Apx Sqft: 700-1100	Exterior Feat: Built-In-BBQ, Hot Tub, Landscaped, Porch, Lighting, Patio	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Bar Fridge, Carpet Free, In-Law Suite, On Demand Water Heater, Sump Pump, Upgraded Insulation	Sale Price:
Foundation: Unknown	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Fence - Full, Garden Shed, Gazebo
Laundry lev: Main		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.45	x 6.27	Tile Floor	Renovated	
2	Living	Main	17.13	x 12.3	Renovated	Open Concept	Pot Lights
3	Dining	Main	17.13	x 12.3	Renovated	Open Concept	Combined W/Living
4	Kitchen	Main	17.13	x 10.76	Quartz Counter	Stainless Steel Appl	Renovated
5	Family	Main	17.13	x 9.94	W/O To Yard	Skylight	Large Window
6	Powder Rm	Main	0	0	2 Pc Bath	Renovated	
7	Prim Bdrm	2nd	14.86	x 11.88	Laminate	Large Window	Closet
8	2nd Br	2nd	10.7	x 8.56	Laminate	Large Window	Closet
9	3rd Br	2nd	10.73	x 8.23	Laminate	Large Window	Closet
10	Bathroom	2nd	0	0	4 Pc Bath	Soaker	Renovated
11	Living	Bsmt	22.31	x 15.62	Renovated	Open Concept	Walk-Out
12	Kitchen	Bsmt	22.31	x 15.62	Renovated	Open Concept	Combined W/Living
13	Br	Bsmt	10.7	x 6.43	Separate Rm	Large Window	Tile Floor
14	Bathroom	Bsmt	0	0	3 Pc Bath	Renovated	Combined W/Laundry

Client Remks: Meticulously designed, custom renovated and luxuriously appointed family home in the heart of Toronto's best community, Seaton Village! Completely transformed offering uncompromised living focusing on style, function and comfort. A thoughtful design allows natural light to effortlessly cascade throughout the main floor which is highlighted by the new chef's kitchen finished with stainless steel appliances and quartz counters. The extremely rare rear addition provides increased interior living space, resulting in a floor plan that is much larger than the standard neighbourhood home. Enjoy 10.5ft ceilings in your main floor family room with a walk out to the custom designed backyard urban oasis. This is every entertainer's dream offering a separate premium Newage outdoor kitchen, custom pergola and even a Canadian Spa Company hot tub! Back inside, the spacious principal rooms offer flexible living with unique features like a convenient main floor 2pc powder room & separate stacked laundry! The second-floor features 3 generously sized bedrooms all with large windows and a striking 4pc bathroom with spa like jacuzzi tub! Looking for more living space? An income generating separate apartment to offset living costs? Look no further than the professionally finished lower level, with separate front entrance. The lowered basement features high ceilings, an open concept kitchen, large living/dining room and separate (4th) bedroom. A custom 3pc bathroom w/ heated floors & separate stacked laundry completes the space. This amazing renovation spares no expense and includes all mechanical systems! Just move right in! Even permit parking is a breeze. Indulge in all Toronto has to offer with every imaginable amenity right at your doorstep. Unbeatable proximity to some of Toronto's best parks, TTC & Subway access, delicious restaurants, boutique local shops, multiple grocery stores, highly ranked public schools, Fitness facilities, St Albans Boys & Girls Club and more!

Inclusions: All existing appliances, all basement appliances, all electrical light fixtures, all window coverings and all other permanent fixtures on or belonging to the real property.

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



11 Olive Ave Toronto Ontario M6G 1T7 Toronto C02 Annex Toronto Taxes: \$8,642/2025 Sold Date: 02/04/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,210,000 List: \$999,000 For: Sale % Dif: 121
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 15 x 103 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4x3rd	Dir/Cross St: Bathurst & Bloor Directions: Bathurst & Bloor

MLS#: C12709528 **PIN#:** 212570506
Legal: PT LT 43 PL 807 TORONTO AS IN CT662175; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School, School Bus Route Interior Feat: Carpet Free Security Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility: Feat: Under Contract: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None None Hot Water Tank-Electric Included In Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.12	x 13.81	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	17.42	x 13.81	Hardwood Floor	Combined W/Living	Vaulted Ceiling
3	Kitchen	Main	15.09	x 7.71	Hardwood Floor	Window	Granite Counter
4	Breakfast	Main	11.88	x 9.22	Hardwood Floor	W/O To Deck	Window
5	Br	2nd	15.12	x 13.78	Hardwood Floor	Window	Closet
6	Br	2nd	9.78	x 8.37	Hardwood Floor	W/O To Deck	Window
7	Den	2nd	13.22	x 10.83	Hardwood Floor	Vaulted Ceiling	Skylight
8	Prim Bdrm	3rd	13.29	x 12.01	Window	Closet	Hardwood Floor
9	Sitting	3rd	10.96	x 11.32	Window	Closet	Hardwood Floor

Client Remks: **Please note the Open House has been cancelled for Jan 25th due to the weather** A rare opportunity for visionaries, designers, and end-users looking to create a true architectural statement. This character-rich property offers soaring cathedral ceilings, skylights, and an inspiring volume of space ready to be reimaged into a standout custom residence. With the right vision, this can become a striking "wow" home in one of Toronto's most dynamic neighbourhoods. Ideally located just steps to Vermont Park, Palmerston Public School, and the Bill Bolton Arena, and moments from transit, cafes, and shops along Bloor Street West near Bathurst Street. Offered in as-is, where-is condition, this is an exceptional canvas for those looking to design something truly special in a prime, walkable location.

Inclusions: Refrigerator, Stove, Built-In Dishwasher, Clothes washer and dryer - as is where is condition.

Listing Contracted With: ROYAL LEPAGE TERREQUITY SW REALTY **Ph:** 416-495-2746



83 Olive Ave Toronto Ontario M6G 1V2 Toronto C02 Annex Toronto Taxes: \$7,519.65/2026 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,479,000 List: \$999,999 For: Sale % Dif: 148
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 18.48 x 100.13 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 2 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Christie and Dupont Directions: In between Manning and Palmerston Avenue			

MLS#: C13149404 **PIN#:** 212570328
Legal: PT LT 46 PL 1155 TORONTO AS IN CT458204; S/T & T/W CT458204; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Exterior Feat: Porch, Deck Interior Feat: None	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	Dining	Main	13.09	x 10.17	Hardwood Floor	Stained Glass	North View
2	Living	Main	11.48	x 12.47	Bay Window	Hardwood Floor	
3	Kitchen	Main	12.14	x 14.44	B/I Dishwasher	South View	Hardwood Floor
4	Prim Bdrm	2nd	16.4	x 14.44	Bay Window	Closet	Hardwood Floor
5	2nd Br	2nd	10.83	x 12.8	Skylight	Closet	Hardwood Floor
6	3rd Br	2nd	8.2	x 9.19	Closet	Hardwood Floor	South View
7	4th Br	3rd	14.76	x 8.86	South View		
8	Bathroom	2nd	5.25	x 7.55	South View		

