

	107R Woodfield Rd Toronto Ontario M4L 2W5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$354.42/2025 Sold Date: 06/20/2026 SPIS: No Last Status: SLD DOM: 29			Sold: \$200,000 List: \$225,000 For: Sale % Dif: 89				
	Other Link: Other		Fronting On: E Acreage: 21 x 27.33 Feet Irreg:		Rms: 1 Bedrooms: 0 Washrooms: 0			
	Dir/Cross St: Dundas/Coxwell Directions: South from Dundas. 107R is located at rear of 107 Woodfield Rd. at corner of 2 lanes (one lane is double wide), please check Map							
MLS#: E13159714 Legal: Lot 7, Plan 609E Toronto, City of Toronto								
PIN#: 210390045								
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: No Apx Age: Apx Sqft: < 700 Roof: Asphalt Shingle Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:			Exterior: Vinyl Siding Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Park, Public Transit, School Interior Feat: Other			Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: None Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Other	Ground	19	x 16.99	Concrete Floor			
Client Remks: Unique, Rare, Incredible opportunity! Legal Address 107R Woodfield Road. This garage is Deeded separately as per legal description. Laneway Housing report attached. Currently a Free Standing Structure - Double Car GARAGE. PERFECT FOR CAR BUFF, STUDIO, GARAGE, WORKSHOP, STORAGE or potential to build. Located at the Corner of A Double Wide Laneway. Currently used by owner as Garage, Solid Structure-updated & rebuilt where needed approx 10 years ago. New Vinyl siding-New Cement floor-New Electrical with New Pole & New Electrical Box-New Spray Insulation-New Roof Shingles -New updated interior (all approx 10 years ago). See attached photos-photos show garage in current condition and previous condition before restoration. NOTE; There is an existing laneway house 2 lots down. Attached laneway report states any new build would require committee of adjustment approval for variances-there is currently no water or sewage connected to this garage. Buyer to do their own Due Diligence.								
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888								



160 Coxwell Ave Toronto Ontario M4L 3B2 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,603.87/2026 Sold Date: 06/22/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$650,000 List: \$599,900 For: Sale % Dif: 108
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 19.5 x 127.5 Feet Irreg:	Rms: 8 + 2 Bedrooms: 4 Washrooms: 3 1x2x2nd, 1x1x2nd, 1x4xBsmt	
Dir/Cross St: Dundas St E & Coxwell Ave			Directions: North of Dundas St E

MLS#: E13461146 **PIN#:** 210380056
Legal: PT LT 31-32 PL 655 MIDWAY AS IN ET75490 T/W & S/T ET75490; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Asphalt Rolled Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.94	x 10.24	
2	Dining	Main	13.02	x 9.68	
3	Kitchen	Main	12.07	x 15.06	
4	Den	Main	10.56	x 8.01	
5	Prim Bdrm	2nd	13.19	x 15.09	
6	4th Br	2nd	9.12	x 9.58	
7	3rd Br	2nd	9.97	x 6.17	
8	2nd Br	2nd	12.01	x 8.6	
9	Rec	Bsmt	17.78	x 14.27	
10	Utility	Bsmt	16.08	x 14.27	

Client Remks: An old soul with incredible bones and endless potential, this home offers an expansive layout with so much to work with that you can truly shape your dream home. With legal front-pad parking and a detached garage, the fundamentals are already in your favour. The main floor has the space for a future family room and powder room, while the second level boasts four bedrooms - a rare find. The wide-open basement features good ceiling height and can be configured any way you wish. Calling all contractors, architects, and renovation enthusiasts - this one is your blank canvas. The property needs a full renovation and is being sold in "As is" Where is" condition. Located in the "Bleaches", you get the best of both worlds: everything the Beach and Leslieville have to offer. Close to the lake, bike trails, Monarch Park, transit, groceries, shops, fitness studio, and fantastic local restaurants. Excellent school catchment with Roden JK-8 and Monarch Park Collegiate. Walk Score of 92 and Transit Score of 82. A remarkable opportunity to create a beautifully functioning home in one of Toronto's most beloved neighbourhoods.

Inclusions: Fridge, stove (as is where is condition). All electrical light fixtures (as is where is condition). Furnace & Hot Water Tank (as is where is condition)

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



163 Logan Ave Toronto Ontario M4M 2N2 Toronto E01 South Riverdale Toronto Taxes: \$4,728/2025 Sold Date: 07/02/2026 SPIS: No Last Status: SLD DOM: 38			Sold: \$690,000 List: \$750,000 For: Sale % Dif: 92
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 14.85 x 129 Feet Irreg:	Rms: 3 Bedrooms: 2 Washrooms: 2 1x4, 1x3	Dir/Cross St: Logan & Queen Directions: Queen & Logan

MLS#: E13170796 PIN#: 210550227 Legal: PT LT 123 PL 416 CITY EAST AS IN CT901760; CITY OF TORONTO		
Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention Builders, Developers, Renovators. 3 Bedroom, 2 Washroom, Semi with Kitchen, Dining, Living room, 7+Ft Basement Height. Laneway Housing Potential. Laneway Parking. 15 x 129 FT LOT. Location! Queen and Logan is the Heart of Sought After Leslieville. Close and easily accessible to the city downtown core. 24hr TTC. New Subway Station Opening Close By. Close to The Beaches. Parks. Restaurants. Shops etc. ATTN: **Being Sold in Conjunction with 165 Logan Ave. Inclusions: Being Sold in Conjunction with 165 Logan Ave. Laneway Report Available. Listing Contracted With: <u>KELLER WILLIAMS ADVANTAGE REALTY</u> Ph: 416-465-4545					



165 Logan Ave Toronto Ontario M4M 2N2 Toronto E01 South Riverdale Toronto Taxes: \$3,861/2025 For: Sale % Dif: 92 Sold Date: 07/02/2026 SPIS: No Last Status: SLD DOM: 38		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.15 x 129 Feet Irreg:	Rms: 3 Bedrooms: 0 Washrooms: 2 1x0, 1x0
Dir/Cross St: Logan & Queen Directions: Queen & Logan		

MLS#: E13170886	PIN#: 210550226
Legal: PT LT 123 PL 416 CITY EAST AS IN CT667295; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1905 Yr Built Source: MPAC Apx Sqft: < 700 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 4 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention Builders, Developers, Renovators. 3 Bedroom, 2 Washroom, Semi with Kitchen, Dining, Living room, 7+Ft Basement Height. Laneway Housing Potential. Laneway Parking. 15 x 129 FT LOT. Location! Queen and Logan is the Heart of Sought After Leslieville. Close and easily accessible to the city downtown core. 24hr TTC. New Subway Station Opening Close By. Close to The Beaches. Parks. Restaurants. Shops etc. ATTN: **Being Sold in Conjunction with 163 Logan Ave. Inclusions: Being Sold in Conjunction with 163 Logan Ave. Laneway Report Available. Listing Contracted With: <u>KELLER WILLIAMS ADVANTAGE REALTY</u> Ph: 416-465-4545					



257 Rhodes Ave Toronto Ontario M4L 3A2 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,426.49/2025 For: Sale % Dif: 101 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 13		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 13.33 x 110 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 2 1x3x2nd, 1x3xLower
Dir/Cross St: Coxwell/Gerrard Directions: Coxwell/Gerrard		

MLS#: E13009466 **PIN#:** 210380100
Legal: PT LT 41 PL 1301 TORONTO AS IN CT773083; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1915 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Interior Feat: Carpet Free, Water Heater Owned, Sump Pump, Water Heater, Storage, Floor Drain	Zoning: Cable TV: Gas: Yes Hydro: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Sauna, Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 11.81	Large Window	O/Looks Frontyard	Vinyl Floor
2	Kitchen	Main	12.2	x 11.02	Combined W/Dining	Stainless Steel Appl	Sliding Doors
3	Prim Bdrm	2nd	11.58	x 11.75	Large Closet	O/Looks Frontyard	Vinyl Floor
4	2nd Br	2nd	12.04	x 6.96	Vinyl Floor	O/Looks Backyard	Window
5	Rec	Bsmt	14.14	x 10.43	Walk-Out	3 Pc Bath	Window
6	Laundry	Bsmt	5.58	x 11.06	Laundry Sink	Vinyl Floor	B/I Shelves

Client Remks: Get ready to fall in love with 257 Rhodes Ave! The perfect blend of charm and character plus modern updates. Timeless curb appeal with solid red brick front exterior. Inside, light-filled living spaces create an effortless flow ideal for both everyday living and entertaining. This stunning home features spacious principle rooms and two recently renovated full bathrooms. A chic newly updated eat-in kitchen with stainless steel appliances. Sliding doors walk out to the back deck and deep fully fenced yard. Imagine relaxing in the outdoor sauna. Your very own private retreat! A primary bedroom large enough for a king bed plus the huge built-in closet with ample storage. The finished walk-out basement has been completely renovated with new flooring, insulation, pot lights and a gorgeous 3 piece bathroom. Perfect as a rec room, office or guest room. New AC('23), All new windows ('23), New owned tankless hot water tank ('21), New sump pump & waterproofed foundation ('24). Too many updates to list! This fabulous location is steps to the shops and restaurants on Gerrard as well TTC options. Easy access to Leslieville, The Beach or Downtown. All just minutes away. A warm and welcoming community where the neighbours know each other by name. This home, property and location truly have it all. Move-in ready so you can enjoy all this vibrant area has to offer right away. As they say: location, location, location!

Inclusions: SS Fridge, SS Stove & Hood Fan, SS Dishwasher, Washer, Dryer, CAC (2023), Forced Air Gas Furnace, Gas BBQ Line, Smart Thermostat, Backyard Sauna, Shed, Owned Tankless Hot Water Tank (2021), Sump Pump (2024), All Electrical Light Fixtures, All Window Coverings, TV Wall Mount, Bathroom Mirrors, See Schedule B for all inclusions.

Listing Contracted With: ROYAL LEPAGE RCR REALTY **Ph:** 905-836-1212



167 Booth Ave Toronto Ontario M4M 2M5 Toronto E01 South Riverdale Toronto Taxes: \$4,660/2025 Sold Date: 05/01/2026 SPIS: No Last Status: SLD DOM: 53			Sold: \$817,000 List: \$850,000 For: Sale % Dif: 96
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15 x 114 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 1 1x4x2nd	Dir/Cross St: Queen St / Logan Ave Directions: Queen St E / Logan Ave

MLS#: E12862728 **PIN#:** 210550043
Legal: PCL 116-1 SEC M19; PT LT 116 E/S BOOTH AV PL M19 TORONTO COMM AT THE NW ANGLE OF LT 116 ON PL M19.

Kitchens: 1 Fam Rm: N Basement: Crawl Space Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1894 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding 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	14.27	x 11.15	Laminate	Open Concept
2	Kitchen	Main	14.11	x 10.86	Laminate	Open Concept
3	Dining	Main	14.11	x 10.86	Laminate	Open Concept
4	Den	Main	10.63	x 9.78	Laminate	W/O To Deck
5	Prim Bdrm	2nd	14.27	x 11.25	Laminate	O/Looks Frontyard
6	2nd Br	2nd	11.29	x 10.27	Laminate	O/Looks Backyard

Client Remks: Attention Builder/Investors! Welcome To The Heart Of One Of Toronto's Most Walkable Urban Neighbourhoods Prime Leslieville. Building Permit Have Been Obtained, Proposed Three Storey With Basement Second Unit. Two Car Laneway Parking.

Listing Contracted With: HOMELIFE LANDMARK REALTY INC. **Ph:** 905-305-1600



195 Rhodes Ave Toronto Ontario M4L 3A2 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,253.05/2025 For: Sale % Dif: 96 Sold Date: 04/23/2026 SPIS: No Last Status: SLD DOM: 17		
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.67 x 110 Feet Irreg:	Rms: 6 Bedrooms: 2 + 1 Washrooms: 1 1x4xMain
Dir/Cross St: Coxwell & Gerrard Directions: One Way Running South from Gerrard.		

