



30 Belmont St			Sold: \$1,345,000		
Toronto Ontario M5R 1P8			List: \$1,449,999		
Toronto C02 Annex Toronto					
Taxes: \$8,317.58/2025		For: Sale	% Dif: 93		
Sold Date: 02/20/2026					
SPIS: No	Last Status: SLD	DOM: 15			
Semi-Detached	Fronting On: N	Rms: 5 + 2			
Link:	Acreage:	Bedrooms: 2 + 1			
2-Storey	16.01 x 117.56 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x3xBsmt			
Dir/Cross St: Yonge/Davenport			Directions: Yonge/Davenport		

MLS#: C12761200

PIN#: 211940462

Legal: PT LT 21 CON 2 FTB TWP OF YORK

Kitchens: 1		Exterior: Brick	Zoning:	
Fam Rm: N		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: Fireplace/Stove	Retirement:	
Apx Sqft: 1100-1500		Interior Feat: Carpet Free	HST Applicable to: Included In	
Roof: Shingles			Sale Price:	
Foundation: Unknown			Farm/Agr:	
Assessment: POTL:			Oth Struct:	
POTL Mo Fee:			Survey Type: Unknown	
Laundry lev:			Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	26.54	x 13.94	Combined W/Dining Fireplace
2	Dining	Main	26.54	x 13.94	Combined W/Living Crown Moulding
3	Kitchen	Main	13.58	x 9.48	Granite Counter Stainless Steel Appl
4	Prim Bdrm	2nd	11.55	x 13.68	W/I Closet
5	2nd Br	2nd	11.48	x 9.61	Double Closet Juliette Balcony
6	Bathroom	2nd	7.61	x 9.84	4 Pc Bath Soaker
7	Rec	Bsmt	29.53	x 13.06	Hardwood Floor 3 Pc Ensuite
8	Bathroom	Bsmt	8.83	x 10.63	3 Pc Ensuite Renovated

Client Remks: Real estate is about LOCATION and 30 Belmont is a rare opportunity to own a freehold property in one of the city's most coveted neighborhoods. Step inside to sun-drenched rooms framed by elegant hardwood floors, soaring 9 foot ceilings, and unique crown moulding that elevate the main floor. French doors open to a private deck ideal for lively gatherings or quiet mornings in a backyard oasis rarely found in the heart of the city. Upstairs, discover a generous walk-in closet and a charming Juliette balcony off the second bedroom. The finished basement boasts a newly renovated bathroom with contemporary finishes and thoughtful touches. Just steps to transit, Ramsden Park, fine dining and all the energy Yorkville brings. Move in ready, brimming with character and irresistible charm, 30 Belmont is poised to captivate its next owner. Street permit parking available ~ \$25.07 month.

Listing Contracted With: Royal LePage Real Estate Associates **Ph:** 905-812-8123



75 Dupont St Toronto Ontario M5R 1V3 Toronto C02 Annex Toronto Taxes: \$7,857.26/2026 Sold Date: 07/05/2026 SPIS: No Last Status: SLD DOM: 27			Sold: \$1,450,000 List: \$1,495,000 For: Sale % Dif: 97
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 16.33 x 103 Feet Irreg:	Rms: 8 + 1 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x4x3rd	Dir/Cross St: Dupont & Avenue Directions: South Side of Dupont

MLS#: C13417168 **PIN#:** 212170070

Legal: PLAN M323 PT LOT 3 PLAN E399 LOT 3A PT

Kitchens: 2 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.14	x 8.66	Hardwood Floor	Fireplace	Open Concept
2	Kitchen	Main	15.98	x 10.76	Open Concept	Stainless Steel Appl	Breakfast Bar
3	Br	Main	9.61	x 8.3	Hardwood Floor	Window	
4	Living	2nd	18.57	x 13.62	Hardwood Floor	Fireplace	Bay Window
5	Dining	2nd	11.65	x 11.06	O/Looks Living	Hardwood Floor	
6	Kitchen	2nd	9.38	x 9.32	Stainless Steel Appl	Quartz Counter	Ceramic Back Splash
7	Prim Bdrm	3rd	14.34	x 10.89	Hardwood Floor	W/W Closet	Window
8	Den	3rd	13.91	x 13.58	Hardwood Floor	Ceiling Fan	W/O To Terrace
9	Rec	Lower	13.62	x 6.92			
10	Laundry	Lower	14.7	x 8.69	Laminate	B/I Shelves	Pot Lights