Client Remks: Welcome to 83 Olive Ave. A beautiful Annex home located in the heart of Seaton Village that will have ALL OF your heart. Located on the desirable block between Palmerston and Manning just steps away from all your favourite amenities, parks and schools. Sitting on an 18.5 x 100 foot lot, this semi-detached 2.5 storey house features 4 bedrooms, 2 bathrooms, a private backyard and original details throughout. A large front porch welcomes you as you enter the house. With such a strong neighbourhood community, sitting on your porch and chatting with passerbys is a welcome past time. The main floor layout features separate dining, living and kitchen spaces. A decorative fireplace is located in the front room along with a beautiful stained glass transom. The middle living space includes a pocket door, bay windows and a wonderful amount of natural light making it the perfect space to spend time. The kitchen at the back of the house looks onto the backyard with mature trees and dappled light streaming through. Here you will also find a second staircase and space for a breakfast area. Making your way upstairs past more stained glass accents, the primary bedroom at the front of the house has bay windows, a large footprint and a closet. The middle bedroom has a rare large window and a skylight for spectacular light throughout the day. Upstairs the 4th bedroom is a versatile space that can be used as an office, play nook, exercise room or however you see fit. The basement is a large open and unfinished space to dream into a large laundry room, play space, tv den, in-law suit or anything else. Living on Olive Avenue is a special spot in Toronto and offers more than just a home. Home inspection available on request.

Inclusions: All light fixtures and window coverings, fridge, gas range stove, hood vent, dishwasher, furnace and hot water tank, ac window unit, washer, dryer, chest freezer and . Garden shed.

Listing Contracted With: KING REALTY CO. **Ph:** 416-303-9938



415 Clinton St Toronto Ontario M6G 2Z1 Toronto C02 Annex Toronto Taxes: \$8,023.49/2025 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,608,000 List: \$1,149,000 For: Sale % Dif: 140
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.5 x 128.33 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xGround, 1x4x2nd, 1x2xBsmt	Dir/Cross St: Bloor & Bathurst Directions: Just Half a Block North of Bloor

MLS#: C13077208 **PIN#:** 212560100
Legal: Plan M227, Part lots 108 & 109

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles, Flat Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Place Of Worship, School Interior Feat: Auto Garage Door Remote, In-Law Capability, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.59	x 3.35	Hardwood Floor	French Doors	
2	Living	Ground	13.68	x 12.17	Hardwood Floor	B/I Bookcase	Pot Lights
3	Dining	Ground	13.68	x 12.01	Hardwood Floor	B/I Shelves	Open Concept
4	Kitchen	Ground	14.76	x 10.07	Stone Floor	Granite Counter	Centre Island
5	Prim Bdrm	2nd	13.58	x 12.17	Hardwood Floor	Double Closet	Bay Window
6	2nd Br	2nd	11.91	x 10.43	Hardwood Floor	Closet	
7	3rd Br	2nd	10.01	x 9.51	Hardwood Floor	O/Looks Backyard	
8	Rec	Lower	13.42	x 8.99	Tile Floor	W/O To Yard	
9	Tandem	Lower	14.76	x 8.99	Tile Floor		
10	Laundry	Lower	12.01	x 7.41	Tile Floor		
11	Cold/Cant	Lower	10.07	x 7.41			

Client Remks: In the heart of Seaton Village - one of Toronto's most loved, family-friendly neighbourhoods, this beautifully maintained 3+1 bedroom home offers the perfect setting to grow, gather & thrive. Just half a block north of Bloor Street, you are steps from everyday essentials while enjoying the charm of a true community feel. Inside, the home is filled with warmth and character. The open-concept main floor features inviting living & dining rooms with hardwood floors and custom built-ins - ideal for family time, play and hosting too. A thoughtfully tucked-away powder room adds everyday convenience. At the centre of it all is a spacious, modern kitchen complete with granite countertops, a large centre island, and breakfast bar. It's the kind of space where mornings begin and everyone naturally gathers at the end of the day. Upstairs, three generous bedrooms with hardwood flooring offer comfortable retreats, including a bright primary with a charming bay window and double closet. A rear side entrance offers easy access from the yard - perfect for kids, strollers or pets, and opens up exciting potential for a future in-law or nanny suite. The finished lower level already provides versatility with a rec room, multi-purpose room, bathroom, laundry room and oodles of storage space. Outside, the fully fenced backyard is ready for playtime, weekend barbecues or simply unwinding. There is easy access to an oversized single garage via a wide laneway. The lifestyle here is hard to beat! Spend afternoons at Vermont Square Park, complete with playground, dog park and skating arena, or explore Christie Pits Park with its pool, sports fields, and vibrant community atmosphere. Families will also love being just blocks from Palmerston Avenue Junior Public School, known for its sought-after French Immersion program. OH Sat & Sun May 9/10, 2-4pm.

Inclusions: Stainless steel refrigerator, stove, stove hood, built-in dishwasher; front load washer, gas dryer, electric light fixtures, gas burner & equipment, central air conditioner, automatic garage door opener with remote, built-in bookshelves in living room, built-in shelving unit in dining room, hot water tank.

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



725 Manning Ave Toronto Ontario M6G 2W5 Toronto C02 Annex Toronto Taxes: \$5,489.75/2025 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,350,000 List: \$1,250,000 For: Sale % Dif: 108
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.65 x 124.9 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Bloor and Christie Directions: Bloor and Christie

MLS#: C12919034 **PIN#:** 212560222
Legal: PT LT 81 PL 219 DESIGNATED AS PTS 2 & 3 PL 66R27915; S/T & T/W CA17797 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1903 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped Interior Feat: Other Security Feat: Carbon Monoxide Detectors, 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 Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.34	x 3.58	Hardwood Floor	O/Looks Living	
2	Living	Main	12.66	x 8.6	Hardwood Floor	Large Window	
3	Dining	Main	11.52	x 10.07	Hardwood Floor	Window	Open Concept
4	Kitchen	Main	15.68	x 8.92	Tile Floor	W/O To Yard	Quartz Counter
5	Br	2nd	12.4	x 7.09	Parquet Floor	Large Window	
6	Br	2nd	9.32	x 9.25	Hardwood Floor	Window	Closet
7	Prim Bdrm	2nd	9.09	x 12.5	Hardwood Floor	Closet	Window
8	Rec	Bsmt	12.66	x 11.42	Laminate	Window	
9	Laundry	Bsmt	15.09	x 9.32			