MLS#: E12959658 **PIN#:** 210380124
Legal: LT 2 PL 441E TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Crawl Space Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 700-1100 Roof: Shingles, Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Stone / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater Owned	Zoning: Cable TV: Yes Gas: Yes Phone: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.42	x 13.16	Hardwood Floor
2	Dining	Main	10.01	x 8.76	Hardwood Floor
3	Kitchen	Main	10.17	x 8.83	Tile Floor W/O To Garden
4	Prim Bdrm	2nd	10.01	x 13.16	Closet Window
5	Den	2nd	12.76	x 8.83	Closet Window
6	2nd Br	2nd	8.99	x 13.16	Closet Window

Client Remks: 195 Rhodes Ave is the perfect condo alternative! The spacious main floor features a bright living room, separate dining room as well as the kitchen. On the second floor you will find 2 generous sized bedrooms, both with closets, plus a large tandem room off the primary bedroom for versatility such as an office, walk-in closet or nursery. A dreamy lot (110 feet deep!) for a home in this price range with large and sunny back yard making it a great space for summer entertaining. The property is located in a fabulous pocket with walking distance to Coxwell & Gerrard featuring some of the best secret gems in the City for shopping and dining including Lake Inez, Belle Isle & Harrys Charbroil, Jupiter Bakehouse, The Black Pony, Pantry Cheese Shop, Sanagan's Meat Locker, the list goes on! Permit Street parking + Green P at the top of the street. Great TTC Access with the Gerrard Streetcar or Bus up to Coxwell just a few minutes away. A quick stroll down to Woodbine Beach. Floor Plans in Attachments. Offers Anytime!

Inclusions: Refrigerator (as is), Stove, Hood Fan, Washer, Dryer, Furnace, AC, Hot Water Tank, All Curtain Rods & Hardware, All Shelving and Hooks, Kitchen Island, Garden Shed, Closet System in Den.

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



53 Craven Rd Toronto Ontario M4L 2Z4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$3,506.51/2025 For: Sale % Dif: 106 Sold Date: 03/31/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$850,000 List: \$799,000
Att/Row/Twnhouse Link: 2-Storey	Fronting On: E Acreage: 17.67 x 73 Feet Irreg:	Rms: 5 + 3 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x2x2nd	
Dir/Cross St: Queen & Coxwell Directions: Take Queen St, turn north on Craven Rd.			

MLS#: E12922648 **PIN#:** 210390308
Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 85 PL 1301 TWP OF YORK AS IN CA692804 EXCEPT THE EASEMENT THEREIN
 DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN CA692804 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air, Heat Pump / Electric, Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Beach, Fenced Yard, Park, Public Transit Interior Feat: Carpet Free, Sump Pump	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.45	x 10.5	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	11.09	x 9.09	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	20.31	x 9.02	Modern Kitchen	Picture Window	W/O To Patio
4	Prim Bdrm	2nd	13.65	x 9.84	Hardwood Floor	2 Pc Ensuite	
5	2nd Br	2nd	10.56	x 8.14	Hardwood Floor	O/Looks Frontyard	
6	Family	Lower	10.66	x 20.41	Pot Lights	Combined W/Office	
7	Pantry	Lower	11.15	x 6.33	Pot Lights	Sump Pump	
8	Laundry	Lower	11.25	x 9.32	Pot Lights	Laundry Sink	

Client Remks: Welcome to 53 Craven, a thoughtfully updated home that offers the perfect step up from a condo without compromise. Every detail has been thoughtfully considered so you can simply move in and enjoy! The enclosed front porch sets the tone; warm, welcoming and designed with everyday function in mind. Inside, the open-concept living and dining space is bright and connected and is ideal for both everyday living and entertaining. The kitchen has been tastefully updated with a clean, modern aesthetic, and is complemented by a refreshed main bathroom. Upstairs you'll find two well-proportioned bedrooms including a primary bedroom retreat complete with its own two piece bathroom - a rare and highly sought-after feature in the neighbourhood. The finished basement truly extends the living space. Heated floors add an extra layer of comfort, while a walk-in pantry, bright and spacious laundry area, and multiple flexible zones offer incredible versatility. Whether you envision a home office, workout area, cozy recreation room (or all three!) this level adapts to your lifestyle with ease. Superbly located steps from queen and within walking distance to the Beach, TTC, parks, Ambrosia natural foods, restaurants and cafes. Bright and welcoming-this is a home that delivers the best of both worlds: low-maintenance living with the space, comfort and privacy of a house. An ideal opportunity for buyers ready to step out of condo living without sacrificing style, function, or location.

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



195 Munro St Toronto Ontario M4M 2C1 Toronto E01 South Riverdale Toronto Taxes: \$4,004.20/2025 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$890,000 List: \$699,000 For: Sale % Dif: 127
Att/Row/Twnhouse Link: 2-Storey	Fronting On: E Acreage: 11.83 x 88.58 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Dundas & Munro Directions: North of Dundas

MLS#: E13173334 **PIN#:** 210720116

Legal: LT 2 PL 319E TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1906 Yr Built Source: MPAC Apx Sqft: < 700 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown 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, Public Transit, Rec Centre Exterior Feat: Deck, Porch Enclosed Interior Feat: On Demand Water Heater, Water Heater Owned, Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.63	x 3.71	Tile Floor		
2	Living	Main	10.7	x 14.21	Window	Hardwood Floor	Electric Fireplace
3	Kitchen	Main	10.73	x 11.78	Stained Glass	Stone Counter	O/Looks Backyard
4	Mudroom	Main	4.63	x 6.92	Tile Floor	Walk-Out	O/Looks Backyard
5	Prim Bdrm	2nd	10.73	x 11.19	Closet	Window	
6	2nd Br	2nd	10.73	x 11.78	Closet	Window	3 Pc Ensuite
7	Rec	Bsmt	10.73	x 19.55	Above Grade Window	Laminate	

Client Remks: Home on Munro. There's a weeping cherry blossom just steps from the front door. It blooms every spring, and it belongs to the street. That's the kind of place this is. 195 Munro sits in one of Riverside's quietest pockets, south of Gerrard, where the neighbours actually know each other. The Facebook group gets used. The porch chats are real. The sellers came from condo life and never expected any of it. For a west-facing home, it's surprisingly bright. In summer, the upstairs windows look out onto a wall of green. The backyard feels bigger than it is, with a deck, a patch of grass, and a shed that earns its keep every season. The kitchen is the anchor. Big, with a window over the counter and enough prep space to actually cook and have company. Upstairs bathroom updated with a glass shower door and new sink. New dishwasher in 2021. Downstairs, a full 2021 renovation brought a new furnace, tankless water heater, AC, Bosch washer and dryer, and a larger bathroom. The character stayed. The important stuff got better. Parking is surprisingly easy. The cross street one house south means there's almost always a spot close enough to see your front door. Step outside and Completo is basically next door. Lady Marmalade and Dark Horse are a short walk. East Chinatown covers last-minute groceries and everything else. Queen Street is close, with vintage shops, hole-in-the-wall restaurants, and fitness studios. And when you need to reset, Riverdale Farm is just across the bridge. Baby animals show up every March. The sellers will miss the neighbours most. That says everything.

Inclusions: All Appliances, all light fixtures, all window coverings

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



12 Richard Ave
Toronto Ontario M4L 1W9
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$5,079.60/2026 **For:** Sale **% Dif:** 115
Sold Date: 07/07/2026
SPIS: No **Last Status:** SLD **DOM:** 13
Sold: \$907,000
List: \$789,900
Semi-Detached **Fronting On:** N **Rms:** 6 + 3
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 18.5 x 108 Feet **Washrooms:** 3
Irreg: 1x1xBsmt, 1x3xBsmt, 1x4x2nd
Dir/Cross St: Greenwood/Gerrard **Directions:** Greenwood to Richard South of Gerrard.

MLS#: E13482394 **PIN#:** 210370355
Legal: PT LT 61-62 PL 386E TORONTO; PT LT 61 PL 1480

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, In-Law Suite	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Municipal Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.12	x 10.5	Combined W/Dining	Open Concept	Hardwood Floor
2	Dining	Ground	12.14	x 10.5	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Ground	15.42	x 9.84	Eat-In Kitchen	Sliding Doors	W/O To Deck
4	Prim Bdrm	2nd	14.11	x 14.11	Hardwood Floor	Double Closet	South View
5	2nd Br	2nd	11.09	x 10.83	Hardwood Floor	Closet	Casement Windows
6	3rd Br	2nd	11.81	x 10.83	Hardwood Floor	Closet	
7	Rec	Bsmt	9.84	x 9.19	Laminate	Walk-Out	
8	4th Br	Bsmt	9.19	x 8.79	Laminate		
9	Kitchen	Bsmt	7.55	x 8.53	Ceramic Floor		

Client Remks: Fantastic Three Bedroom Semi Detached Dwelling With One Bedroom Basement Apt Just Steps Away From Greenwood Park In Leslieville. This Location Is Surrounded By Greenery Which Makes A Neighbourhood Walk Or Bike Ride Feel Like Your Part Of A Community. The Gorgeous Semi Envelopes You With Its Warmth And Charm From The Moment You Step Inside. This Spacious Semi Is An Excellent Way To Enter Toronto's Housing Market With The Extra Income From The Rental Unit. From the Inviting Front Porch With Southern Exposure To A Spacious Open Concept Main Floor With 9' Foot Ceilings, Hardwood Flooring Throughout, Eat In Kitchen and Walk Out To Elevated Deck And Private Rear Yard. The Second Level Boasts Three Generous Sized Bedrooms, Updated 4-Piece Bath And Lots of Natural Light. Home Sweet Home Is The Feeling That Your Left With When Your Coming Or Going In This Green Leafy Neighbourhood. Leslieville Awaits Your Arrival. Close To Public Transit, Schools And Hospital. Live Your Life In A 5km Radius And Be Part Of The Leslieville Vibe.

Inclusions: Two Fridges, Two Stoves, Washer and Dryer, Hood Fan, All Electric Light Fixtures, Gas Burner and Equipment

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



33 Craven Rd Toronto Ontario M4L 2Z4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,162.98/2025 Sold Date: 03/06/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$907,000 List: \$920,000 For: Sale % Dif: 99
Att/Row/Twnhouse Link: 2-Storey	Fronting On: E Acreage: 16.5 x 70 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xBsmt	Dir/Cross St: Queen and Coxwell Directions: Greenwood/Coxwell

MLS#: E12848138 **PIN#:** 210390302
Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 83 PL 1301 TWP OF YORK AS IN CA10243; 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: 1920 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.61	x 5.12	
2	Living	Main	13.42	x 9.97	Hardwood Floor Gas Fireplace
3	Dining	Main	10.24	x 10.5	Hardwood Floor Window
4	Kitchen	Main	13.42	x 13.22	Stone Counter W/O To Garden
5	Prim Bdrm	2nd	9.97	x 8.76	Closet
6	2nd Br	2nd	7.68	x 9.12	
7	3rd Br	2nd	13.42	x 8.1	
8		Bsmt	33.3	x 13.39	

Client Remks: This charming 3-bedroom home will have you craven cozy nights. Located in the family-friendly Greenwood-Coxwell neighbourhood. The front vestibule is perfect for snowy winter boots and strollers. Stepping inside, you'll feel the warmth of the fireplace and brand new oak hardwood floors. The dining room allows for an ample-sized table suitable for large family gatherings or game nights with friends. The oversized kitchen has been recently updated with new quartz countertops. The backyard is a true oasis with green foliage, a built-in sandbox for kiddos and a hot tub for ultra-relaxing evenings. The basement was used as a workshop by the current owners, but can easily be finished for added family space down the line or utilized for storage. The neighbourhood offers many amenities all within walking distance. Steps to Queen Street East. Walk to the Black Pony Cafe, Lake Inez, Descendant Pizza and many more. Shop local at the farmers market on Sundays at Greenwood Park. Around the corner from Woodbine Park. Stroll to the Beach on hot summer days. Easy access to downtown and the DVP. This is a neighbourhood you'll never want to leave. Street permit parking available. New furnace 2025, updated wiring 2025, deck and garden beds 2025, counter tops 2025, hardwood flooring 2025, waterproofing at back of house 2020, kitchen potlights 2021, regularly maintained gas fireplace and hot tub.