Client Remks: Prime semi where Summerhill meets the Annex at centre ice! Look no further than this incredible entry-level home offering exceptional flexibility in one of Toronto's most coveted neighbourhoods. Currently configured as 2 self-contained suites, this gorgeous red-brick house blends warmth, function and income potential with exposed brick walls, wood-burning fireplaces, generous ceiling heights, wide-plank oak flooring, updated kitchens and inviting principal rooms. The second floor is an open-concept, NY loft-like living space w/ a wall of exposed red brick, offering a bright, renovated kitchen with quartz counters, stainless steel appliances, subway tile backsplash and custom cabinetry. The space is completed with a spacious dining area and a generously sized living room with a bay window and fireplace. The third floor features a private primary retreat, den area, stylish 4-piece bath and walkout to a rooftop deck surrounded by mature trees. The main floor suite has its own charm, with exposed brick, a cozy fireplace, updated kitchen, 4-piece bath, bedroom with walkout to a rear deck and access to a partially finished basement with in-suite laundry, storage and recreation space. Enjoy 2-car rear laneway parking, multiple outdoor spaces, and the perfect covered front porch for summer nights in midtown Toronto. Steps to Yorkville, The Annex, Summerhill, Ramsden Park, Dupont Station, George Brown, shops, cafes and restaurants. 75 Dupont Street offers rare flexibility without compromise, surrounded by everyday conveniences, excellent walkability and seamless transit access in every direction.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



51 Chicora Ave Toronto Ontario M5R 1T7 Toronto C02 Annex Toronto		Sold: \$1,785,000 List: \$1,875,000
Taxes: \$11,047.38/2025	For: Sale	% Dif: 95
Sold Date: 01/23/2026		
SPIS: No	Last Status: SLD	DOM: 16
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 24 x 119 Feet Irreg:	Rms: 9 + 2 Bedrooms: 5 Washrooms: 3 1x3xBsmt, 1x4xGround, 1x4x2nd
Dir/Cross St: Avenue Road and Dupont Directions: south side of Chicora Ave, east of Bedford Rd		

MLS#: C12671366	PIN#: 212170078
Legal: Plan M52 Part Lot 73	

Kitchens: 2 Fam Rm: N Basement: Part Fin / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: Survey Roof: Asphalt Shingle, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: 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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.86	x 10.2	Hardwood Floor
2	Kitchen	Main	9.15	x 8.6	
3	Breakfast	Main	9.15	x 6.53	Combined W/Kitchen
4	Br	Main	9.94	x 10.04	4 Pc Ensuite
5	Other	Main	11.61	x 7.38	W/O To Yard
6	Office	2nd	13.06	x 10.6	North View
7	Kitchen	2nd	8.46	x 10.04	Eat-In Kitchen
8	Br	2nd	9.58	x 11.84	
9	Br	2nd	9.58	x 13.45	
10	Br	3rd	16.9	x 15.16	Balcony
11	Br	3rd	19.59	x 10.7	
12	Rec	Lower	18.47	x 10.24	Walk-Up
13	Laundry	Lower	13.19	x 7.94	Ceramic Floor
14	Family	Lower	13.58	x 11.12	Above Grade Window
15	Bathroom	Lower	0	0	3 Pc Bath

Client Remks: A great opportunity for someone to create a perfect city home. This 125 year-old Edwardian residence on sunny South exposure is waiting for a creative person to reimagine the interior. Probate is just completed. Owners are offering very flexible closing date early or later - whatever suits your needs. The property is now vacant and very easy to show. Great project for builders or architects who can create a very attractive home for professionals. Two car parking off the rear lane way is currently rented. Please park on the street for showings and open houses. Chicora Avenue is a tree line street of Century Edwardian homes. Built in 1900 and has been occupied by the current family since 1952. The property is listed with the city of Toronto as a duplex, but does not have two separate apartments currently. It is a handsome 2.75 floors, red brick semi detached home. Currently three cars are parked at the rear of the property. Parking is accessed from laneway off Bedford Road. Great opportunity to renovate to suit.