Client Remks: Located in highly sought-after Seaton Village, this beautifully renovated 2-storey semi with laneway parking offers the perfect blend of style, comfort, and convenience. Featuring 3 spacious bedrooms and 2 full bathrooms, this home is ideal for families and professionals alike. The main floor boasts a bright, open-concept living and dining area with elegant hardwood floors, flowing seamlessly into a stylish, updated kitchen with a walkout to a deck-perfect for entertaining. Enjoy a large, private backyard and stunning perennial landscaping in both the front and back. The finished basement (over 6' height) adds valuable living space with a cozy recreation room and a 3-piece bath-ideal for guests, a home office, or additional family space. Extensively upgraded for peace of mind and modern living, including: new windows (2024), beautifully redone front and backyard landscaping with new walkways, lawn, and perennial gardens (2024), front porch upgrade (2024), chimney maintenance (2024), and roof (2015). The home was further enhanced with a new city water line, upgraded access pipes, and an anti-flood backwater valve (2025). Move-in ready home with clean lines and lots of opportunity to showcase your style. Situated just steps from Christie Pits Park and public transit, this unbeatable location puts you minutes from shopping, dining, and entertainment. Walk to the Bloor subway, bike lanes, Fiesta Farms, Loblaws, and two fantastic community centres-St. Alban's (year-round rink and indoor pool) and Bob Abate (renowned for its kids' programs). Includes parking for one car. A true gem in one of Toronto's most vibrant neighbourhoods-don't miss this opportunity!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures, Gas burner and Equipment, Central Air conditioning,

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



587 Palmerston Ave Toronto Ontario M6G 2R2 Toronto C02 Annex Toronto Taxes: \$8,076/2025 Sold Date: 06/19/2026 SPIS: No Last Status: SLD DOM: 44			Sold: \$1,095,587 List: \$1,259,900 For: Sale % Dif: 87
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 19 x 90 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4xBsmt, 1x4x2nd	Dir/Cross St: Bathurst/Bloor Directions: Bathurst/Bloor

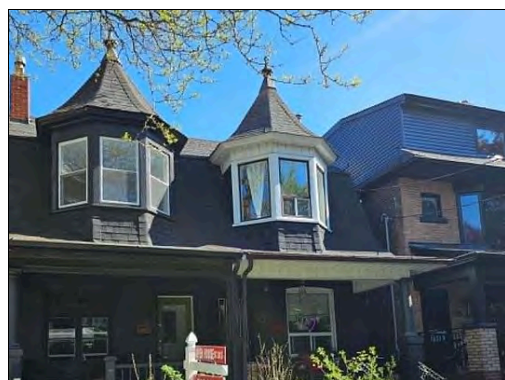
MLS#: C13092828 **PIN#:** 212560395
Legal: PT LT 33-34 PL 219 TORONTO AS IN CT52062, S/T & T/W CT52062; S/T EXECUTION 00-009290, IF ENFORCEABLE; S/T EXECUTION 91-011703, IF ENFORCEABLE; S/T EXECUTION 99-010530, IF ENFORCEABLE; S/T EXECUTION 99-011016, OF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Shingles Foundation: Concrete 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: Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.71	x 10.5	Hardwood Floor	Fireplace
2	Dining	Main	14.93	x 9.25	Bay Window	
3	Kitchen	Main	15.16	x 11.35		
4	Kitchen	2nd	12.24	x 9.88		
5	Living	2nd	14.67	x 11.91	Fireplace	Bay Window
6	Br	2nd	13.19	x 9.51	Closet	
7	2nd Br	3rd	15.09	x 12.01	Closet	
8	3rd Br	3rd	14.93	x 9.58	Closet	
9	4th Br	Bsmt	9.35	x 9.19		
10	Living	Bsmt	11.88	x 11.61	Renovated	

Client Remks: Great Location! Walk to the Annex, a little Italy, U of T and the Bathurst Subway! 2-Storey Semi that has 3+1 Bedrooms, 2 Kitchens, And 2 Bathrooms-Perfect For an Extended Family or to create multiple units. Brand new electrical throughout. Most of the place needs to be gutted! Create your own beautiful space! You'll Enjoy Some Of The City's Best Restaurants, Cafes, Boutiques, And Markets Right At Your Doorstep. Minutes To Trinity Bellwoods Park, Toronto Western Hospital,And The Shops And Dining Along Bloor Street. Enjoy The Perfect Balance Of Urban Convenience And The Quiet Charm Of Seaton Village.

Inclusions: 200 Amp service, Hi-Eff Furnace, washer, dryer, laundry sink, B/I DW, Flattop Stove, Fridge
Listing Contracted With: RE/MAX CROSSROADS REALTY INC. **Ph:** 416-491-4002



91 Olive Ave		Sold: \$1,303,760
Toronto Ontario M6G 1V2		List: \$1,299,180
Toronto C02 Annex Toronto		
Taxes: \$6,673.67/2026	For: Sale	% Dif: 100
Sold Date: 05/29/2026		
SPIS: No	Last Status: SLD	DOM: 18
Link:	Fronting On: N	Rms: 7
2-Storey	Acreage:	Bedrooms: 3
	15.21 x 100.13 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: BATHURST-CHRISTIE THE ANNEX Directions: Bathurst and Dupont		

MLS#: C13114116

PIN#: 212570324

Legal: PT LT 43-44 PL 1155 TORONTO AS IN CT367562; S/T & T/W CT367562; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Drive: Street Only	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Electric	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront: None
Apx Age:	Prop Feat: Arts Centre, Fenced Yard,	Retirement:
Apx Sqft: 1100-1500	Hospital, Library, Park, Place Of Worship	HST Applicable to Included In
Roof: Shingles	Interior Feat: Carpet Free	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev:		Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.83	x 13.09	Open Concept	Hardwood Floor	
2	Kitchen	Main	9.61	x 15.19	W/O To Yard	Hardwood Floor	
3	Foyer	Main	3.67	x 4.4			
4	Dining	Main	10.04	x 14.24	Hardwood Floor		
5	Prim Bdrm	2nd	12.83	x 15.06	Bay Window	Hardwood Floor	Closet
6	Br	2nd	9.61	x 9.22	Hardwood Floor		
7	Br	2nd	7.48	x 13.02			

Client Remks: Welcome to one of the most prestigious and desired neighborhoods in the city - The Annex in Toronto. This beautiful semi-detached home offers: Spacious Bedrooms 10-minute walk to Bathurst Subway Station 5-minute walk to Casa Loma Surrounded by parks, boutique shops & high-end restaurants Prime location in a prestigious area Live steps from iconic Casa Loma and enjoy the charm, culture, and convenience that only The Annex can offer. This is more than a home - it's a lifestyle. Perfect for families, professionals, or investors looking to own in one of Toronto's most established and high-demand communities.