Inclusions: All ELF's, window coverings, hot tub, washer dryer.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-488-2875



50 Ashdale Ave Toronto Ontario M4L 2Y7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,512.38/2026 For: Sale % Dif: 91 Sold Date: 06/04/2026 SPIS: No Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.44 x 90.2 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd
Dir/Cross St: Queen and Coxwell Directions: Queen and Coxwell		

MLS#: E13214924 **PIN#:** 210390215
Legal: Pt Lt 87-88 Pl 504E Toronto As In CT680143; T/W & S/T CT680143; City of Toronto

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1915 Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park Exterior Feat: Deck Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	14.24	x 14.07	Hardwood Floor	Open Concept
2	Dining	Ground	12.66	x 11.15	Hardwood Floor	Open Concept
3	Kitchen	Ground	12.01	x 10.24	W/O To Yard	
4	Prim Bdrm	2nd	14.07	x 11.58	Hardwood Floor	W/O To Balcony
5	2nd Br	2nd	9.42	x 8.66	Hardwood Floor	
6	3rd Br	2nd	12.01	x 8.99	Hardwood Floor	

Client Remks: A rare opportunity where the cool energy of Leslieville meets the bohemian charm of The Beach. Welcome to a solid, lovingly maintained family home on sought-after Ashdale. Owned by the same family for over 40 years, this property offers classic bones with more recent improvements ready for your personal updates and new memories. Enjoy an ideal walkable location: Greenwood Park, Ashbridges Bay, Woodbine Park, The Boardwalk and all the The Beach or Leslieville shops are all moments away, perfect for families who value outdoor living and vibrant neighbourhood culture. Thoughtful layout highlights include a large, private balcony off the primary bedroom, an unique and delightful feature found on many Ashdale homes, but, not common, are the two front pad parking spaces! A rare convenience for this area. Smooth ceilings with pot lights and newer floors along with the classic, original bannister speak to decades of care and upgrades while still presenting an excellent canvas for further modernizing to your taste. Whether you're drawn to family life by the parks and schools or the lively cafe and shopping scene nearby, this home places you at the intersection of convenience and community. Come and see how this well-loved Ashdale residence can become your family's next chapte

Inclusions: ** All Chattels are included "as-is"*** fridge, stove, CAC, FAG, Elfs

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

	9 Winnifred Ave Toronto Ontario M4M 2X2 Toronto E01 South Riverdale Toronto		Sold: \$950,000 List: \$1,089,000				
	Taxes: \$5,120.25/2025 Sold Date: 05/16/2026 SPIS: No Last Status: SLD DOM: 17		For: Sale % Dif: 87				
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 15.33 x 58 Feet Irreg: 1x3x2nd, 1x4xBsmt				
	Dir/Cross St: Eastern & Carlaw		Directions: Eastern & Carlaw				
MLS#: E13058594		PIN#: 210560280					
Legal: PT LT 19-20 PL 56E TORONTO AS IN CA505758; T/W & S/T CA505758.; CITY OF TORONTO							
Kitchens: 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Insulbrick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, Floor Drain, On Demand Water Heater, Water Meter, Water Softener		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.24	x 13.62	Bamboo Floor	Pot Lights	Large Window
2	Dining	Main	14.3	x 9.15	Bamboo Floor	Pot Lights	
3	Kitchen	Main	7.78	x 11.12	Bamboo Floor	Stainless Steel Appl	Marble Counter
4	Prim Bdrm	2nd	12.3	x 12.34	Bamboo Floor	Large Window	B/I Closet
5	2nd Br	2nd	8.89	x 8.83	Bamboo Floor	Large Window	Closet
6	3rd Br	Lower	10.86	x 10.04	Laminate	Electric Fireplace	Closet
Client Remks: Beautifully renovated semi-detached home in the heart of South Riverdale. Thoughtful design and modern updates create a bright, functional space with strong lifestyle appeal. Open-concept main floor features bamboo hardwood flooring, pot lights, and a welcoming living/dining area ideal for everyday living and entertaining. Renovated kitchen includes Italian marble countertops, stainless steel appliances, and walk-out to a fully fenced, low-maintenance backyard. Upstairs offers two well-proportioned bedrooms with large windows and ample closet space, including a bright and spacious primary. Finished lower level with walk-out provides additional living space, perfect for a rec room, home office, or guest area. Recent updates include new washer/dryer (2025) and new back deck (2024). Located on a family-friendly street just steps to Queen St E, parks, schools, TTC, cafes, restaurants, and local favourites like Pilot Coffee and Avling Brewery. A turnkey opportunity in one of Toronto's most vibrant east-end communities.							
Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, fixed lighting and blinds							
Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD. Ph: 416-699-0303							



23 Empire Ave			Sold: \$980,000		
Toronto Ontario M4M 2L3			List: \$979,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$5,286/2025		For: Sale	% Dif: 100		
Sold Date: 05/27/2026					
SPIS: No	Last Status: SLD	DOM: 9			
Semi-Detached	Fronting On: E	Rms: 6			
Link:	Acreage:	Bedrooms: 3			
2-Storey	17.83 x 89 Feet	Washrooms: 1			
	Irreg:	1x4x2nd			
Dir/Cross St: Queen and Logan			Directions: Queen and Logan		

MLS#: E13145788 **PIN#:** 210550138
Legal: PT LT 53 PL 406E TORONTO AS IN CA619648; CITY OF TORONTO

Kitchens: 1		Exterior:		Zoning:	
Fam Rm: N		Vinyl Siding / Brick Veneer		Cable TV:	
Basement: Unfinished		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: N		Drive: Other, Street Only		Water:	
Heat: Forced Air / Gas		Drive Park Spcs: 0		Water Supply Type:	
A/C: Central Air		Tot Prk Spcs: 0		Sewer:	
Central Vac: No		UFFI:		Waterfront:	
Apx Age:		Pool: None		Retirement:	
Apx Sqft: 1100-1500		Prop Feat: Fenced Yard, Park, Public		HST Applicable to	
Roof: Shingles		Transit, Rec Centre, School		Sale Price:	
Foundation: Brick, Concrete, Other		Exterior Feat: Deck Interior Feat: None		Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type:	
Laundry lev:				Spec Desig:	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	12.76	x 10.43	Hardwood Floor	Moulded Ceiling
2	Dining	Ground	11.42	x 8.99	Hardwood Floor	Moulded Ceiling
3	Kitchen	Ground	11.68	x 10.99	Ceramic Floor	W/O To Deck Pot Lights
4	Prim Bdrm	2nd	12.24	x 12.24	Cathedral Ceiling	Ceiling Fan His/Hers Closets
5	2nd Br	2nd	9.91	x 8.99	Broadloom	
6	3rd Br	2nd	11.09	x 6.33	Broadloom	Closet

Client Remks: Situated in the heart of vibrant South Riverdale, this charming 3-bedroom home offers a true neighbourhood feel with exceptional access to downtown, the DVP, Lake Ontario, parks, and the eclectic shops, cafes, and conveniences of Queen Street East! Ideal for those seeking the perfect balance of urban living and community charm. Inside, timeless character has been beautifully preserved through rich wood banisters, exposed brick and original mouldings. Distinctive rounded ceilings in the living and dining rooms add a soft architectural elegance rarely retained in homes of this era. A covered walk-out from the kitchen to a private, tree-canopied backyard oasis featuring a large wood deck and fully-fenced yard - an ideal setting for entertaining, summer grilling & dining or quiet evenings with family. Upstairs, the spacious primary bedroom is filled with natural light and highlighted by dramatic cathedral ceilings, generous his & hers closet space, and shelving. This well-maintained home also features a substantially updated electrical system with 100 amp service, a newer roof and air conditioning for added comfort and peace of mind. Located just moments from Jimmie Simpson Park and Recreation Centre, residents can enjoy gym facilities, an indoor pool, and programming. It's an exceptional gathering place for families and their pet companions! Nature lovers too will appreciate nearby trails and cycling routes along the Don Valley and waterfront. With an impressive 90 Walk Score, 100 Bike Score and 98 Transit score, 23 Empire delivers the very best of connected urban living in one of Toronto's most sought-after east-end neighbourhoods!

Inclusions: Frigidaire Fridge and gas range, S/S Samsung Dishwasher, Blomberg Washer & Dryer, All ELFs, Window Coverings, Built-ins, Broadloom where laid.

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



31 Tiverton Ave Toronto Ontario M4M 2M1 Toronto E01 South Riverdale Toronto Taxes: \$5,543/2026 Sold Date: 02/25/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,003,100 List: \$699,000 For: Sale % Dif: 144
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.58 x 100 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xLower	Dir/Cross St: Logan Ave/ Dundas St. E. Directions: West of Logan and North of Dundas

MLS#: E12799158 **PIN#:** 210700250
Legal: PT LT 15-16 PL 791 TORONTO AS IN CA491005 CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick 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: Park, Public Transit, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 9.68	W/O To Porch	Window	Hardwood Floor
2	Kitchen	Main	19.85	x 13.29	Window	Open Concept	Hardwood Floor
3	Mudroom	Main	13.29	x 5.18	W/O To Patio	Enclosed	Window
4	Br	2nd	13.29	x 10.89	Window	Hardwood Floor	Closet
5	2nd Br	2nd	9.84	x 9.68	Window	Hardwood Floor	Closet
6	3rd Br	2nd	13.19	x 9.88	Window	Hardwood Floor	Closet
7	Rec	Bsmt	12.5	x 10.07	Staircase	Closet	
8	4th Br	Bsmt	10.17	x 9.19	Window	Ensuite Bath	

Client Remks: Welcome to this inviting family home, located on a quiet, tree-lined dead end in the heart of South Riverdale. Well designed and carefully maintained, this 3-bedroom, 2-bathroom residence offers a comfortable blend of space, function and urban convenience. Step inside to a bright living room at the front of the home-perfect for relaxing or hosting guests. The kitchen and dining area connect seamlessly, creating a warm and practical space for everyday living and family meals. Just off the kitchen, a flexible bonus area works well as a mudroom, offering convenient storage for outdoor gear and busy family life. Upstairs, you'll find three generously sized bedrooms filled with natural light, along with a modern bathroom featuring a skylight. The lower-level adds even more versatility with an additional bedroom and private ensuite, a spacious recreation room and plenty of storage-ideal for guests, a home office or extra family space. Outside, the backyard includes a distinctive shed previously used for pottery. It's a great opportunity for creative projects or workshop use. Enjoy peaceful family friendly living just steps from the shops, restaurants and transit along Queen Street East and close to Riverdale Park. Located within the Dundas Junior Public School, Queen Alexandra Middle School and Riverdale Collegiate Institute districts, this home offers a wonderful opportunity to settle into one of the city's most desirable neighbourhoods.

Inclusions: Existing washer/ dryer, fridge, stove range and dishwasher (all chattels sold in "as is" condition).

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



32 Kerr Rd Toronto Ontario M4L 1K4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,127.79/2025 For: Sale % Dif: 102 Sold Date: 03/17/2026 SPIS: No Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 19.92 x 85 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 Washrooms: 2 1x3x2nd, 1x4xLower
Dir/Cross St: Greenwood/Queen St. E Directions: Greenwood & Kerr Rd.		

MLS#: E12869006 **PIN#:** 210400082
Legal: PT LT 31-32 PL 653E TORONTO AS IN CA759573; S/T & T/W CA759573; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Carport / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability, Storage, Water Heater, Carpet Free, In-Law Suite, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater Included In HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	11.58	x 11.61	Hardwood Floor	Bay Window	Gas Fireplace
2	Dining	Main	12.8	x 8.79	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	12.8	x 7.91	Tile Floor	Breakfast Area	W/O To Deck
4	Foyer	Main	11.58	x 5.15	Hardwood Floor		
5	Mudroom	Main	5.58	x 3.51	Walk-Out		
6	Prim Bdrm	2nd	12.27	x 11.48	Hardwood Floor	Large Window	His/Hers Closets
7	2nd Br	2nd	11.22	x 15.09	Hardwood Floor	W/I Closet	3 Pc Ensuite
8	Bathroom	2nd	6.53	x 9.12	Updated	Glass Doors	Picture Window
9	Other	2nd	6.53	x 7.55	W/I Closet		
10	Rec	Lower	17.19	x 17.13	Hardwood Floor	B/I Bookcase	Electric Fireplace
11	Bathroom	Lower	10.4	x 5.15	Tile Floor	4 Pc Bath	B/I Shelves
12	Laundry	Lower	8.23	x 7.02	B/I Closet		
13	Utility	Lower	7.25	x 8.43	Unfinished		

Client Remks: Full of Kerr-isma, character, and room to grow, 32 Kerr Road is the kind of home that feels right from the moment you walk in. Set in Toronto's highly coveted Leslieville neighbourhood, this inviting home offers generous principal rooms, updated bathrooms w/ heated floors in the basement, dedicated parking with the potential for two spots, a 30-amp plug for EV charging, a large backyard, and the kind of charm that's hard to find and even harder to recreate. Perfect for young couples, growing families, or anyone looking for more space in a community-oriented east-end pocket, it's ideally positioned within a highly sought-after school district, near Duke of Connaught Junior and Senior Public School and Riverdale Collegiate Institute. Duke is quite literally across the street, with Greenwood Park also just steps away for everyday play, the swimming pool, the skating rink, farmers' markets, and time outdoors. Move in and enjoy the existing warmth, charm, and character today, with future potential to add your own touches and build sweat equity over time. You could very easily reconfigure the rear of the backyard entrance for a potential addition of a parking spot, if needed. Whether you're looking for a home with soul that you can settle into right away or a space you can gradually elevate and make your own, this one offers the best of both. The neighbourhood also puts you close to local cafes, restaurants, and everyday favourites, with The Beaches nearby for even more to explore!