Inclusions: Forced air furnace (3 years old), central air conditioning system, all electric light fixtures, broadloom where laid, washer, dryer, 2 fridges, stove, all appliances in 'as is' condition.

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



8 Belmont St Toronto Ontario M5R 1P8 Toronto C02 Annex Toronto Taxes: \$12,138.45/2025 Sold Date: 03/22/2026 SPIS: No Last Status: SLD DOM: 30			Sold: \$1,950,000 List: \$2,100,000 For: Sale % Dif: 93
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 17.22 x 81.75 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x5x3rd, 1x2x2nd, 1x4xLower	Dir/Cross St: Yonge & Belmont Directions: Yonge to Belmont

MLS#: C12808204 **PIN#:** 211940473
Legal: PT LT 21 CON 2 FTB TWP OF YORK AS IN CT823487; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 2000-2500 Lot Shape: Irregular Lot Size Source: MPAC Roof: Metal, Membrane Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, Rec Centre, School, Wooded/Treed Exterior Feat: Security Gate, Patio Interior Feat: Carpet Free Security Feat: Alarm System	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Heritage	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Heated Floor	Closet	Limestone Flooring
2	Dining	Main	12.83	x 12.66	W/O To Balcony	B/I Shelves	Limestone Flooring
3	Library	Main	11.48	x 9.42	Beamed	Stone Counter	Walk-Out
4	Kitchen	Main	11.15	x 10.99	Heated Floor		
5	Family	Main	12.83	x 12.66	Walk-Out	Broadloom	Hardwood Floor
6	Mudroom	Main	0	0	French Doors	Heated Floor	Limestone Flooring
7	Prim Bdrm	2nd	16.34	x 13.68	W/I Closet	B/I Shelves	Hardwood Floor
8	2nd Br	2nd	11.52	x 10.17	Cathedral Ceiling	Juliette Balcony	Skylight

Client Remks: Nestled in the prestigious Yorkville neighbourhood, this exquisite renovated 1880s heritage townhouse masterfully blends the charm of an English country cottage with modern luxury. Showcasing the highest standards of craftsmanship, this three-level residence offers over 2,000 square feet of refined living space, where warmth, character, and European-inspired sophistication abound. The thoughtfully designed interior features antique elm flooring, limestone gas fireplaces, custom millwork and soaring ceilings that flood the home with natural light. Every detail reflects a commitment to timeless quality and elegance. The main floor welcomes you with a gracious foyer leading to a formal living room highlighted by a bay window and limestone fireplace. A bespoke library, complete with intricate millwork and built-ins, opens through French doors onto a balcony overlooking the serene greenery of Ramsden Park. A stylish powder room with imported Parisian wainscoting adds to the charm of the home. The home features a country-style eat-in kitchen, equipped with an iconic AGA stove, walk-in pantry, Belgian blue stone countertops, custom cabinetry, elm ceiling beams, and heated French limestone floors. The adjacent dining and family rooms (or optional guest bedroom) flows into a landscaped, French-inspired garden. The serene primary bedroom features custom built-ins, a walk-in closet. There is a spa-like five-piece bathroom with Carrara marble and limestone. The second bedroom features wood-panelled cathedral ceilings, skylight, and Juliette balcony overlooking treetops, offering a tranquil hideaway. Designed with flexibility in mind, the home accommodates 2 to 4 bedrooms and includes the rare convenience of two-car parking via the laneway. Ideally located just steps from Yorkville's renowned boutiques, fine dining, top-rated schools, parks and has easy access to Rosedale Subway.

Inclusions: 2 car parking, furnace, 2024 AC and water tank, heated limestone floors, 2 gas fireplaces, high end appl: AGA stove, vent-a-hood range hood, Liebherr fridge/freezer, Bosch Dishwasher, microwave, stacked Maytag washer/dryer, Bose speakers. see virtual tour and feature sheet list.