Inclusions: All appliances currently in the house

Listing Contracted With: RE/MAX WEST REALTY INC. **Ph:** 905-731-3948



21 London St Toronto Ontario M6G 1M8 Toronto C02 Annex Toronto Taxes: \$6,319.25/2025 Sold Date: 06/24/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,330,000 List: \$1,329,000 For: Sale % Dif: 100
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 21.92 x 49 Feet Irreg:	Rms: 10 + 2 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x3xBsmt, 1x4x2nd	Dir/Cross St: Bathurst & Bloor Directions: 1 block North of Bloor; 1 block West of Bathurst

MLS#: C13451838 **PIN#:** 212560429
Legal: PT LT 11 PL 219 TORONTO AS IN CT142093, S/T & T/W CT142093; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: Y Heat: Baseboard / Electric A/C: Central Air, Wall Unit Central Vac: Yes Apx Age: Apx Sqft: 1100-1500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Exterior Feat: Deck, Landscaped, Lighting, Privacy Interior Feat: Carpet Free, Central Vacuum, Floor Drain, In-Law Capability, Storage, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 4	Open Concept	Renovated	Closet
2	Living	Main	14.4	x 10.17	Renovated	Fireplace	Picture Window
3	Dining	Main	15.09	x 9.42	Renovated	O/Looks Backyard	Open Concept
4	Kitchen	Main	11.15	x 9.25	W/O To Yard	Renovated	Large Window
5	Bathroom	Main	0	0	2 Pc Bath	Renovated	
6	Prim Bdrm	2nd	15.49	x 9.51	Hardwood Floor	Large Window	Large Closet
7	2nd Br	2nd	14.5	x 9.58	Hardwood Floor	Large Window	Large Closet
8	3rd Br	2nd	13.75	x 9.51	Hardwood Floor	Bay Window	Large Closet
9	4th Br	2nd	10.07	x 9.25	Hardwood Floor	Large Window	Large Closet
10	Bathroom	2nd	6.59	x 5.09	4 Pc Bath	Renovated	Soaker
11	Rec	Lower	19.75	x 15.16	Tile Floor	Open Concept	Large Window
12	Bathroom	Lower	8.76	x 6	3 Pc Bath	Separate Shower	Tile Floor
13	Laundry	Lower	14.6	x 10.66			

Client Remks: Rarely offered and exceptionally priced, this stunning 4-bedroom, 3-bathroom family home is located in coveted Seaton Village-one of Toronto's most sought-after neighbourhoods, celebrated for its strong sense of community, excellent schools, and unbeatable urban convenience. Set on an impressively wide 22-foot lot, this beautifully renovated home offers a spacious layout allowing you to move right in with no work needed! Enjoy a bright, sun-filled open-concept main floor featuring a stylish newly redesigned kitchen with walkout to a perfect city backyard. The inviting living room is anchored by a beautiful original fireplace, while the separate dining room offers the ideal setting for entertaining family and friends. Completing the main floor are a rarely found powder room and a generous front entry closet-practical features that enhance everyday living. Upstairs, you'll find four generously sized bedrooms-a true rarity in the neighbourhood-along with a brand-new 4-piece bathroom. The fully finished lower level, complete with a separate side entrance, provides valuable additional living space and excellent income or in-law suite potential. Extensive upgrades provide peace of mind, including updated 200-amp electrical service, newer roofing, upgraded plumbing, multiple ductless A/C units, and numerous aesthetic improvements throughout. Ideally situated on a tree lined street, overlooking a charming community pocket park, this solid brick home offers easy access to top-ranked Palmerston Avenue Junior PS, boutique shops, cafes, and restaurants lining Bloor Street, just steps from downtown Toronto, Christie Pits Park, Vermont Square Park, Mirvish Village, the University of Toronto & Yorkville. Exceptional transit connectivity completes the package, with a 99 Walk Score, 100 Bike Score, and 96 Transit Score. A rare opportunity to own a turnkey family home offering outstanding value, style, space, and lifestyle. Weekend Open House, Saturday and Sunday 2pm to 4pm.

Inclusions: All existing appliances; washer, dryer, All ELF's; All window coverings; Central Vac (as is).

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



119 Barton Ave Toronto Ontario M6G 1P8 Toronto C02 Annex Toronto		Sold: \$1,385,000 List: \$1,399,000
Taxes: \$7,729.39/2025	For: Sale	% Dif: 99
Sold Date: 04/20/2026		
SPIS: No	Last Status: SLD	DOM: 4
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 20 x 103 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Bloor and Manning Directions: 1 block north of Bloor & West of Bathurst		

MLS#: C13009344	PIN#:
Legal: Plan M227 PT Lot 78 PT Lot 79	

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Fireplace/Stove, Library, Park, School Exterior Feat: Deck, Privacy Interior Feat: Accessory Apartment, Auto Garage Door Remote, 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: Unknown Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.59	x 3.08	Tile Floor		
2	Living	Main	15.29	x 18.31	Hardwood Floor	Fireplace	Combined W/Dining
3	Dining	Main	12.8	x 9.48	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	11.38	x 15.68	Hardwood Floor	Stainless Steel Appl	Backsplash
5	Mudroom	Main	0	0	Closet	Tile Floor	Pot Lights
6	Prim Bdrm	2nd	15.29	x 14.47	Bay Window	Closet	Hardwood Floor
7	2nd Br	2nd	9.88	x 12.6	Hardwood Floor	Closet	Combined W/Laundry
8	3rd Br	2nd	11.38	x 9.78	O/Looks Backyard	Window	Hardwood Floor
9	Bathroom	2nd	7.78	x 9.58	Window	4 Pc Bath	
10	Family	Lower	15.29	x 22.08	Pot Lights	Open Concept	Tile Floor
11	Kitchen	Lower	11.38	x 10.17	Tile Floor	Pot Lights	
12	Br	Lower	11.38	x 6.99	Pot Lights	Open Concept	Window
13	Bathroom	Lower	7.87	x 7.81	3 Pc Bath	Tile Floor	Window
14	Utility	Lower	7.87	x 7.78			

Client Remks: ***OPEN HOUSE SATURDAY & SUNDAY 2-4PM*** If your wish list includes modern charm, location, parking, and a little financial intelligence, keep reading. This renovated 3-bedroom semi delivers move-in-ready living with income potential in the heart of Seaton Village, one of Toronto's most sought-after neighbourhoods. Original architectural details shine throughout-rich hardwood floors, high ceilings, and craftsmanship that's increasingly rare to find. The spacious, versatile layout offers plenty of room for both everyday living and entertaining. A finished basement with separate entrance adds exceptional flexibility - ideal as a family/kids zone, home office, guest suite, or income-generating apartment to help offset your mortgage. Step outside to your own private backyard oasis, complete with a deck - perfect for summer gatherings, morning coffee, or a safe space for kids to play. A detached garage provides valuable parking, a true luxury in this vibrant urban setting. Location truly sets this home apart. Just steps from parks, subway, local shops, and restaurants, and within walking distance to the University of Toronto and Downtown Toronto, you'll enjoy the very best of city living right at your doorstep. With an outstanding Walk Score, everything you need is within easy reach. Homes like this are sought-after. Renovated, versatile, parking included, income potential, and planted in one of Toronto's most coveted pockets. If you've been waiting for the right one, don't miss your chance to call it home.