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

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



89 Highfield Rd Toronto Ontario M4L 2T9 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,020,000 List: \$1,050,000
Taxes: \$5,625/2025	For: Sale	% Dif: 97
Sold Date: 04/04/2026		
SPIS: No	Last Status: SLD	DOM: 5
Semi-Detached	Fronting On: E	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	22.56 x 114.16 Feet	Washrooms: 2
	Irreg:	1x4, 1x3
Dir/Cross St: Gerrard St E and Dundas St E Directions: Gerrard St E and Dundas St E		

MLS#: E12935116 **PIN#:** 210370400
Legal: PT LT 107 PL 653E TORONTO AS IN ET134740, S/T & T/W ET134740; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Sep Entrance	Drive: Mutual	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Radiant / Other	Tot Prk Spcs: 1	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Interior Feat: None	Retirement:
Year Built: 1943		HST Applicable to Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Shingles		Survey Type: None
Foundation: Block		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.81	x 10.79	O/Looks Frontyard Large Window
2	Dining	Main	11.35	x 8.76	O/Looks Backyard Large Window
3	Kitchen	Main	12.27	x 7.64	Window
4	Prim Bdrm	2nd	12.66	x 10.83	Closet Window
5	2nd Br	2nd	11.22	x 8.76	Closet Window
6	3rd Br	2nd	11.19	x 7.79	Closet Window
7	Rec	Bsmt	16.6	x 11.29	Window

Client Remks: Welcome To Toronto's Most Vibrant And Sought-After Neighbourhoods. Located On A One Way, Quiet, Family-Friendly Street. Just Steps From Gerrard, Coxwell, And The Heart Of Leslieville. Well-Maintained Semi Detached Home With Separate Entrance & Garage. Lot Size Is 22.56 Feet By 114.16 Feet As Per Geowarehouse. 1,102 Square Feet As Per MPAC. Privacy Fenced Backyard. Close To TTC, Greenwood Park, Shops, Schools, And Trendy Leslieville Amenities. Ideal For Families, Professionals, Or Investors. Whether You're Commuting Downtown Or Enjoying Local Hotspots, Everything You Need Is Close By. Click On 4K Virtual Tour & Don't Miss Out On This Opportunity Own A Home In A High-Demand Neighbourhood!

Inclusions: Stove, Washer, Electrical Light Fixtures, Window Coverings

Listing Contracted With: LPT REALTY **Ph:** 877-366-2213



1448 Dundas St E Toronto Ontario M4M 1S8 Toronto E01 South Riverdale Toronto		Sold: \$1,060,000 List: \$899,900
Taxes: \$4,879/2025	For: Sale	% Dif: 118
Sold Date: 04/26/2026		
SPIS: No	Last Status: SLD	DOM: 2
Link: Semi-Detached 3-Storey	Fronting On: N Acreage: 17.5 x 120 Feet Irreg:	Rms: 16 Bedrooms: 7 + 2 Washrooms: 3 3x4
Dir/Cross St: Dundas St E & Jones Ave Directions: Dundas St E & Jones Ave		

MLS#: E12793726	PIN#: 210430321
Legal: PT LT 11 CON 1 FTB TWP OF YORK AS IN CA127711; S/T & T/W CA127711; S/T INTEREST IN CT661551; CITY OF TORONTO	

Kitchens: 3	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Drive:	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Hydro:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Phone:
A/C: Central Air	UFFI:	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age:	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Rec Centre, School, School Bus Route	Sewer: Sewers
Apx Sqft: 2000-2500	Interior Feat: Carpet Free, In-Law Capability, In-Law Suite, Primary Bedroom - Main Floor	Waterfront:
Roof: Asphalt Shingle		Retirement:
Foundation: Concrete		HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: LEGAL DUPLEX! A rare opportunity unfolds in the heart of South Riverdale, where character, flexibility, and long term potential come together in one compelling offering. From the moment you arrive, the home's generous proportions sets the tone for a property that feels both established and full of possibility. Inside, soaring ceilings create an immediate sense of volume and light, enhancing the home's versatile layout and timeless appeal. As a legal duplex, the property lends itself effortlessly to multiple uses, ideal for live in landlords seeking supplemental income, investors looking for strong fundamentals in a proven neighbourhood, or builders envisioning future value. The spaces are well defined yet adaptable, offering the kind of flexibility that is increasingly rare in such a coveted pocket of the city. Set in highly desirable South Riverdale, the lifestyle is just as compelling as the home itself. Public transit, top-rated schools, libraries, and everyday amenities are all within walking distance, creating an effortless urban rhythm with a strong community feel. Whether you are planting roots, building a portfolio, or planning your next project, this is a property that delivers today while positioning you beautifully for tomorrow.					
Inclusions: All appliances, ELFs, window coverings.					
Listing Contracted With: RIGHT AT HOME REALTY Ph: 416-391-3232					



218 Broadview Ave Toronto Ontario M4M 2G5 Toronto E01 South Riverdale Toronto Taxes: \$5,695.11/2025 Sold Date: 05/08/2026 SPIS: No Last Status: SLD DOM: 46			Sold: \$1,068,925 List: \$1,149,990 For: Sale % Dif: 93
Triplex Link: 2 1/2 Storey	Fronting On: W Acreage: 16.83 x 86 Feet Irreg:	Rms: 12 Bedrooms: 4 + 1 Washrooms: 4 1x3x3rd, 1x4x2nd, 1x4xMain, 1x4xBsmt	
Dir/Cross St: Broadview & Dundas Directions: On west side of Broadview, just south of Dundas			

MLS#: E12911124 **PIN#:** 210730244
Legal: PT LT 5-6 PL 188 TORONTO AS IN CA493665,S/T & T/W CA493665; CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre, School Interior Feat: Other	Zoning: R (d1.0) (x808) Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.63	x 10.56	Hardwood Floor	Window	Pot Lights
2	Kitchen	Main	16.4	x 9.32	Stainless Steel Appl	Eat-In Kitchen	Hardwood Floor
3	Br	Main	12.47	x 9.68	Hardwood Floor	Window	
4	Bathroom	Main	0	0	4 Pc Bath		
5	Kitchen	2nd	9.84	x 8.6	Stainless Steel Appl	Hardwood Floor	Backsplash
6	Living	2nd	13.85	x 10.99	Bay Window	Hardwood Floor	Closet
7	Br	2nd	8.14	x 11.75	Hardwood Floor	Window	Closet
8	Bathroom	2nd	0	0	4 Pc Bath	Window	
9	Prim Bdrm	3rd	21.33	x 14.24	Hardwood Floor	Window	3 Pc Ensuite
10	Bathroom	3rd	0	0	3 Pc Ensuite		
11	Kitchen	Bsmt	8.14	x 8.01	Combined W/Living	Open Concept	Eat-In Kitchen
12	Br	Bsmt	12.47	x 9.68	Window	Tile Floor	

Client Remks: Opportunity awaits! Look no further than this big, bright, fabulous 3 unit, 2 and 1/2 storey Victorian triplex w/amazing income potential in amenity-rich, ultra-convenient location. Beautifully renovated luxurious 2-storey apartment on top two levels with 2+1 bedrooms (living room can be configured as 3rd bedroom), hardwood floors, two full baths, kitchen w/modern appliances, and separate AC units on each of the top floors. Main floor 1 bedroom apartment with living area, large eat-in kitchen, & 4 pc bath. 1 bedroom basement apartment with kitchen & bathroom & separate entrance at rear. Laundry in basement. 1 parking space at back via laneway drive. Bustling & rapidly developing neighbourhood steps from Leslieville, Riverside & Corktown. So much development in adjacent Queen/Broadview, along w/ nearby emerging Ontario Line. Huge future upside! Pedestrian & cyclist friendly, and TTC stops at doorstep! Easy stroll to Riverdale Park, fantastic trails, community/recreation centre and countless boutiques, eateries, and services of Queen Street, The Danforth, and Chinatown East!

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY **Ph:** 416-465-4545



185 Greenwood Ave		Sold: \$1,082,500	
Toronto Ontario M4L 2P8		List: \$1,100,000	
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$4,750.74/2025		For: Sale	% Dif: 98
Sold Date: 03/19/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: E	Rms: 7	
Link:	Acreage:	Bedrooms: 3	
2-Storey	17.15 x 100 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x1xBsmt	
Dir/Cross St: North of Dundas on East side of Greenwood, across from the park			
Directions: Dundas and Greenwood			

MLS#: E12877836 **PIN#:** 210370060

Legal: PT LT 6-7 PL 448E TORONTO AS IN CT587649 CT587649

Kitchens: 1	Exterior: Brick / Stone	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Unfinished	Drive: None	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Other	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Clear View, Fireplace/Stove, Park, Public Transit, Rec Centre, School	Retirement:
Apx Sqft: 1100-1500	Exterior Feat: Deck, Patio	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: Carpet Free, Workbench	Sale Price:
Foundation: Stone		Farm/Agr:
Assessment: \$630,000 / 2026		Oth Struct: None
POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.65	x 9.38	Hardwood Floor		
2	Dining	Main	12.01	x 10.53	Hardwood Floor	West View	Fireplace
3	Kitchen	Main	12.93	x 11.42	East View	Stainless Steel Appl	
4	Prim Bdrm	2nd	14.4	x 14.76	West View	Hardwood Floor	Large Closet
5	2nd Br	2nd	11.84	x 9.51	Hardwood Floor	Closet	
6	3rd Br	2nd	7.12	x 11.65	Hardwood Floor	Overlook Patio	East View
7	Laundry	Lower	16.93	x 10.33			
8	Utility	Lower	21.65	x 14.07			
9	Mudroom	Main	5.77	x 15.09			

Client Remks: Some homes advertise "near the park." This one has Greenwood Park as its front yard. Step outside and you're immediately in it - skating in the winter, swimming in the summer, baseball diamonds, splash pad, wide open green space. From May to October, the Leslieville Farmers' Market pops up every Sunday morning and becomes part of your weekly rhythm. No planning required. It's just there. Inside, this 3-bedroom, 2-bath semi feels warm, stylish, and thoughtfully cared for. The front mudroom handles real life - coats, backpacks, sports gear - before you even step into the comfortable living and dining areas that flow naturally for everyday living or hosting friends. Upstairs, the renovated bathroom is crisp and modern, and the primary bedroom is impressively sized - easily fitting a king bed with space to spare. And yes, the CN Tower isn't just a peek... it's a proper view from the front of the home and bedroom. Out back, summer is ready for you. A newly built deck and stone patio create an inviting outdoor setup for long dinners, quiet mornings, and evenings under string lights. The important updates are done: roof (2023), new A/C (2024), new furnace (2025), new dishwasher, and newer washer and dryer. Move in and enjoy. Then there's the neighbourhood. Maha's for one of the city's most celebrated brunches. Lake Inez for dinner. Gio Rana's Really Really Nice. Left Field and Rorschach for craft beer. Conci for coffee and croissants. Lambo's Deli, Jules Bistro's Tuesday steak frites, Tatsuro's brunch, Sanagan's Meat Locker, The Pantry - and Little India just up the street for a spontaneous food crawl. 185 Greenwood Avenue offers something rare: a home that feels grounded and comfortable, paired with a location that just makes everyday life better. You'll love the house. You'll never get tired of what's outside your front door.

Inclusions: Stainless steel fridge, stainless steel dishwasher, black stove and white hoodfan, all electric light fixtures, all window coverings, washing machine, dryer.