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-222-8600



20 Webster Ave Toronto Ontario M5R 1N7 Toronto C02 Annex Toronto Taxes: \$12,103/2026 Sold Date: 07/07/2026 SPIS: Yes Last Status: SLD DOM: 74			Sold: \$1,950,000 List: \$2,150,000 For: Sale % Dif: 93
Duplex Link: 3-Storey	Fronting On: N Acreage: 19.92 x 99 Feet Irreg:	Rms: 9 + 3 Bedrooms: 5 Washrooms: 3 1x4x2nd, 1x3xMain, 1x2xBsmt	
Dir/Cross St: Davenport & Avenue			Directions: Avenue and Webster

MLS#: C13038400 **PIN#:** 211960122
Legal: PT LT 16 PL 563 CITY EAST AS IN CA227068; T/W & S/T CA227068; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1885 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Brick Assessment: 2025 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: Interior Feat: Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
Hydro: Municipal		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.07	x 17.16	
2	Prim Bdrm	Main	9.42	x 11.32	3 Pc Ensuite
3	Kitchen	Main	11.25	x 9.09	
4	Family	Main	15.75	x 12.93	
5	Kitchen	2nd	8.66	x 11.68	
6	2nd Br	2nd	17.26	x 11.68	
7	3rd Br	2nd	12.99	x 11.68	
8	Office	Bsmt	15.42	x 15.09	

Client Remks: Welcome to 20 Webster Ave., a rare semi-detached duplex opportunity in the heart of Toronto's prestigious Yorkville neighborhood. Ideally situated within walking distance to some of the city's finest shops, restaurants, cafes, the AGO, and convenient public transportation. This spacious property features 5 bedrooms and 3 washrooms, offering incredible potential for investors, end-users, or those looking to create a custom dream home. A fantastic opportunity to fully renovate and design to your taste in one of Toronto's most desirable and sought-after locations. Includes 1 parking space available by Toronto permit, with the potential for a second spot.

Inclusions: All Window Coverings, ELFs and appliances
Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 905-695-6195



55 Chicora Ave		Sold: \$2,125,000
Toronto Ontario M5R 1T7		List: \$2,195,000
Toronto C02 Annex Toronto		
Taxes: \$11,228.35/2025	For: Sale	% Dif: 97
Sold Date: 12/23/2025		
SPIS: No	Last Status: SLD	DOM: 70
Semi-Detached	Fronting On: S	Rms: 8
Link:	Acreage:	Bedrooms: 3
3-Storey	21.33 x 119 Feet	Washrooms: 3
	Irreg:	1x5x2nd, 1x4x3rd, 1x3xLower
Dir/Cross St: south side of Chicora Ave, east of Bedford Road		
Directions: Bedford Road & Chicora		

MLS#: C12460625 **PIN#:** 212170076
Legal: PCL 71-1 SEC M52; PT LT 71 TORONTO PARTS 3 & 4 RP66R13178

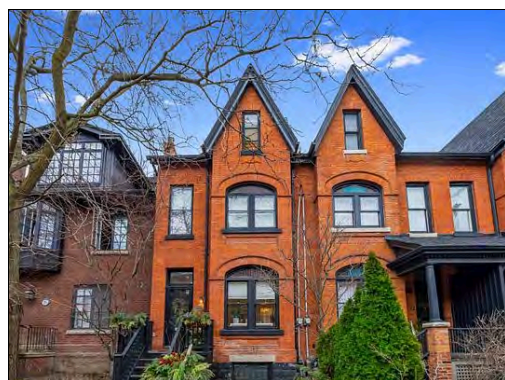
Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 100+ Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Lane, Right Of Way Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Family Room, Fenced Yard, Fireplace/Stove, Park, Place Of Worship, Public Transit, School Exterior Feat: Deck, Patio Interior Feat: Central Vacuum, Sauna	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4	x 4	Heated Floor	Glass Doors	Closet
2	Living	Main	8.99	x 18.01	Hardwood Floor	Fireplace	Casement Windows
3	Dining	Main	18.57	x 17.32	Hardwood Floor	Vaulted Ceiling	Skylight
4	Kitchen	Main	15.75	x 10.6	Heated Floor	Renovated	Breakfast Bar
5	Prim Bdrm	2nd	14.34	x 17.32	5 Pc Ensuite	W/I Closet	Picture Window
6	Family	2nd	15.68	x 17.32	B/I Bookcase	Halogen Lighting	Open Concept
7	2nd Br	3rd	12.01	x 15.68	W/O To Sundeck	Ceiling Fan	Double Closet
8	3rd Br	3rd	13.68	x 15.42	Ceiling Fan	Double Closet	
9	Rec	Lower	20.01	x 16.17	W/O To Patio	B/I Bookcase	3 Pc Bath
10	Laundry	Lower	8.01	x 5.68			
11	Other	Lower	8.01	x 5.51	Sauna		