Inclusions: Electric light fixtures, window coverings, 2 fridges, Electric stove, gas stove (basement), dishwasher, exhaust hood, stacked washer/dryer (second floor).

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



717 Palmerston Ave Toronto Ontario M6G 2R2 Toronto C02 Annex Toronto Taxes: \$6,779.24/2025 Sold Date: 02/06/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$1,430,000 List: \$1,449,000 For: Sale % Dif: 99
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 13.17 x 125 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4x2nd	Dir/Cross St: Bathurst & Barton Directions: Follow GPS Street is one way

MLS#: C12706474 **PIN#:** 212560505
Legal: Plan 219 Pt Lt 112

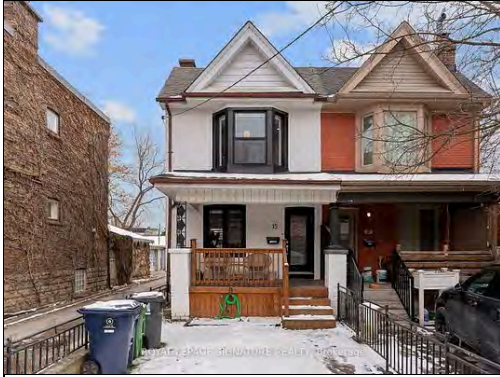
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Auto Garage Door Remote, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	45.21	x 26.9	Large Window	Open Concept	Hardwood Floor
2	Dining	Main	47.38	x 9.09	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Main	53.81	x 32.28	Eat-In Kitchen	Quartz Counter	Hardwood Floor
4	Mudroom	Main	35.1	x 13.78	W/O To Yard	Combined W/Laundry	Large Window
5	Prim Bdrm	2nd	52.53	x 38.75	4 Pc Ensuite	Bay Window	Hardwood Floor
6	2nd Br	2nd	46.65	x 20.44	Window	Hardwood Floor	French Doors
7	3rd Br	2nd	34.45	x 32.28	O/Looks Backyard	Hardwood Floor	
8	Family	Bsmt	148.56	x 38.75	Open Concept		

Client Remks: Located in the heart of Seaton Village/Annex, this charming all-brick two-storey semi offers an exceptional blend of character, comfort, and location in one of Toronto's most sought-after neighbourhoods. A rare find, the home includes a private garage and sits on a quiet, tree-lined street just steps from the energy of Bloor Street West. The bright and open main floor features high ceilings, pot lights, hardwood flooring, and a modern powder room, creating a welcoming space ideal for both everyday living and entertaining. The updated chef's kitchen is thoughtfully designed with quartz countertops, a matching backsplash, stainless steel appliances, and ample storage. A rear mudroom with laundry adds everyday convenience and functionality. Upstairs, you'll find three sun-filled bedrooms and two renovated bathrooms, including a primary suite with a private ensuite. The finished basement provides valuable additional living space, perfect for a family room, home office, or guest area, with potential for a separate entrance. Enjoy unbeatable walkability with cafes, restaurants, shops, and transit just steps away, along with proximity to Palmerston Ave Jr. PS, top French immersion schools, parks, and community amenities. Minutes to the University of Toronto, Yorkville, and downtown, the home boasts a 98 Transit Score and 92 Walk Score. Move-in ready with long-term upside, including laneway housing potential similar to neighbouring properties. A rare opportunity in one of Toronto's most family-friendly communities. Some furniture may be included.

Inclusions: Washer, Dryer, Dishwasher, Fridge, Stove, B/I Microwave w/ Hood Fan, Light Fixtures, Window Coverings, Hot Water Tank (rental), Gas Furnace & Equipment, A/C 2020, Shed, Alarm System Panel. Furniture can be included upon request.

Listing Contracted With: INTERNATIONAL REALTY FIRM, INC. **Ph:** 647-494-8012



15 Yarmouth Rd			Sold: \$1,430,000		
Toronto Ontario M6G 1W7			List: \$1,500,000		
Toronto C02 Annex Toronto					
Taxes: \$7,872.67/2026		For: Sale	% Dif: 95		
Sold Date: 05/20/2026					
SPIS: No	Last Status: SLD	DOM: 48			
Semi-Detached	Fronting On: S	Rms: 9 + 3			
Link:	Acreage:	Bedrooms: 3 + 1			
2-Storey	16.5 x 104.02 Feet	Washrooms: 5			
	Irreg:	1x2xMain, 2x4x2nd, 2x3xBsmt			
Dir/Cross St: Christie And Dupont			Directions: Christie And Dupont		

MLS#: C12951092 **PIN#:** 190405159

Legal: Pt Lt G Pl 949 Toronto As In Ca551186; City Of Tor

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Fin W/O	Drive: Private Double	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Other	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: Main		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	
2	Living	Main	14.5	x 12.27	Hardwood Floor Electric Fireplace Bay Window
3	Dining	Main	14.5	x 14.14	Hardwood Floor Combined W/Family Window
4	Kitchen	Main	10.27	x 14.34	Hardwood Floor Breakfast Area B/I Appliances
5	Prim Bdrm	2nd	13.58	x 12.76	Ensuite Bath Bay Window Closet
6	2nd Br	2nd	10.27	x 10.79	Hardwood Floor Window Closet
7	3rd Br	2nd	9.06	x 9.38	Hardwood Floor Closet
8	Rec	Lower	13.58	x 14.17	Open Concept Hardwood Floor W/O To Yard
9	4th Br	Lower	13.58	x 9.81	3 Pc Ensuite Ceramic Floor

Client Remks: A well-configured semi in one of west Toronto's most walkable pockets. Three proper bedrooms and modern bathrooms throughout every level. The main floor flows cleanly from living to dining to a thoughtfully finished Kitchen/rear room - where a custom breakfast bar and built-in storage add function that most homes this size simply don't have. Out back, the property currently accommodates two cars via a laneway gate - a genuine asset in Seaton Village. The home also invites the possibility of a future laneway suite conversation for you, or the next buyer! A Short Walk To Grocery - An Incredible Area To Live

Inclusions: Stainless Steel Fridge, Dishwasher, Stove, Washer/Dryer (Bsmt), All ELF's, All Window Coverings

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



31 Palmerston Gdns Toronto Ontario M6G 1V8 Toronto C02 Annex Toronto Taxes: \$7,458/2025 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 30		Sold: \$1,525,000 List: \$1,679,000 For: Sale % Dif: 91
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: < .50 24.5 x 73 Feet Irreg:	Rms: 9 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x1xLower
Dir/Cross St: DuPont and Bathurst Directions: South and Manning, East on Palmerston Gdns		