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



137 Munro St Toronto Ontario M4M 2B8 Toronto E01 South Riverdale Toronto Taxes: \$5,830/2025 Sold Date: 04/13/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,090,000 List: \$989,000 For: Sale % Dif: 110
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: E Acreage: 15 x 50 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x3x2nd, 1x5x3rd	Dir/Cross St: Dundas & Broadview Directions: Dundas & Broadview

MLS#: E12963692 **PIN#:** 210720214
Legal: PT LT 64-65 PL 188 TORONTO AS IN CT235225; 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: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, ERV/HRV, Floor Drain, On Demand Water Heater, Separate Heating Controls, Storage, Upgraded Insulation	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.66	x 11.58	W/O To Patio	Hardwood Floor	Fireplace
2	Dining	Main	9.61	x 9.09	Combined W/Living		
3	Kitchen	Main	9.91	x 16.08	West View	Open Concept	
4	3rd Br	2nd	6.07	x 11.91	Closet	Window	
5	2nd Br	2nd	7.28	x 12.3	Closet	Window	
6	Prim Bdrm	2nd	13.68	x 10.76	5 Pc Ensuite	Large Window	Fireplace

Client Remks: Bold by design and playful by nature, 137 Munro Street makes an unforgettable first impression. Beautifully transformed, this home showcases a renovation guided by intention, craftsmanship and thoughtful design. Positioned at the end of a row, the home enjoys the privacy and presence of a semi-detached. Step into the airy custom kitchen, where natural wood beams juxtapose timelessly against white cabinetry and porcelain surfaces. A fireplace anchors the gallery connecting the kitchen & living area, while just across the hall, the powder room delights with terrazzo wallpaper that pops against the home's natural palette. Unwind beside full-height, black-framed glass doors that flood the home with sunlight & offer a peaceful view of the private outdoor patio. Upstairs, the primary suite delivers the modern luxuries of a loft. Ascend the glass staircase to the private ensuite, featuring a dreamy soaker tub, waterfall shower, double vanity & two separate closets. A second bedroom, 3-piece bath & flex space/home office complete the upper level. The flex space could easily be converted back into a bedroom as it enjoys a large step-in closet and window. Downstairs, the basement is a blank canvas, ready for the new owner's vision. Taken back to the studs and completely reimagined, 137 Munro has been rebuilt with precision and care. Every major improvement has already been thoughtfully addressed. It's the kind of home where ownership feels easy, predictable and reassuringly low-stress for years to come. The neighbourhood completes the package. South Riverdale delivers everything at your doorstep: green parks hosting summer farmers' markets, lively bars & patios on Queen St. E, Leslieville bakeries, & local shops. Family-friendly amenities, from playgrounds to winter tobogganing hills, make it easy to enjoy the outdoors year-round. Highly walkable, the area invites exploration on foot, while a quick hop on the TTC or nearby DVP gets you downtown in minutes.

Inclusions: All existing appliances (refrigerator, dishwasher, stove/over/range hood, washer/dryer) Kitchen Island, Natural Gas Exterior Fire Pit

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



14 Austin Ave Toronto Ontario M4M 1V6 Toronto E01 South Riverdale Toronto		Sold: \$1,100,000 List: \$879,000
Taxes: \$4,961.90/2026	For: Sale	% Dif: 125
Sold Date: 05/25/2026		
SPIS: No	Last Status: SLD	DOM: 5
Att/Row/Twnhouse	Fronting On: N	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	14.75 x 86 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Carlaw Ave & Gerrard St E Directions: South of Gerrard St E		

MLS#: E13148508 **PIN#:** 210500288

Legal: LT 7 PL 230E TORONTO; CITY OF TORONTO

Kitchens: 1	Exterior:	Zoning:
Fam Rm: N	Brick Front / Vinyl Siding	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive: Street Only	Water: Municipal
Heat: Fan Coil / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: No	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Public Transit	HST Applicable to: Included In
Roof: Asphalt Rolled, Asphalt Shingle	Interior Feat: None	Sale Price:
Foundation: Brick		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.7	x 4.07	French Doors	Laminate	Crown Moulding
2	Living	Main	12.6	x 11.55	Laminate	Window	O/Looks Backyard
3	Dining	Main	13.55	x 9.84	Laminate	Stained Glass	O/Looks Frontyard
4	Kitchen	Main	12.99	x 10.86	Laminate	Updated	Track Lights
5	Prim Bdrm	2nd	13.52	x 14.37	Laminate	Stained Glass	Closet
6	2nd Br	2nd	10.83	x 9.35	Laminate	Double Closet	Wall Sconce Lighting
7	3rd Br	2nd	8.1	x 11.12	Laminate	Wall Sconce Lighting	O/Looks Backyard
8	Rec	Bsmt	26.61	x 14.63	Concrete Floor		
9	Office	Bsmt	0	0	Concrete Floor	Above Grade Window	

Client Remks: Absolutely charming Victorian 3-bedroom home, featuring a picturesque 1893 brick facade, tucked on a quiet tree-lined street between Leslieville and Riverdale. Inside, soaring ceilings, beautiful period crown moldings, high baseboards and new blonde laminate flooring throughout create a bright, welcoming atmosphere. The practical foyer opens to an intimate dining room with original stained glass and a spacious living room, while the large, updated eat-in kitchen-complete with room for an island-overlooks a private garden with rear foot-path access. Upstairs, a huge king-sized primary bedroom, updated bathroom, and two additional bedrooms complete the second floor. This captivating home is truly one-of-a-kind, offering a rare blend of history, charm, and comfort just steps to shopping, dining, TTC, great parks, and top schools.

Inclusions: Fridge, stove, washer & dryer (all as is). All electric light fixtures. Furnace.

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



91 Hiltz Ave Toronto Ontario M4L 2N7 Toronto E01 South Riverdale Toronto Taxes: \$4,781/2025 Sold Date: 06/24/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,115,000 List: \$899,000 For: Sale % Dif: 124
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 78.42 Feet Irreg:	Rms: 6 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt	Dir/Cross St: Greenwood & Queen Directions: Greenwood & North of Queen

MLS#: E13461606 **PIN#:** 210410144
Legal: LT 60 PL 516E TORONTO S/T & T/W CA589042; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: R(d0.6) Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.98	x 14.99	
2	Dining	Main	8.99	x 6.99	
3	Kitchen	Main	11.98	x 12.99	
4	Bathroom	2nd	8.4	x 4.99	
5	Br	2nd	8.4	x 10.07	
6	Prim Bdrm	2nd	10.89	x 13.48	
7	3rd Br	Bsmt	11.88	x 13.12	
8	Bathroom	Bsmt	7.68	x 4.1	
9	Utility	Bsmt	10.07	x 6.07	

Client Remks: Situated just steps from Greenwood park, this beautifully appointed 20-foot-wide semi-detached residence combines character, modern updates with everyday lifestyle conveniences in one of Toronto's most sought after pockets. The open-concept main floor comfortably accommodates both a full living area and a formal dining setting for six, creating a layout designed for everyday living and entertaining alike. At the rear of the home, the kitchen connects directly to a private, fully fenced backyard with generous green space and dedicated areas for outdoor dining, gathering, and play. Upstairs, two notably well-proportioned bedrooms include a primary that comfortably accommodates a king bed, while the second bedroom offers flexibility for a nursery, child's room, home office, or guest space. The finished lower level provides additional living space, a potential third bedroom, and a second full bathroom, allowing the home to adapt alongside changing needs over time. Driveway access provides convenient on-site parking. Located just moments from Greenwood Park and Queen Street East, the home benefits from immediate access to one of the East End's most complete neighbourhood amenities. From the off-leash dog area and seasonal farmers market to the outdoor pool, splash pad, skating rink, and hockey rink, Greenwood Park functions as an extension of daily life for both current and future families. Queen Street East's cafes, restaurants, shops, and transit remain within easy walking distance, completing a lifestyle defined by convenience, community, and connection. Both neighbours park in driveway via mutual agreement.

Inclusions: Refrigerator, Built-in Microwave, Stove, Washer, Dryer.
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN PIERRE CARAPETIAN GROUP REALTY **Ph:** 416-424-3434

	167 Woodfield Rd Toronto Ontario M4L 2W8 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,678/2025 Sold Date: 04/07/2026 SPIS: No Last Status: SLD DOM: 7					Sold: \$1,122,500 List: \$999,900 For: Sale % Dif: 112																																												
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 25 x 117 Feet Irreg:		Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xBsmt																																													
	Dir/Cross St: Greenwood Ave/Gerrard St Directions: South of Gerrard, East of Greenwood Ave																																																	
MLS#: E12945408 Assignment: No Legal: Pt Lt 63 Pl1332							PIN#: 210380554																																											
Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1922 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Fibreglass Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 4 UFFI: No Pool: None Prop Feat: Exterior Feat: Deck Interior Feat: Auto Garage Door Remote Security Feat: None			Zoning: Cable TV: Gas: Water: Water Supply Type: Water System Sewer: Sewers Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown																																												
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>10.5</td><td>x 12.63</td><td>Hardwood Floor</td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>9.45</td><td>x 13.78</td><td>Hardwood Floor</td></tr><tr><td>3</td><td>Sunroom</td><td>Main</td><td>14.01</td><td>x 7.22</td><td>Walk-Out</td></tr><tr><td>4</td><td>Br</td><td>2nd</td><td>14.44</td><td>x 12.27</td><td>Hardwood Floor</td></tr><tr><td>5</td><td>2nd Br</td><td>2nd</td><td>13.02</td><td>x 8.66</td><td>Hardwood Floor</td></tr><tr><td>6</td><td>3rd Br</td><td>2nd</td><td>11.15</td><td>x 8.53</td><td>Hardwood Floor</td></tr></table>							#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	10.5	x 12.63	Hardwood Floor	2	Dining	Main	9.45	x 13.78	Hardwood Floor	3	Sunroom	Main	14.01	x 7.22	Walk-Out	4	Br	2nd	14.44	x 12.27	Hardwood Floor	5	2nd Br	2nd	13.02	x 8.66	Hardwood Floor	6	3rd Br	2nd	11.15	x 8.53	Hardwood Floor	Closet	
#	Room	Level	Length (ft)	Width (ft)	Description																																													
1	Living	Main	10.5	x 12.63	Hardwood Floor																																													
2	Dining	Main	9.45	x 13.78	Hardwood Floor																																													
3	Sunroom	Main	14.01	x 7.22	Walk-Out																																													
4	Br	2nd	14.44	x 12.27	Hardwood Floor																																													
5	2nd Br	2nd	13.02	x 8.66	Hardwood Floor																																													
6	3rd Br	2nd	11.15	x 8.53	Hardwood Floor																																													
Client Remks: Charming 2 storey semi, 3 bedrooms , 2 baths, sunroom, partially finished basement, hardwood floors throughout, private driveway. Newly build detached garage. Close to schools, Greenwood park, Queen St E, shops and TTC. Inclusions: 2 Fridges, Stove ,washer, Garage door opener.																																																		
Listing Contracted With: RE/MAX CROSSROADS REALTY INC. Ph: 905-305-0505																																																		



119 De Grassi St Toronto Ontario M4M 2K5 Toronto E01 South Riverdale Toronto		Sold: \$1,125,000 List: \$1,180,000
Taxes: \$4,607/2025	For: Sale	% Dif: 95
Sold Date: 05/22/2026		
SPIS: No	Last Status: SLD	DOM: 16
Att/Row/Townhouse	Fronting On: E	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 1 + 2
2-Storey	12.5 x 73 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Dundas St E / Broadview Ave Directions: E		

MLS#: E13091364 **PIN#:** 210750166
Legal: PT LT 42-43 PL 330 RIVERDALE AS IN CA374864; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1945 Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Accessory Apartment, Brick & Beam, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	14.76	x 8.86	
2	Dining	Ground	13.12	x 9.19	
3	Kitchen	Ground	14.76	x 8.86	
4	Br	Lower	14.76	x 8.86	
5	Br	Lower	12.47	x 7.22	
6	Living	2nd	11.48	x 13.12	
7	Kitchen	2nd	7.22	x 11.48	
8	Br	2nd	8.86	x 11.48	

Client Remks: Welcome to this charming end-of-row townhome on the iconic and sought-after Degrassi Street, one of Leslieville's most beloved streets. Situated just steps from vibrant Queen Street East, you'll love the unbeatable access to trendy cafes, boutique shops, and restaurants that define the Leslieville lifestyle. Commuting is effortless with convenient TTC access, proximity to the DVP, and the upcoming Riverside/Leslieville Ontario Line station just down the street-bringing even more connectivity and value to this already prime location. Currently set up as a duplex, with a vacant 2-bed lower unit and AAA tenants in a 1-bed upper unit, this property is as versatile as they come - live in one unit and rent out the other, fully rent it as a turnkey investment, or easily convert it back into the original 3 bedroom single-family home. A rare private driveway offers side-by-side parking for two cars, an exceptional find in this coveted neighborhood. Whether you're an investor seeking a stable income property or a family looking to create your dream home in one of Toronto's most desirable communities, this Degrassi gem delivers the best of both worlds.