Client Remks: Welcome to this timeless treasure on one of the Annex's most coveted tree-lined streets! Brimming with architectural character this semidetached 3 bedroom plus 3 bath gem has been renovated throughout with sophisticated and functional updates. The open concept principal rooms feature light oak hardwood floors, a marble surround wood-burning fireplace, soaring ceilings in the dining room and a large picture window overlooking the south facing city rock garden. A true urban oasis with professional landscaping and privacy fencing to enjoy a relaxing cool drink at the end of the day! Or have your friends over for a barbecue! The chef dream kitchen is well equipped with designer appliances, caesar stone countertops, stainless hardware, bar height glass table to complement two-tone cabinets and -bonus - heated floors! Upstairs -skylights flood the home with natural light. The generous sized primary suite is a private retreat complete with a walk-in closet and a 5 piece spa style ensuite bathroom with heated floors. There is also a 2nd floor family room outfitted with designer wall-to-wall bookcases for quiet reading space or great for family movie nights. The third level offers two more cozy large bedrooms for family members or guests that share a 4 piece bath. One of the bedrooms opens onto a roof terrace with nighttime stars or CN Tower views. The lower level is perfect for a teen's room, gym, or home office complemented with a 3 piece bath and sauna and laundry room. All of this steps out to the fully fenced backyard rock garden leading to the two laneway parking options. This exceptional Annex home is situated a short walk to Yorkville's restaurants and shops and a quick drive to downtown offices. The perfect balance of modern sophistication designed for those who appreciate beauty and function in equal measure! Not to be missed!

Inclusions: All appliances: GE Monogram double door fridge, convection oven, induction cooktop, built-in dishwasher, Whirlpool washer & dryer, central vacuum and equipment, Ecobee thermostat, security front door monitor, Slimline exhaust fan, central air conditioner, gas furnace, all light fixtures, all window coverings, all patio furniture & umbrella, TV in primary bedroom, 4 bar stools in kitchen.

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



14 Tranby Ave		Sold: \$1,825,000	
Toronto Ontario M5R 1N5		List: \$2,198,000	
Toronto C02 Annex Toronto			
Taxes: \$10,937/2025		For: Sale	% Dif: 83
Sold Date: 06/15/2026			
SPIS: No	Last Status: SLD	DOM: 158	
Att/Row/Twnhouse	Fronting On: N	Rms: 8	
Link:	Acreage:	Bedrooms: 4	
2 1/2 Storey	17 x 78 Feet	Washrooms: 2	
	Irreg:	1x2xMain, 1x3x2nd	
Dir/Cross St: Avenue Rd / Davenport Rd Directions: Avenue Rd / Davenport Rd			

MLS#: C12677370 **PIN#:** 212140199
Legal: PT LT 5 PL 742 CITY EAST AS IN EM76564; TORONTO , CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Unfinished	Drive: None	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apex Age:	Prop Feat: Family Room	Retirement:
Year Built: 1883	Interior Feat: Rough-In Bath	HST Applicable to Included In
Apex Sqft: 1500-2000		Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Shingles		Oth Struct:
Foundation: Stone, Concrete Block		Survey Type: Available
Assessment: POTL:		Spec Desig: Heritage
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.34	x 15.22	Hardwood Floor	Open Concept	Stained Glass
2	Dining	Main	12.2	x 12.01	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	15.16	x 10.04	Hardwood Floor	Modern Kitchen	Stainless Steel Appl
4	Breakfast	Main	10.04	x 8.01	Hardwood Floor	Stone Counter	W/O To Patio
5	Prim Bdrm	2nd	15.22	x 14.14	Hardwood Floor	Large Window	Closet
6	2nd Br	2nd	9.84	x 9.55	Hardwood Floor	Large Window	Closet
7	3rd Br	2nd	10.24	x 10.04	Hardwood Floor	Large Window	O/Looks Backyard
8	Family	3rd	26.97	x 15.22	Laminate	Irregular Rm	W/O To Sundeck
9	Other	Bsmt	18.83	x 12.57			