MLS#: C12937424 **PIN#:** 212580313
Vacant Land Condo: No
Legal: PT LT 82-83 PL 1287 CITY WEST AS IN CT228521; S/T & T/W CT228521; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Stone, Slab, Brick Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Porch, Patio Interior Feat: Storage	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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Topography: Flat								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	7.05	x 11.52	Hardwood Floor	Stained Glass		
2	Living	Main	13.09	x 13.78	Hardwood Floor	Pocket Doors	Fireplace	
3	Dining	Main	10.2	x 15.12	Hardwood Floor	Pocket Doors		
4	Kitchen	Main	9.94	x 12.89	Combined W/Laundry	Family Size Kitchen	W/O To Yard	
5	Prim Bdrm	2nd	10.63	x 12.99	Hardwood Floor	Large Closet	Bay Window	
6	2nd Br	2nd	13.55	x 16.77	O/Looks Garden	B/I Shelves	South View	
7	3rd Br	2nd	9.48	x 12.86	Closet	South View		
8	4th Br	2nd	9.51	x 13.85	Closet	Hardwood Floor	B/I Bookcase	
9	Laundry	Main	14.57	x 8.04	B/I Shelves	W/O To Yard		

Client Remks: Set on what is widely regarded as the best street in Seaton Village, this classic red brick century home sits on a rare and desirable 24.5-foot-wide lot beneath a canopy of mature trees on quiet, one-way Palmerston Gardens. It's a street defined by its strong sense of community, where neighbours know each other and take pride in where they live. The location is exceptional: just steps to Bloor Street and its vibrant mix of cafes, restaurants, shops, and everyday essentials, with easy access downtown by bike or transit. Parks, coveted schools, and community amenities are all close at hand, including Vermont Square Park at the end of the street - a natural extension of the neighbourhood and a gathering place year-round. The home offers timeless red brick curb appeal and presents a compelling opportunity for those looking to renovate or reimagine, with strong fundamentals already in place. Inside, the layout is generous and functional, with four bedrooms, while a rear kitchen extension opens up the main floor and creates a natural hub of the home, complete with main floor laundry. The southern exposure brings in beautiful natural light throughout the day, enhancing the sense of space and potential. A rare opportunity to secure a wide lot on a premier street-offering character, community, and meaningful upside in one of Toronto's most sought-after neighbourhoods.

Inclusions: All appliances including Kenmore refrigerator, LG dishwasher, Samsung gas stove, Maytag washer and dryer, all light fixtures, and window coverings.

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



579 Palmerston Ave Toronto Ontario M6G 2P6 Toronto C02 Annex Toronto		Sold: \$2,110,000 List: \$1,699,000
Taxes: \$9,328/2025	For: Sale	% Dif: 124
Sold Date: 06/25/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 19 x 125 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x3rd, 1x4xBsmt
Dir/Cross St: Palmerston & Bloor St Directions: North of Bloor & East of Bathurst		

MLS#: C13467236 **PIN#:** 212560399
Legal: PT LT 35 PL 219 TORONTO AS IN CA 666 387; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: 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: Family Room, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch, Privacy, Patio Interior Feat: Accessory Apartment, Auto Garage Door Remote, Built-In Oven, Carpet Free, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.67	x 4.99	W/O To Porch		
2	Living	Main	11.25	x 15.75	Open Concept	Hardwood Floor	Closed Fireplace
3	Dining	Main	15.32	x 10.01	Hardwood Floor	Open Concept	Combined W/Living
4	Kitchen	Main	15.32	x 11.84	5 Pc Bath	Breakfast Bar	Custom Counter
5	Powder Rm	Main	2.99	x 6.82	2 Pc Bath	Granite Counter	Pot Lights
6	Family	2nd	15.32	x 12.99	Combined W/Br	W/W Closet	Closed Fireplace
7	3rd Br	2nd	12.83	x 12.24	Juliette Balcony	Hardwood Floor	B/I Closet
8	Laundry	2nd	9.15	x 9.74	Double Sink	Window	Combined W/Office
9	Prim Bdrm	3rd	15.32	x 23.1	W/W Closet	5 Pc Ensuite	W/O To Deck
10	Bathroom	3rd	9.58	x 12.07	Heated Floor	Soaker	Double Sink
11	Living	Lower	14.5	x 16.5	Combined W/Dining	Hardwood Floor	Open Concept
12	Dining	Lower	14.5	x 16.5	Combined W/Kitchen	Hardwood Floor	Open Concept
13	Kitchen	Lower	14.5	x 7.68	Open Concept	Breakfast Bar	
14	Br	Lower	14.5	x 12.4	Hardwood Floor	4 Pc Ensuite	Open Concept
15	Bathroom	Lower	0	0	4 Pc Bath	B/I Vanity	Above Grade Window

Client Remks: Seaton Village At Its Absolute Best. Tucked Along One Of The Neighbourhood's Most Loved Tree-Lined Streets, & Steps To The Energy of the New Mirvish Village, Little Italy & The Annex. Quietly Removed From The Hustle, This Exceptional 3-Storey Semi Offers The Best Of Both Worlds. Fully Renovated on 4 Levels The Home Possesses That Rare Quality with Enhanced Features & Layout. Great Flow, Great Energy, & Spaces That Check All the Boxes! The Open Concept Main Floor Is Designed For Everyday Living & Effortless Entertaining, Featuring Beautiful Hardwood Floors, An Inspiring Chef's Kitchen with Stainless Steel, Granite and Butcher Block Workspace & Seamless Connection To The Main Living/Dining Areas, A Well-Designed (& Well-Hidden) Powder Room, Wall of Windows & Walkout To A Private Backyard Retreat Beneath A Mature Tree Canopy. Upstairs You'll Find Generous Family Accommodation Across Two Levels. Spacious Second Floor Bedrooms (One Currently Used As A Family Room), An Oversized Laundry Room Easily Reconfigured As A 4th Bedroom Or Home Office/Gym, & A Spectacular Third Floor Primary Retreat Complete With Spa-Inspired Ensuite, Heated Floors & A Private Treetop Private Deck With Skyline Views. At The Rear, A Rare Detached Brick Two-Car Garage Offers Exceptional Convenience, While A Laneway Housing Feasibility Report Is Available For Buyers Looking To Explore Future Potential. The Lower Level Is An Extraordinary Surprise. Currently Configured As A Manhattan Loft-Style Self-Contained Apartment, It Features Impressive Ceiling Height (7'6"), Hardwood Floors, Fully Exposed Stone Walls & Design & Character Rarely Found In Lower Level Space. Ideal As An Income Suite, Guest Space, Home Office And/Or Gym. These Are The Homes Seaton Village Buyers Wait For. Renovated, Flexible, Full Of Character & Located In One Of Toronto's Most Enduring Family Neighbourhoods. A Rare Opportunity To Secure An Exceptional Home In An Extraordinary Location. (*note photos taken previously)

Inclusions: All electric light fixtures, all window coverings, electric garage door opener, washer & dryer (2nd floor), dishwasher, built-ins, Sub-Zero refrigerator, Thermador 5-burner gas range with Dedicated Wok Burner (sold "as is" - 2 burners currently not functioning), Built-in oven, custom gas wok burner, custom stainless steel hood fan, 2 gas fireplaces (sold "as is" - not currently connected to gas). Basement: refrigerator,