Inclusions: 2 fridges, 2 stoves, 2 dishwashers, 1 stacked washer/dryer, 1 combo washer/dryer

Listing Contracted With: ONE PERCENT REALTY LTD. **Ph:** 888-966-3111



44 First Ave		Sold: \$1,130,000
Toronto Ontario M4M 1W8		List: \$1,130,000
Toronto E01 South Riverdale Toronto		
Taxes: \$4,434/2025	For: Sale	% Dif: 100
Sold Date: 06/11/2026		
SPIS: No	Last Status: SLD	DOM: 2
Semi-Detached	Fronting On: N	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	18.17 x 126 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Broadview / Gerrard Directions: Broadview / Gerrard		

MLS#: E13426732 **PIN#:** 210710076
Legal: PT LT 7 PL 550 CITY EAST AS IN ER34091; EXCEPT EASEMENT THEREIN, CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Unfinished	Drive: Lane	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 2	Water: Municipal
Heat: Forced Air / Oil	Tot Prk Spcs: 2	Water Supply Type:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Year Built: 1900	Interior Feat: Other	HST Applicable to Included In
Apx Sqft: 1500-2000		Sale Price:
Roof: Asphalt Shingle, Flat		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 10.99	Hardwood Floor	Fireplace	Wood Trim
2	Dining	Main	14.01	x 10.99	Window	Wood Trim	Hardwood Floor
3	Kitchen	Main	14.99	x 8.5	Eat-In Kitchen	Pantry	W/O To Yard
4	Prim Bdrm	2nd	14.67	x 10.43	Closet	Hardwood Floor	Window
5	2nd Br	2nd	12.99	x 9.15	Window	Closet	Hardwood Floor
6	3rd Br	2nd	10.5	x 8.17	Hardwood Floor	Window	Closet
7	4th Br	3rd	12.99	x 12.01	Linoleum	B/I Shelves	Window
8	5th Br	3rd	11.52	x 6.59	Window	Closet	Linoleum

Client Remks: Location... Location... Location. Victorian Style 5 Bedroom Home In The Heart Of Riverdale. Private Fenced Backyard. 2 Car Garage. Lane Parking. Walking Distance to Riverdale And Withrow Park. Minutes to DVP & Downtown... Don't Miss This Renovators' Delight. Hydro Upgraded 200 Amp - Kitchen New 10 Years Ago - Roof Inspected 10 Years Ago. Furnace 4 Years - Washer & Dryer 4 Years - New Front Porch 7 Years - New Windows 10 Years Ago - New Bathroom 10 Years Ago - Attic Room Has Gas Pipe & Water Pipe. ALL OFFERS TO BE EMAIL TO GEORGEOLKER@GMAIL.COM

Inclusions: 1 Fridge, 1 Stove, 1 Washer, 1 Dryer, all ELF's, All Window Coverings & Drapery, HWT (Owned) OB + EQ, 1 Built In Microwave

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 416-751-6533



14 Athletic Ave Toronto Ontario M4L 1W6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,164.01/2026 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,150,000 List: \$998,000 For: Sale % Dif: 115
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.5 x 100 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Greenwood/Gerrard Directions: Greenwood/Athletics

MLS#: E13165592 **PIN#:** 210370213
Legal: Part Lot 2, Registered plan 630-E

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1926 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, Upgraded Insulation	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.68	x 8.96	Hardwood Floor	Open Concept	Picture Window
2	Dining	Main	14.7	x 10.1	Hardwood Floor	Open Concept	Picture Window
3	Kitchen	Main	12.83	x 8.86	Granite Counter	Pantry	W/O To Deck
4	Prim Bdrm	2nd	12.01	x 11.19	Hardwood Floor	Closet Organizers	O/Looks Frontyard
5	2nd Br	2nd	12.01	x 8.14	Hardwood Floor	Ceiling Fan	Closet Organizers
6	3rd Br	2nd	11.61	x 8.83	Hardwood Floor	O/Looks Backyard	Picture Window
7	Family	Bsmt	36.78	x 12.99	3 Pc Bath	Above Grade Window	Renovated

Client Remks: Bright, Cheerful & Full of Character - Your Leslieville Home Awaits! This deep lot semi-detached home blends charm and functionality in one of Toronto's most vibrant neighborhoods. Inside, you'll find a thoughtfully updated interior featuring a smart kitchen layout, granite countertops, and a stylishly renovated upstairs bathroom. The lower level offers functional living space with relatively high basement ceilings and a 3- piece bathroom, providing excellent flexibility for a living room, home office, guest area, or playroom. Recent updates include the roof, windows, doors, hardwood stairs, and both front porch and backyard decking, provided long lasting comfort and peace of mind. Walk-out from the kitchen onto a sunny 14' x 17' deck and into your private, fully fenced backyard, perfect for weekend brunches or relaxed evenings under the stars. Just steps away is Greenwood Park, a 6.2-hectare community hub offering multi-season activities: Toronto's first covered outdoor skating rink, a summer pool, off-leash dog areas, sports fields, a community garden, outdoor fitness stations, and a lively seasonal Sunday farmers market. This is truly a city gem, with everything you need close at hand: schools within walking distance, the Danforth local shops and restaurants nearby, and just a 15-minute walk south to the lakefront. Don't miss this opportunity .Welcome to Leslieville!

Inclusions: B/I Dishwasher, Stacked Washer/Dryer Unit, Gas Stove& Electric Oven, Over the Range Microwave, Carbon Monoxide Detector, Central Heating & A/C , All Existing Window Coverings, Garden Shed in The Backyard, 100Amp Service & Circuit Breakers. Street Parking Avail. Public Open House Sat & Sun 2-4Pm.

Listing Contracted With: RealtyAI Plus Inc. **Ph:** 647-600-8099



16 Boulton Ave Toronto Ontario M4M 2J3 Toronto E01 South Riverdale Toronto Taxes: \$5,957.29/2025 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,151,000 List: \$899,000 For: Sale % Dif: 128
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 13.67 x 94 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 1 1x5x2nd	Dir/Cross St: Broadview Ave & Queen St East Directions: Broadview & Queen St E

MLS#: E12850966 **PIN#:** 210740352
Legal: LT 3 PL 909 TORONTO T/W CA344523; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Metal/Side Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room 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	13.65	x 13.32	Combined W/Dining	Open Concept	Hardwood Floor
2	Dining	Main	13.32	x 10.3	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Main	12.73	x 9.22	Laminate	Stainless Steel Appl	Updated
4	Family	Main	9.22	x 7.15	Laminate	Skylight	
5	Mudroom	Main	9.42	x 5.64	Tile Floor	W/O To Yard	
6	Prim Bdrm	2nd	13.16	x 12.5	Hardwood Floor	O/Looks Frontyard	Window
7	2nd Br	Bsmt	8.99	x 6.73	Hardwood Floor	O/Looks Garden	Window

Client Remks: Welcome to 16 Boulton Ave, where prime location, soaring ceilings, character & quality will have you at 'Hello'. This gorgeous home welcomes you w/ streaming light thru/out, & updated modern conveniences. R.A.R.E private parking space is a key feature and coveted for homes on this street. The open concept layout allows flowing entertaining & relaxing downtime. The kitchen features custom cabinetry, butcher block countertops & incredible storage. Sink into the couch in the family rm to watch your favourite shows or curl up w/ a morning coffee. The bright & convenient mudroom at the back allows for seamless indoor-outdoor entry to the yard. The upper level features 2 nicely-sized bedrooms each w/ a picture window and hardwood floors. Primp yourself In the spacious bathroom which includes a generous walk-in closet. The lower level is partially finished w/ a lg. laundry area, a walk in storage room & flexible space to suit your needs from a home office to a gym, or rec rm. Triple A+++ Location! Steps to Queen St E and all the shops, restaurants & sweet boutiques this area has to offer. Minutes to the Beaches as well as the DVP. Incredible transit options w/ a consistent streetcar to take you west or east. A vibrant, family friendly neighbourhood with exceptional schools, this Leslieville Gem is living the Toronto Life at its finest. Move right in - this dreamy home could be yours.

Inclusions: See Schedule B

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



342 Logan Ave Toronto Ontario M4M 2N7 Toronto E01 South Riverdale Toronto Taxes: \$5,724.14/2026 Sold Date: 07/02/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,155,000 List: \$1,175,000 For: Sale % Dif: 98
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.33 x 115 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4x2nd	Dir/Cross St: Between Dundas And Queen Directions: Logan north of Queen

MLS#: E13491348 **PIN#:** 210750012
Legal: PLAN M14 PT LOT 13

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1905 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Wood Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Beach, Grnbelt/Conserv, Library, Park, Public Transit, School Interior Feat: Carpet Free, Built-In Oven	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Year: 2018 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	12.66	x 15.81	Hardwood Floor	Pot Lights	Window
2	Kitchen	Ground	12.63	x 14.17	Eat-In Kitchen	Stainless Steel Appl	Open Concept
3	Living	Ground	15.32	x 9.32	Hardwood Floor	Sliding Doors	W/O To Yard
4	Prim Bdrm	2nd	12.66	x 12.47	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	13.02	x 9.35	Hardwood Floor	O/Looks Backyard	Closet

Client Remks: Tucked into the heart of Leslieville, this beautifully updated home blends character, style, and effortless city living. Well-maintained and move-in ready, the home features bright living and dining spaces, a versatile dining area with built-in bench seating that easily functions as a home office or creative workspace, and a renovated kitchen complete with an island and built-in appliances. Warm and thoughtfully designed, the home seamlessly combines modern updates with everyday livability. Upstairs, generous principal bedrooms and an updated bathroom provide a welcoming retreat, while the unspoiled basement offers exciting potential to create additional living space tailored to your needs. The inviting living room walks out to a private backyard oasis, creating a peaceful escape from the hustle and bustle of city life. Perfect for relaxing, entertaining, or enjoying your morning coffee, the outdoor space feels like a natural extension of the home, complete with a charming garden and the added benefit of rare private parking. Located steps from Queen Street East's vibrant cafes, restaurants, boutiques, parks, transit, and highly regarded schools, and just minutes from the DVP, waterfront trails, and The Beaches, this is a rare opportunity to experience the very best of Leslieville living.

Inclusions: Existing fridge, stove & hood vent, wall oven, dishwasher, washer, dryer, all electrical lights fixtures, ceiling fans and window coverings.

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



516 Eastern Ave Toronto Ontario M4M 1C7 Toronto E01 South Riverdale Toronto Taxes: \$4,276/2025 Sold Date: 05/15/2026 SPIS: No Last Status: SLD DOM: 16			Sold: \$1,155,000 List: \$1,149,000 For: Sale % Dif: 101
Att/Row/Twnhouse Link: 2-Storey	Fronting On: N Acreage: 14 x 120 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 + 1 Washrooms: 3 1x3x2nd, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Morse St & Eastern Ave Directions: West of Carlaw North Side

MLS#: E13055924 **PIN#:** 210550289
Legal: PT LT 61 PL 416 CITY EAST AS IN CA485683; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1880 Apx Sqft: 700-1100 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Workshop Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	12.96	x 9.78	Wood Floor	Large Window
2	Dining	Ground	13.22	x 12.3	Hardwood Floor	Window
3	Kitchen	Ground	17.39	x 7.74	Hardwood Floor	Window Walk-Out
4	Prim Bdrm	2nd	12.73	x 13.25	Walk Through	4 Pc Ensuite Window
5	2nd Br	2nd	9.84	x 8.76	Hardwood Floor	Window
6	Br	Bsmt	9.84	x 8.76	Laminate	Window

Client Remks: Rarely Offered Victorian Jewel in the Heart of Leslieville! This stunning Circa 1880 row house perfectly marries historic grandeur with high-end modern updates. The main floor impresses with soaring 9.5ft ceilings, oversized baseboards, and tall windows. Thoughtfully renovated, the home features a sleek renovated Kitchen and a primary bedroom walk-through closet leading to a stunning ensuite. The finished basement offers a convenient extra bedroom along with another washroom and laundry. Professionally landscaped backyard, complete with a storage shed to store your pillows & cushions. Behind the shed is a hidden laneway parking spot. Located in Toronto's trendiest East End pocket a few steps away from dining, cafes, and nightlife. Unbeatable family location: down the street from Morse PS and situated within the prestigious Riverdale Collegiate Institute catchment. All the heavy lifting is done! Move in and enjoy the Leslieville lifestyle! Notes: Furnace (2021), A/C (2021), HWT (2021) all owned.