Client Remks: Magnificent, stately, red brick Heritage Victorian On One Of The Finest Tree-Lined Streets In the city! Timeless Curb Appeal & beautiful masonry. Perfect Layout, soaring ceilings. Pot lights. Renovated Kitchen With Marble Counters, sleek Appliances & walk out to a quiet, private backyard. Modern renovated Baths. Third Floor Makes A Great Media Room Or 4th Bed And Has A Private Rooftop Deck -would make an impressive primary suite! Beautiful landscaping & stonework. An Unparalleled opportunity to live on one of the city's finest streets! Steps to boutique shops, Whole Foods, Restaurants, subway, world class shopping and amenities - and everything that Yorkville has to offer. A picture perfect leafy streetscape with beautiful century homes and the entire city At Your Door. Great opportunity! Built to last in 1884, now ready for a new owner to continue the legacy! High underpinned unfinished basement awaits your design and creativity! Rental parking available nearby. Extraordinary value for the location!

Inclusions: Existing SS Appliances: Fridge, double wall oven, built in dishwasher, gas cook top, hood vent. Washer, dryer, electrical light fixtures, window coverings, Gas furnace & equipment, central air conditioner and equipment.

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



24 Webster Ave Toronto Ontario M5R 1N7 Toronto C02 Annex Toronto		Sold: \$2,300,000 List: \$2,500,000
Taxes: \$14,565/2025	For: Sale	% Dif: 92
Sold Date: 06/10/2026		
SPIS: No	Last Status: SLD	DOM: 37
Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 26 x 100 Feet Irreg:	Rms: 8 + 2 Bedrooms: 5 Washrooms: 7 4x4, 1x3, 2x2
Dir/Cross St: Davenport Rd & Avenue Rd Directions: Davenport Rd & Avenue Rd		

MLS#: C13079856		PIN#: 211960004			
Legal: PCL 18-1 SEC A563; PT LT 18 PL 563 TORONTO; PT LT 19 PL 563 TORONTO; PT LT 20 PL 563 TORONTO PT 1, 66R15743; TOGETHER WITH A R.O.W. OVER PART 2 PLAN 66R-15743 AS IN EM69562; TORONTO , CITY OF TORONTO					
Kitchens: 5 Fam Rm: N Basement: Full / Unfinished / W/O Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1886 Apx Sqft: 2500-3000 Lot Size Source: Survey Roof: Asphalt Shingle, Slate, Asphalt Rolled Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Triple Drive Park Spcs: 0 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Other		Zoning: R(f5.0; d1.0)(x860) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 24 Webster Ave. A rare Yorkville opportunity with 26 ft frontage, wider than typical on this street, and 2,852 sq ft above grade. Fully vacant and ready for immediate transformation, ideal for conversion to a spectacular single-family residence, or kept as a multi-family investment. Features a full basement with both side and rear walk-outs, providing exceptional design flexibility. Rare 3-car rear parking, currently rented month-to-month to neighbouring Yorkville Animal Hospital, plus potential for future front pad parking (buyer to verify with city). Expand the 3rd floor footprint or retain the existing rooftop deck. Currently configured as a fiveplex, offering flexibility for those looking to maintain or reimagine a multi-unit layout. Two-storey garden suite or garage potential. Steps to Yorkville Village shops & cafes, Ramsden Park, and transit. A rare combination of scale, frontage, and flexibility, seldom available on this choice Yorkville street. Inclusions: All existing appliances, window coverings, and ELFs.					
Listing Contracted With: CENTURY 21 FINE LIVING REALTY INC. Ph: 416-849-2121					