267 Christie St		Sold: \$1,725,000	
Toronto Ontario M6G 3B9		List: \$1,798,000	
Toronto C02 Annex Toronto			
Taxes: \$8,966.09/2025		For: Sale	% Dif: 96
Sold Date: 05/20/2026			
SPIS: No	Last Status: SLD	DOM: 15	
Semi-Detached	Fronting On: E	Rms: 7	
Link:	Acreage:	Bedrooms: 4 + 1	
2 1/2 Storey	20 x 127 Feet	Washrooms: 3	
	Irreg:	1x5x2nd, 1x5x3rd, 1x3xLower	
Dir/Cross St: Christie and Dupont Directions: East of Christie/South of Dupont			

MLS#: C13087150 **PIN#:** 212580018
Legal: LT 29 BLK D PL 991 CITY WEST; CITY OF TORONTO

Kitchens: 1		Exterior: Brick	Zoning:
Fam Rm: Y		Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Fin W/O		Drive:	Gas:
Fireplace/Stv: Y		Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply Type:
A/C: Central Air		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat: Family Room, Fireplace/Stove	Retirement:
Apx Sqft: 2000-2500		Interior Feat: Carpet Free, In-Law Suite, Upgraded Insulation	HST Applicable to Included In
Lot Size Source: MPAC			Sale Price:
Roof: Asphalt Shingle, Flat, Other			Farm/Agr:
Foundation: Brick			Oth Struct:
Assessment: 2025 POTL:			Survey Type: None
POTL Mo Fee:			Spec Desig: Unknown
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.61	x 8.86	Hardwood Floor	Large Window	Pot Lights
2	Dining	Main	14.01	x 16.77	Open Concept	Hardwood Floor	Pot Lights
3	Family	Main	13.94	x 9.97	Walk-Out	Gas Fireplace	Hardwood Floor
4	Kitchen	Main	14.01	x 12.34	Stainless Steel Appl	Breakfast Bar	Stainless Steel Coun
5	2nd Br	2nd	11.94	x 16.9	O/Looks Backyard	Closet	Hardwood Floor
6	3rd Br	2nd	7.28	x 10.33	Hardwood Floor	Window	
7	4th Br	2nd	14.01	x 12.01	O/Looks Frontyard	Cathedral Ceiling	Hardwood Floor
8	Prim Bdrm	3rd	14.01	x 24.38	5 Pc Ensuite	W/O To Terrace	Electric Fireplace
9	Br	Lower	9.09	x 8.66	Window	Heated Floor	B/I Shelves
10	Rec	Lower	31.56	x 14.01	Murphy Bed	Heated Floor	Pot Lights
11	Other	Lower	6.3	x 7.15	Wet Bar	Heated Floor	

Client Remks: Welcome to 267 Christie St - a beautifully reimagined and completely renovated semi-detached home offering exceptional space, style, and function in one of Toronto's most vibrant neighbourhoods. Thoughtfully reconfigured for modern everyday living, this expansive residence blends quality craftsmanship with timeless design. The main floor is ideal for both family life and entertaining, featuring an open-concept layout with spacious principal rooms. At the rear of the home, a cozy gas fireplace and oversized sliding doors create a warm and inviting living space that opens seamlessly to a private rear deck, perfect for effortless indoor-outdoor living. Upstairs, generously sized bedrooms provide comfort and flexibility, while the entire third level is dedicated to a stunning primary retreat. This sprawling sanctuary features a private deck, built-in closets, and a luxurious 5-piece ensuite complete with heated floors. Just beyond, enjoy a private hot tub retreat with heated flooring - a rare spa-like escape right at home. The fully underpinned lower level offers exceptional versatility with impressive ceiling height, full waterproofing, extensive spray foam insulation, a walkout to the backyard, and heated floors throughout the entire basement level. Ideal as an in-law or nanny suite, guest quarters, recreation space, or potential income-generating short-term rental setup. Every bathroom in the home has been thoughtfully upgraded with heated floors, adding an extra level of everyday comfort and luxury. Adding even more long-term value, the property also offers exciting laneway home potential (buyer to verify), creating future opportunities for additional living space, multi-generational use, or supplemental income. A rare opportunity to own a turnkey, fully renovated home with thoughtful upgrades throughout in a prime Toronto location.

Inclusions: All existing appliances: S/S fridge, gas stove, dishwasher, microwave drawer, washer & dryer, fridge in basement, murphy bed, hot tub, primary shower roughed in for steam unit, All ELFS & window coverings, heated floors throughout basement & in all bathrooms, Navien tankless water heater (owned), BBQ

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



97 Olive Ave			Sold: \$1,953,700
Toronto Ontario M6G 1V2			List: \$1,899,000
Toronto C02 Annex Toronto			
Taxes: \$7,956/2025		For: Sale	% Dif: 103
Sold Date: 04/12/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: S	Rms: 8 + 2	
Link:	Acreage:	Bedrooms: 4	
2 1/2 Storey	17.33 x 100 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x4x2nd, 1x3xBsmt	
Dir/Cross St: BATHURST/DUPONT Directions: BATHURST/DUPONT			

MLS#: C12959098		PIN#: 212570321	
Assignment: No		Fractional Ownership: No	
Legal: PT LT 41-42 PL 1155 TORONTO AS IN CT436670; S/T & T/W CT436670; CITY OF TORONTO		Vacant Land Condo: No	
Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1908 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: N 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: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School, School Bus Route Exterior Feat: Porch Interior Feat: Separate Hydro Meter, Separate Heating Controls Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Tank-Gas HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.61	x 5.25	Hardwood Floor	B/I Shelves	Window
2	Living	Main	10.5	x 12.8	Gas Fireplace	Hardwood Floor	B/I Bookcase
3	Dining	Main	10.17	x 14.44	Bay Window	Hardwood Floor	Pot Lights
4	Kitchen	Main	12.47	x 14.44	Pot Lights	Backsplash	Pantry
5	Prim Bdrm	2nd	11.48	x 12.47	4 Pc Ensuite	Bay Window	Hardwood Floor
6	2nd Br	2nd	10.83	x 10.5	Closet	Hardwood Floor	Window
7	3rd Br	2nd	7.87	x 10.17	Window	Closet	Hardwood Floor
8	4th Br	3rd	14.76	x 14.44	B/I Bookcase	Laminate	Window
9	Rec	Lower	13.12	x 23.29	Laminate	Pot Lights	B/I Shelves
10	Laundry	Lower	5.58	x 13.12	B/I Shelves	Laminate	

Client Remks: Situated on one of the quietest and most sought-after streets in Seaton Village, this beautifully renovated semi on Olive Avenue offers an exceptional blend of design, comfort, and convenience. Ideally located between Palmerston and Manning, just minutes to Bloor, Dupont, and St. Clair, and steps to Vermont Square Park, Bill Bolton Arena, St. Albans community centre, and the beloved Dennis Lee playground. Walking distance to Palmerston Avenue Jr. PS, Bathurst subway, Casa Loma, and the shops and restaurants of the Annex. Thoughtfully redesigned for modern living, the main floor features custom built-ins and a functional layout balancing open-concept flow with defined living spaces. The renovated kitchen offers premium appliances, integrated lighting, a large pantry, and a dedicated coffee/bar station. Upstairs, spacious bedrooms suit growing families, while the third floor provides a versatile bonus space-ideal as a fourth bedroom, office, or playroom. Two steam showers (primary ensuite and basement) add a spa-like touch, with extensive built-in storage throughout. The finished basement with separate entrance offers excellent potential for an in-law or income suite, complete with gym, laundry, rec room, and lounge-easily adaptable to include a bedroom. Enjoy a professionally landscaped, low-maintenance backyard with turf, putting green, shed, and deck, plus a newly built front deck with integrated storage. Inspection report available. Ample street parking. A true turnkey opportunity in prime Seaton Village.