Inclusions: Stove (Cafe), Fridge (Cafe), Range Hood Microwave (Cafe), Dishwasher (BOSCH), Kenmore Washer, Samsung Dryer, Space Freezer
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY Ph: 416-690-2181



82 Billings Ave
Toronto Ontario M4L 2S4
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$4,900/2025 **For:** Sale **% Dif:** 97
Sold Date: 05/28/2026
SPIS: No **Last Status:** SLD **DOM:** 21
Sold: \$1,160,000
List: \$1,198,000
Link:
 Semi-Detached **Fronting On:** W **Rms:** 8
 2-Storey **Acreage:** 17.42 x 104 Feet **Bedrooms:** 3
Irreg: 1x3x2nd, 1x4xLower
Washrooms: 2
Dir/Cross St: Dundas St E / Greenwood Ave
Directions:
 South of Dundas St E and Greenwood Ave, just north of Queen St E and Laing St.

MLS#: E13099724 **PIN#:** 210370107
Legal: PT LT 50 PL 653E TORONTO AS IN CA262650, S/T INTEREST IN CA262650, S/T & T/W CA262650; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Carpet Free, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.66	x 6.33	Hardwood Floor	Pot Lights	Open Concept
2	Family	Main	23.49	x 12.66	Hardwood Floor	Crown Moulding	Combined W/Dining
3	Dining	Main	23.49	x 12.66	Hardwood Floor	Pot Lights	Combined W/Family
4	Kitchen	Main	12.66	x 11.15	Hardwood Floor	Pot Lights	Quartz Counter
5	Prim Bdrm	Upper	14.99	x 12.4	Hardwood Floor	Pot Lights	Mirrored Closet
6	2nd Br	Upper	11.52	x 7.84	Hardwood Floor	Pot Lights	West View
7	3rd Br	Upper	11.75	x 7.84	Hardwood Floor	Pot Lights	South View
8	Rec	Lower	22.57	x 12.34	Laminate	Pot Lights	South View

Client Remks: Modern comfort meets thoughtful design in this beautifully renovated home offering stylish living with a lower-level recreation space. The open-concept main floor showcases wide plank engineered hardwood flooring, crown moldings, pot lights and a stunning chef-inspired kitchen complete with quartz countertops, extensive pull-out cabinetry, coffee station, pantry storage and stainless steel appliances. Seamless access from the kitchen leads to the incredible rear grounds featuring a two-tier entertainment space with upper wood deck, lower dining area, pergola and oversized concrete pad with endless possibilities for you to install an outdoor office, hot tub retreat or additional storage. Upstairs, the primary bedroom impresses with vaulted 10'6" ceilings, oversized closet organizers with mirrors and abundant natural light. Two additional bedrooms and a beautifully updated bathroom with floor-to-ceiling porcelain tile shower complete the second level. The finished lower level offers a spacious recreation room, updated bathroom and dedicated laundry area. Mature trees and retaining walls provide exceptional backyard privacy while tasteful upgrades throughout create a turnkey opportunity in a highly functional and inviting home. Steps away from Greenwood Park and within walking distance to Queen St E with its vibrant restaurants, cafes and local shops. A short distance away, enjoy access to Danforth Avenue and The Beaches, offering phenomenal dining, seasonal festivals and relaxing days or recreational activities at Ashbridges Bay.

Inclusions: See Schedule C
Listing Contracted With: KELLER WILLIAMS EMPOWERED REALTY **Ph:** 905-770-5766



164 Munro St			Sold: \$1,180,000		
Toronto Ontario M4M 2B9			List: \$1,299,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$5,919.59/2025		For: Sale	% Dif: 91		
Sold Date: 05/07/2026					
SPIS: No	Last Status: SLD	DOM: 4			
Att/Row/Twnhouse	Fronting On: E	Rms: 7 + 3			
Link:	Acreage:	Bedrooms: 3 + 1			
2-Storey	14.08 x 92 Feet	Washrooms: 2			
	Irreg:	1x4, 1x3			
Dir/Cross St: Broadview Ave and Dundas St East					
Directions: Broadview Ave and Dundas St East					

MLS#: E13075432 **PIN#:** 101170583
Legal: PCL 133-4 SEC A374; PT LT 133 W/S MUNRO ST PL 374 TORONTO COMM AT A POINT IN THE ELY LIMIT OF SAID LT 133

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Sep Entrance / Full	Drive: Right Of Way	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Park, Place Of Worship, Public	Retirement:
Apx Sqft: 1100-1500	Transit, Rec Centre, School	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: Carpet Free	Sale Price:
Foundation: Concrete Block		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	13.29	x 15.65	
2	Dining	Main	10.76	x 9.06	
3	Kitchen	Main	10.33	x 14.76	
4	Den	Main	9.91	x 22.64	
5	Prim Bdrm	2nd	10.4	x 15.42	
6	Br	2nd	13.29	x 10.5	Closet Large Window
7	2nd Br	2nd	8.53	x 10.66	
8	Rec	Bsmt	11.98	x 15.22	
9	Kitchen	Bsmt	13.91	x 4.76	

Client Remks: Nestled in the heart of South Riverdale, backing onto greenspace, this beautiful three-bedroom Victorian with separate entrance for income potential. A stone's throw from the vibrant shops, cafes, and restaurants of Queen Street East and Gerrard Street East and only a five minute drive to the Danforth, steps to the TTC and close to Riverdale Park. Inside, high ceilings throughout, a bright open-concept main floor creates a warm, inviting atmosphere for both everyday living and entertaining. Bright, stunning galley-style kitchen with white flat-panel cabinetry, premium Miele appliances, generous counter space, and abundant storage. Breakfast bar seating and stylish lighting complete the space, which flows seamlessly into the living and dining areas. A versatile rear bonus space off the kitchen, ideal for a home office or breakfast area, features built-in cabinetry and desk space, along with a walkout to the private backyard with no rear neighbours and mature greenery for a peaceful outdoor retreat. Upstairs, the spacious second-floor bedrooms are filled with natural light, while the primary bedroom opens to a serene balcony overlooking the ravine. The finished basement adds outstanding flexibility with a separate entrance, an additional bedroom, and a kitchen, making it ideal for extended family, guests, or income potential. Recent updates in 2023 include the roof and deck, two new energy-efficient Velux skylights, and new skylight curtains. Rear laneway access offers the potential for parking. Located on a family-friendly street with wonderful neighbours, and with daycares, schools, parks, and transit all within walking distance, this is a rare opportunity to own a character-filled home in one of Toronto's most sought-after east-end communities. South Riverdale is cherished for its walkable streets, strong sense of community, abundant green space, and energy.

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



1185 Queen St E F Toronto Ontario M4M 1L6 Toronto E01 South Riverdale Toronto Taxes: \$6,206.13/2025 For: Sale % Dif: 118 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 7		
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 16.24 x 23.46 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x2x2nd, 1x4x2nd, 1x4x3rd
Dir/Cross St: Queen/Jones Directions: Queen West of Leslie		

MLS#: E13168810 **PIN#:** 210520472
Legal: Toronto 120-23-S Pt 12 Lots 131&132 *

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 0-5 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.83	x 24.77	Combined W/Dining	Gas Fireplace	Hardwood Floor
2	Dining	Main	14.83	x 24.77	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	10.53	x 10.99	Stainless Steel Appl	Stone Counter	Family Size Kitchen
4	Prim Bdrm	2nd	12.5	x 12.99	Hardwood Floor	4 Pc Ensuite	Double Closet
5	2nd Br	3rd	12.57	x 11.22	Hardwood Floor	Double Closet	Juliette Balcony
6	3rd Br	3rd	7.12	x 8.63	Hardwood Floor	Double Closet	Skylight

Client Remks: Welcome to 1185 Queen St. E., in the heart of Leslieville. Tucked away on a private lane, this beautiful end-unit townhouse offers stylish urban living with a private garage, and thoughtful upgrades. Freshly painted throughout, the home features 9-ft ceilings, wide stairways, generous closet space, and a gorgeous custom-built front entry door, blending comfort, function, and design. The open-concept main floor is filled with natural light from floor to ceiling windows and anchored by a cozy gas fireplace - the perfect setting for both everyday living and entertaining. The kitchen features a breakfast bar, stainless steel appliances and an ultra-quiet dishwasher installed in 2025. The second floor is home to a spacious primary retreat complete with two large double closets and a beautifully renovated ensuite (2021) featuring a double vanity, heated floors, and a custom glass shower enclosure. The third floor offers two additional bedrooms, including one currently configured as a bright home office with a closet & skylight, while the other features a charming Juliet balcony. This level is completed by a stunning renovated 4-piece bathroom (2025). Be sure to check out the spectacular 340 sq. ft. private rooftop patio, complete with a gas hookup for your BBQ and an exterior water faucet for your garden. The perfect outdoor retreat for entertaining friends and family, relaxing in the summer sun, or taking in stunning fireworks views from Ashbridges Bay during holiday celebrations.

Inclusions: Fridge, Stove, Built-In Dishwasher, Microwave, All Electric Light Fixtures and All Window Coverings

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



46 Logan Ave Toronto Ontario M4M 2M8 Toronto E01 South Riverdale Toronto Taxes: \$4,781/2025 Sold Date: 05/08/2026 SPIS: No Last Status: SLD DOM: 0			Sold: \$1,185,000 List: \$899,000 For: Sale % Dif: 132
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 15 x 114.83 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 Washrooms: 2 1x2xMain, 1x4x2nd	
Dir/Cross St: Logan Ave & Eastern Ave Directions: Head south on Logan Ave from Eastern Ave.			

MLS#: E13102366 **PIN#:** 210540014
Legal: PCL 66-1 SEC M19; PT LT 66 W/S LOGAN AV PL M19 TORONTO BEING THE SLY 15 FT HAVING A DEPTH OF 114 FT MORE OR LESS TO A LANE; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Part Bsmt Fireplace/Stv: N Heat: Radiant / Other A/C: Wall Unit Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Membrane, Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Board/Batten / Metal/Side Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard Exterior Feat: Deck, Landscaped, Porch Interior Feat: Carpet Free, Sump Pump, Storage	Zoning: Cable TV: A Gas: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 13.48	Open Concept	Hardwood Floor	Heated Floor
2	Dining	Main	15.26	x 10.5	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Main	11.32	x 10.24	W/O To Deck	Hardwood Floor	Centre Island
4	Mudroom	Main	8.33	x 9.51	W/O To Yard	2 Pc Bath	West View
5	Br	2nd	13.68	x 11.91	Large Closet	Heated Floor	Large Window
6	2nd Br	2nd	8.5	x 11.32	Large Window	Heated Floor	Hardwood Floor
7	Den	Bsmt	13.48	x 9.51	Combined W/Laundry	Heated Floor	Finished

Client Remks: Presenting 46 Logan Ave, a refined townhome in the heart of South Riverdale with striking curb appeal and a warm, tranquil feel throughout. Thoughtfully designed and meticulously maintained, this home blends modern finishes with smart functionality. The main level features gleaming hickory hardwood floors and a custom steel, glass, and wood staircase. An open-concept living and dining space is filled with natural light and flows into a sleek, modern kitchen with a large island, gas range, custom soft-close cabinetry, under-cabinet lighting, and eco-conscious countertops. Patio doors open to a sunny south-facing terrace. A rear mudroom or den with polished concrete floors offers excellent storage, direct backyard access, and a stylish powder room. Two walkouts lead to a private, fully fenced backyard retreat. The wraparound TREX composite deck includes gas hookups for a BBQ and fire feature, surrounded by a landscaped perennial garden with lilac and rose. Upstairs, two well-proportioned bedrooms feature custom storage. The primary offers east and west exposures with a CN Tower view. A beautifully finished 4-piece bath includes heated tile floors and a modern Italian vanity. The finished lower level features a large, versatile bonus living space with radiant-heated tile flooring, along with a laundry area with side-by-side front-load machines and ample storage. Designed for comfort, the home features highly efficient in-floor radiant heating through the main living areas, upper level, and finished lower level, along with ductless A/C units serving both the main and upper levels. Tucked away on a quiet one-way street, this home offers a rare sense of calm while being just steps to Queen East, parks, transit, and future Ontario Line access. Complete with a private laneway parking pad, this is a standout opportunity to live beautifully in one of Toronto's most vibrant neighbourhoods.