41 Chicora Ave Toronto Ontario M5R 1T7 Toronto C02 Annex Toronto Taxes: \$13,160.46/2026 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$2,690,000 List: \$2,690,000 For: Sale % Dif: 100
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 21 x 118 Feet Irreg:	Rms: 12 Bedrooms: 4 + 1 Washrooms: 3 1x5x2nd, 1x6x3rd, 1x4xLower Dir/Cross St: Avenue Rd & Dupont Ave Directions: Avenue Rd & Dupont Ave	

MLS#: C13148862 **PIN#:** 212170169
Legal: PT LT 18-19 PL 120E TORONTO PTS 8 & 9, 63R2781; S/T & T/W CA348375; T/W CT947475 & CT947477; TORONTO, CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Deck, Canopy, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio Interior Feat: None Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Where Yorkville and the Annex converge, this exquisitely renovated Victorian semi-detached residence offers an exceptional blend of timeless character and refined modern living. Situated on a quiet, low-traffic street, this three-storey home is just steps from the very best of Yorkville. Rich in period charm, the home showcases soaring ceilings, original architectural details, and thoughtful contemporary upgrades, including heated floors throughout the entire lower level and the primary ensuite. Designed for both everyday living and elegant entertaining, the chef's kitchen features a gas range and oven, oversized centre island, wine fridge, and overlooks a beautifully landscaped garden terrace complete with a tranquil fountain. The front and rear gardens are professionally landscaped, and a gas BBQ with a dedicated gas line adds convenience for outdoor gatherings. Offering four spacious bedrooms, the home is highlighted by a stunning Victorian-inspired primary ensuite and an exceptional third-floor 6-piece spa bathroom featuring a steam shower and Japanese toilet. Imported Rebel Walls wallpaper adds a sophisticated designer touch throughout. The gracious entrance foyer welcomes with an original stained-glass window, while the cozy wood-burning fireplace on the main floor creates warmth and ambiance. A generously sized second-floor laundry room adds further practicality. Perfectly positioned moments from Whole Foods, Equinox, the ROM, the University of Toronto, and the boutiques and restaurants of the Bloor Street Mink Mile, this coveted address is also close to the Financial District, the University Hospital network, and Toronto's premier public and private schools, including Mabin School, UCC, The York School, and De La Salle College. TTC access is just minutes away.					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



184 Bedford Rd Toronto Ontario M5R 2K9 Toronto C02 Annex Toronto Taxes: \$14,063.72/2025 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 38			Sold: \$2,450,000 List: \$2,995,000 For: Sale % Dif: 82
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 15.65 x 147.72 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x3xLower	Dir/Cross St: Avenue and Dupont Directions: West of Avenue Rd

MLS#: C13053640 **PIN#:** 212170023
Legal: PLAN M52 PT LOTS 44 & 45 RP 66R17616 PART 25 TO 31

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 2500-3000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Attached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.27	x 4	Marble Floor	Closet	Crown Moulding
2	Living	Main	18.01	x 14.67	Hardwood Floor	Gas Fireplace	W/O To Deck
3	Dining	Main	17.26	x 11.25	Hardwood Floor	Open Concept	
4	Kitchen	Main	16.4	x 10.01	Granite Counter	Stainless Steel Appl	W/O To Balcony
5	Family	2nd	14.67	x 12.07	Hardwood Floor	Gas Fireplace	Crown Moulding
6	Prim Bdrm	2nd	18.01	x 14.67	Hardwood Floor	His/Hers Closets	4 Pc Ensuite
7	2nd Br	3rd	15.09	x 14.67	Broadloom	B/I Closet	W/O To Balcony
8	3rd Br	3rd	14.67	x 12.99	Broadloom	W/I Closet	Closet Organizers
9	Sitting	3rd	12.99	x 11.32	Hardwood Floor	Closet	
10	Rec	Lower	24.51	x 14.5	Laminate	Above Grade Window	Combined W/Kitchen
11	Kitchen	Lower	24.51	x 14.5	Ceramic Floor	Granite Counter	Combined W/Rec
12	Br	Lower	14.5	x 13.58	Laminate	Above Grade Window	W/O To Yard