Inclusions: Top of the line appliances: fridge/freezer, gas oven/stove, warming drawer, drink fridge, dishwasher, microwave, full size washer/dryer. All ELF's, all window coverings, all built ins in master bedroom, professionally landscaped backyard with new custom decks in front and back. Ecobee thermostat, 2 steam showers, smart doorbell

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-975-5588



80 Barton Ave Toronto Ontario M6G 1P6 Toronto C02 Annex Toronto Taxes: \$19,406.34/2025 Sold Date: 02/04/2026 SPIS: No Last Status: SLD DOM: 107			Sold: \$1,510,000 List: \$1,995,000 For: Sale % Dif: 76
Att/Row/Twnhouse Link: 3-Storey	Fronting On: W Acreage: 19.12 x 99.92 Feet Irreg:	Rms: 12 Bedrooms: 3 Washrooms: 5 1x2xMain, 1x5xMain, 1x4x2nd, 1x3x2nd, 1x1xLower	Dir/Cross St: Bathurst/Barton/Euclid Directions: Bathurst/Barton/Euclid

MLS#: C12471808 **PIN#:** 212570630
Legal: PART OF LOTS 206 AND 207 ON PLAN 219, BEING PART 2 ON PLAN 66R23820. CITY OF TORONTO.

Kitchens: 3 Fam Rm: N Basement: Unfinished / Sep Entrance Fireplace/Stv: N Heat: Radiant / Electric A/C: None Central Vac: No Apx Age: Apx Sqft: 3000-3500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Unknown 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: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Year: 1962 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 80 Barton Avenue located in Prime Seaton Village/Annex Neighbourhood. This unique/rare 3 storey property has it all!! Owned by the same family since 1962. This Multi-Generational Income producing home has 2 out of the 4 self-contained units presently rented/leased and affords the new Buyer various options. Live & earn, renovate or develop this mixed use property with endless possibilities. Located steps from schools, Christie Pits Park, shops, restaurants & public transit. Property is being sold "as is" condition.					
Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-488-2875					



35 Palmerston Gdns Toronto Ontario M6G 1V8 Toronto C02 Annex Toronto Taxes: \$9,742.81/2025 Sold Date: 01/21/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$2,285,000 List: \$2,249,000 For: Sale % Dif: 102
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 26.33 x 73.33 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower	Dir/Cross St: Bathurst & Dupont Directions: West of Bathurst, South of Dupont

MLS#: C12686528 **PIN#:** 212580311
Legal: LT 85 PL 1287 CITY WEST; PT LT 84 PL 1287 CITY WEST AS IN WD155654; 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: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Other Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, ERV/HRV, On Demand Water Heater, 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	Mudroom	Main	4.99	x 6.99	Window	Pot Lights	Tile Floor
2	Living	Main	12.99	x 10.24	B/I Shelves	Pot Lights	Hardwood Floor
3	Dining	Main	14.24	x 10.99	Window	Pot Lights	Hardwood Floor
4	Kitchen	Main	12.76	x 10.01	Centre Island	Stainless Steel Appl	Pot Lights
5	Family	Main	12.01	x 14.99	Fireplace	W/O To Yard	Hardwood Floor
6	Prim Bdrm	2nd	16.24	x 14.76	4 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	2nd	10.5	x 11.25	Window	Pot Lights	Hardwood Floor
8	Office	2nd	10.99	x 8.99	Bay Window	Pot Lights	Hardwood Floor
9	Rec	Lower	10.99	x 16.5	Wet Bar	Window	Heated Floor
10	Br	Lower	12.01	x 12.6	B/I Shelves	Pot Lights	Heated Floor

Client Remks: Welcome to 35 Palmerston Gardens, a beautifully renovated gem in the highly coveted Seaton Village neighbourhood. This exceptional 3+1 bedroom, 4-bathroom home blends style, comfort, and thoughtful design across every level. Extensively reimagined from the ground up, this home was fundamentally rebuilt - retaining the original brickwork and foundation while incorporating all-new mechanical systems, plumbing, electrical and equipment for modern performance and peace of mind. A charming mudroom entry welcomes you and leads into the bright, well-appointed living room and open-concept dining area. The Scavolini kitchen is a standout, featuring S/S appliances, a centre island with breakfast bar and ample storage. A convenient powder room and cozy sunken family room with custom wood-burning fireplace complete the main floor. Large sliding glass doors open to an expansive South-facing deck, creating the perfect entertaining and indoor-outdoor living space. The 2nd level offers a primary retreat with spacious 4-pcs ensuite, 2 walk-in closets with custom organizers, European windows, vaulted ceilings and hardwood floor. A 2nd bedroom, additional full bathroom, upper-level laundry, and an office/bedroom - currently open concept but can be easily converted back - provide flexibility for any lifestyle. Venture down to a professionally dugout lower level with heated floors and separate entrance. There you will find a generous rec room with stylish wet bar, another bright bedroom with built-in shelving, 4th bathroom and large storage area. Situated on a peaceful, tree-lined street just steps to parks, top-rated schools, and beloved local shops, this home offers an unbeatable location paired with modern luxury. Only steps away from the arena, pool and transit. A rare opportunity in one of Toronto's most sought-after communities. Please Note: 3rd Bedroom is Currently Open Concept and Can Easily Be Converted Back. See MLS Listing For Alternate Floor Plan, Layout and Quote.

Inclusions: Refrigerator, Gas Stovetop, Hood Vent, Oven, Dishwasher, Washer, Dryer, Beverage Fridge, All Window Coverings, All Electric Light Fixtures, All Bathroom Mirrors (Except as Noted), All Built-In Shelving & Organizers, Shelving Unit in Rec Room, Wardrobe & Pull Up Bar in Bedroom Two, All TV Brackets, 2 Sump Pumps, Exterior String Lights, August Smart Lock, Ecobee Thermostats, Furnace, On Demand Hot Water Heater, HRV System & Central AC

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-486-5588