Client Remks: Welcome to 184 Bedford, a classic Georgian red brick home in the heart of the Annex, steps to Yorkville, Ramsden Park, and Summerhill. Behind its timeless facade, this home offers an elegant blend of character and modern living. The main floor features soaring 9 ft 6 in ceilings, fabulous oak hardwoods, and natural light streaming through a wall of west-facing windows overlooking the private garden. The open-concept living/dining space flows beautifully, while the front galley kitchen is a chefs delight. The second floor is a downsizers dream, designed with luxury and comfort in mind. The primary suite boasts a spa-like 4-piece ensuite and double his & her closets. A large family room/den with a gas fireplace and designer finishes makes the perfect retreat, and a versatile laundry room adds convenience. The third floor is surprisingly spacious, with an open-concept family area, two bedrooms, and a 4-piece bath ideal for older kids or extended family. The lower level offers unmatched versatility: with kitchen facilities, living space, bedroom/office, 3-piece bath, and walkout to a private patio, it can function as professional workspace, in-law suite, guest flat, or high-end rental. Outdoor living is just as special with a serene private garden featuring a built-in BBQ station, pergola, and covered deck for year-round entertaining. A rare attached garage and parking pad for two cars complete the property. Zoned Commercial/Residential, 184 Bedford offers the ultimate flexibility to live and work in one of Toronto's most coveted neighbourhoods. With vibrant shops, cafes, restaurants, and TTC within a 10-minute walk, this home is a rare jewel combining lifestyle, luxury, and location.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007



46 Admiral Rd Toronto Ontario M5R 2L5 Toronto C02 Annex Toronto Taxes: \$17,540.05/2025 Sold Date: 07/06/2026 SPIS: No Last Status: SLD DOM: 158			Sold: \$4,225,000 List: \$4,850,000 For: Sale % Dif: 87
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 25 x 142 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 + 2 Washrooms: 5 1x2xMain, 1x5x2nd, 1x3x2nd, 1x5x3rd, 1x4xLower	Dir/Cross St: Bedford Rd and Davenport Rd Directions: South of Bernard

MLS#: C12739880 **PIN#:** 212150224
Legal: PCL 84-2 SEC M6; PT LT 84 W/S ADMIRAL RD PL M6 TORONTO COMM AT THE SE ANGLE OF SAID LT; [full legal description in Sch B attached]

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 3500-5000 Roof: Slate Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove, Library, Park, Public Transit Interior Feat: Separate Hydro Meter, Water Heater, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Water Softener, Hot Water Heater, Other HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.18	x 12.99	Fireplace	Leaded Glass	Hardwood Floor
2	Dining	Main	21	x 13.68	Gas Fireplace	Hardwood Floor	Crown Moulding
3	Kitchen	Main	20.01	x 17.09	Renovated	Centre Island	Wet Bar
4	Family	Main	19.65	x 14.5	Renovated	Gas Fireplace	W/O To Garden
5	Prim Bdrm	2nd	19.65	x 14.6	W/I Closet	W/O To Balcony	5 Pc Ensuite
6	Sitting	2nd	14.01	x 11.42	Open Concept	Large Window	Fireplace
7	2nd Br	2nd	16.01	x 12.99	Hardwood Floor	Closet	Fireplace
8	3rd Br	3rd	20.24	x 12.99	Sw View	Double Closet	W/O To Terrace
9	4th Br	3rd	19	x 11.15	W/I Closet	Skylight	B/I Shelves
10	Rec	Lower	27.99	x 12.01	Semi Ensuite	Closet	Window
11	Br	Lower	14.24	x 12.99	Semi Ensuite	Double Closet	Window
12	Exercise	Lower	11.32	x 11.32	Closet	Cushion Floor	Separate Shower

Client Remks: The highly coveted Admiral Road. A grand, newly renovated 4+2 bedroom home awaits. Be awed by the massive scale and volume of space with over 4000sf above grade. A brilliant renovation that brings modern ease and enjoyment, but highlighting the charm and character of this magnificent residence. Formal living and dining rooms are accompanied by the open concept kitchen family room that opens to the private back garden. Second floor primary retreat with dressing room and spa-like 5-piece ensuite. Second floor den or office space with gas fireplace. Three additional bedrooms make for the perfect family home. Fully finished basement with guest room and semi ensuite, lower level family room and gym.
Inclusions: See Schedule B.
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191