Inclusions: All electric light fixtures. All existing window blinds (including Powered Lutron Shades). Lutron lighting system. All appliances, including fridge, dishwasher, gas cooktop, wall oven, and front-loading washer/dryer. 2 exterior gas hookups. Portable heater for the mudroom. Closet systems (primary, second bedroom, hallway, mudroom). Nest locks, doorbell, detectors. Backwater valve and sump pump.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-921-1112

	1081 Gerrard St E Toronto Ontario M4M 1Z9 Toronto E01 South Riverdale Toronto Taxes: \$5,286/2025 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$1,189,000 List: \$1,188,000 For: Sale % Dif: 100																									
	Triplex Link: 2 1/2 Storey		Fronting On: S Acreage: 27.92 x 97 Feet Irreg:		Rms: 12 Bedrooms: 8 Washrooms: 4 1x3xMain, 2x3x2nd, 1x3xBsmt																								
	Dir/Cross St: Gerrard St E&Jones Ave Directions: Gerrard St E&Jones Ave																												
MLS#: E12980582 Legal: LT 7 PL 907 TORONTO; PT LT 8 PL 907 TORONTO AS IN TB934103; S/T & T/W TB934103; CITY OF TORONTO																													
Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None 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: None / 0 Drive: Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room Interior Feat: 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																								
<table><tr><td>#</td><td>Room</td><td>Level</td><td>Length (ft)</td><td>Width (ft)</td><td>Description</td></tr><tr><td colspan="6">Client Remks: Rarely Offered, Fully Renovated Detached Home With 3 Separate Entrances Nestled In One Of Toronto's Most Desirable Neighbourhoods, Prime South Riverdale! This Spacious 2 1/2 Storey Property Is Full Of Potential And Move-In Ready, Featuring Over \$60K Renovations (2026): Smooth Ceilings, New Laminate Flooring Throughout, New Tiles, New Bathrooms, A Brand-New Kitchen With Stylish Backsplash, And Fresh Paint Throughout. Perfectly Suited For Growing Families With Generous Space Across Multiple Levels. There Is Also Exciting Potential To Create A Multi-Generational Home Or Add 3 Separate Units For Extended Family Or Income Potential. The Main Level Offers A Bright Layout With A Cozy Family Room Adjacent To Functional Dining And Living Spaces. An Additional Room With Large Windows Can Be Converted Into A Guest Suite Or Study. The Second Floor Features A Newly Renovated Kitchen With Newer Appliances, Along With 4 Functional Bedrooms And 2 Newly Renovated Bathrooms With Glass Showers. This Level Also Offers Separate Entrances From Both The Front And Back. The Loft Includes 2 Bedrooms With Large Windows, While The Fully Finished Basement With Separate Entrance Provides 3 Additional Rooms. The Property Also Features Laneway Access With Parking For Up To 3 Cars, A Rare Find In Toronto. Just Steps To Top Schools, Parks, Shops, And Cafes, This Home Offers The Perfect Blend Of Urban Convenience And Community Charm. Whether You Envision A Modern Family Retreat Or A Long-Term Investment In One Of Toronto's Most Family-Friendly Neighbourhoods, The Possibilities Are Truly Endless.</td></tr><tr><td colspan="6">Inclusions: Fridge, Stove, Range Hoods, Dishwasher, Window Coverings, Light Fixtures</td></tr><tr><td colspan="6">Listing Contracted With: SMART SOLD REALTY Ph: 647-564-4990</td></tr></table>						#	Room	Level	Length (ft)	Width (ft)	Description	Client Remks: Rarely Offered, Fully Renovated Detached Home With 3 Separate Entrances Nestled In One Of Toronto's Most Desirable Neighbourhoods, Prime South Riverdale! This Spacious 2 1/2 Storey Property Is Full Of Potential And Move-In Ready, Featuring Over \$60K Renovations (2026): Smooth Ceilings, New Laminate Flooring Throughout, New Tiles, New Bathrooms, A Brand-New Kitchen With Stylish Backsplash, And Fresh Paint Throughout. Perfectly Suited For Growing Families With Generous Space Across Multiple Levels. There Is Also Exciting Potential To Create A Multi-Generational Home Or Add 3 Separate Units For Extended Family Or Income Potential. The Main Level Offers A Bright Layout With A Cozy Family Room Adjacent To Functional Dining And Living Spaces. An Additional Room With Large Windows Can Be Converted Into A Guest Suite Or Study. The Second Floor Features A Newly Renovated Kitchen With Newer Appliances, Along With 4 Functional Bedrooms And 2 Newly Renovated Bathrooms With Glass Showers. This Level Also Offers Separate Entrances From Both The Front And Back. The Loft Includes 2 Bedrooms With Large Windows, While The Fully Finished Basement With Separate Entrance Provides 3 Additional Rooms. The Property Also Features Laneway Access With Parking For Up To 3 Cars, A Rare Find In Toronto. Just Steps To Top Schools, Parks, Shops, And Cafes, This Home Offers The Perfect Blend Of Urban Convenience And Community Charm. Whether You Envision A Modern Family Retreat Or A Long-Term Investment In One Of Toronto's Most Family-Friendly Neighbourhoods, The Possibilities Are Truly Endless.						Inclusions: Fridge, Stove, Range Hoods, Dishwasher, Window Coverings, Light Fixtures						Listing Contracted With: SMART SOLD REALTY Ph: 647-564-4990					
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Listing Contracted With: SMART SOLD REALTY Ph: 647-564-4990																													



119 Coady Ave Toronto Ontario M4M 2Y9 Toronto E01 South Riverdale Toronto Taxes: \$5,844/2025 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,200,000 List: \$999,900 For: Sale % Dif: 120
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 15.75 x 80 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 1 1x4x2nd	Dir/Cross St: Pape st/Queen St E Directions: North off Queen St E/E of Pape

MLS#: E13095202 **PIN#:** 210510215
Legal: Part of block D Plan 438E

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Wall Unit, Window Unit Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Year: 1992 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	8.86	x 12.3	Hardwood Floor	Open Concept
2	Dining	Main	10.14	x 13.55	Hardwood Floor	Open Concept
3	Kitchen	Main	9.06	x 15.35	Family Size Kitchen	W/O To Patio
4	Prim Bdrm	2nd	12.53	x 11.38	Hardwood Floor	Large Closet Bay Window
5	2nd Br	2nd	8.2	x 12.4	Hardwood Floor	
6	3rd Br	3rd	13.45	x 10.93	Large Closet	
7	Den	3rd	13.39	x 14.07	W/O To Roof	Skylight

Client Remks: A lovely two and one half storey home located on one of Leslieville's premier streets! Main floor features bright open concept design, family size kitchen, newly refinished hardwood floors and a walk out to a private low maintenance yard. The second floor has two bedrooms, an oversized bathroom with ample storage and a generous sized walk-in linen closet. The third floor has one bedroom and another room that could be used as den/office/yoga room. There is a walk out from this room--potential to built a deck. One roof was just updated and the home was freshly painted. Located minutes to Downtown and Beaches(24 hr. Queen Streetcar), and steps to charming shops, cafes, restaurants and nearby parks. Walk score: 92. Bike score : 89. Transit score: 92. Permit street parking with choice of 3 streets(note: Mallon Ave offers parking on both sides) **Exciting city living with a great neighbourhood feel!**

Inclusions: Fridge, stove, dishwasher, washer, dryer, one freezer, window coverings, gas bbq hookup, 3rd floor b/l ductless air cond unit and window unit, B/l shelves

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



48 Rushbrooke Ave Toronto Ontario M4M 3A9 Toronto E01 South Riverdale Toronto Taxes: \$4,946.81/2025 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,220,000 List: \$999,000 For: Sale % Dif: 122
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 14.58 x 100 Feet Irreg:	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Rushbrooke Avenue and Eastern Avenue Directions: Rushbrooke Avenue and Eastern Avenue

MLS#: E13249058 **PIN#:** 210520239
Legal: PCL 106-1 SEC M445; PT LT 106 W/S RUSHBROOKE AV PL M445 TORONTO COMM AT A POINT IN THE WLY LIMIT OF RUSHBROOKE AV DISTANT 10 FT 3 INCHES MEASURED NLY ALONG SAID LIMIT FROM THE LIMIT BTN LOTS 106 AND 107, ON SAID PL;... continued on Schedule B

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Carport / 1 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, Auto Garage Door Remote, Storage, Sump Pump	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	Foyer	Main	0	0	Closet	Tile Floor
2	Living	Main	12.27	x 11.88	Large Window	O/Looks Frontyard
3	Dining	Main	12.3	x 9.12	Open Concept	Window Pot Lights
4	Kitchen	Main	8.89	x 13.16	Stainless Steel Appl	Backsplash W/O To Deck
5	Prim Bdrm	2nd	10.7	x 12.37	Large Window	B/I Closet East View
6	2nd Br	2nd	7.55	x 12.14	Window	W/I Closet O/Looks Backyard
7	Rec	Bsmt	11.15	x 9.84	Window	Vinyl Floor

Client Remks: Welcome to historic Rushbrooke Avenue, nestled in the heart of Leslieville. This beautifully renovated semi-detached 2+1 bedroom home offers the perfect blend of timeless character and modern design. Situated on a gorgeous lot with private covered laneway parking, this exceptional residence has undergone an expansive renovation (2021) with thoughtfully curated finishes throughout. The main floor features elegant principal rooms filled with natural light, creating a warm and inviting atmosphere for both everyday living and entertaining. The designer kitchen is complete with stainless steel appliances including induction stove, custom gorgeous cabinetry, and a seamless connection to the outdoor living space and landscaped garden. Upstairs, two spacious bedrooms offer excellent closet space with built-in organizers and refined finishes. The primary bedroom features custom closets with built-in organizers galore, beautiful natural lighting, and ample space to comfortably accommodate a king-sized bed, creating the perfect retreat for relaxation. The additional versatile room provides the ideal space for a bedroom, nursery, or home office. The lower level offers exceptional additional living space with high ceilings and flexibility for a guest room, family room, gym, or media area. In addition, the lower level is complete with a modern 3-piece bathroom and a dedicated storage room, providing plenty of practical storage options. The private backyard retreat and rare laneway parking complete this outstanding urban home. Located steps to Leslieville's vibrant cafes, restaurants, boutiques, parks, and transit, this is a rare opportunity to own a beautifully updated home in one of Toronto's most sought-after neighbourhoods. Surrounded by lush greenery and picturesque tree-lined streets, the home offers a charming and peaceful neighbourhood setting while still being moments from the best of city living.

Inclusions: Stainless steel dishwasher, Stainless steel hood fan, Stainless steel induction oven, Stainless steel refrigerator, Stainless steel microwave, electrical light fixtures, All window coverings. Furnace, air conditioner, automatic garage door opener, washer and dryer, living room built-in TV-Media, basement white storage closet.

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



87 Kent Rd Toronto Ontario M4L 2X5 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,240,000 List: \$999,000
Taxes: \$4,758.29/2025	For: Sale	% Dif: 124
Sold Date: 05/20/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	16 x 90 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xLower
Dir/Cross St: Queen & Coxwell		
Directions:		
Head west along Queen from Coxwell to Kent and proceed one-way north to #87.		

MLS#: E13122278 **PIN#:** 210390153
Legal: PT LT 41 PL 504E TORONTO AS IN CA657438; T/W & S/T CA657438; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, Air Exchanger, Ventilation System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Year: 2025 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.83	x 11.42	Combined W/Dining	Picture Window	Laminate
2	Dining	Main	12.83	x 10.01	Combined W/Living	Laminate	Window
3	Kitchen	Main	12.5	x 9.25	W/O To Deck	Breakfast Bar	Custom Backsplash
4	Prim Bdrm	2nd	13.32	x 11.75	Cathedral Ceiling	Skylight	Picture Window
5	2nd Br	2nd	10.93	x 7.91	B/I Bookcase	Closet	Window
6	3rd Br	2nd	11.25	x 7.84	Closet	Window	Hardwood Floor
7	Rec	Lower	16.34	x 12.4	Recessed Lights	Laminate	Above Grade Window

Client Remks: Tucked away on a quiet, tree-lined one-way street just north of trendy Queen St East, this 3-bedroom, 2-bath home blends the best of Beach and Leslieville living. From the moment you step inside, the open-concept main floor feels inviting with a brick hearth anchoring the living room. Large front windows with custom light-filtering blinds fill the space with soft light by day and include privacy shades for evenings. The welcoming kitchen boasts an induction range with a convection oven (optional gas hook-up still present), shaker cabinetry, and an easy walk-out to the back deck - ideal for outdoor dinners or entertaining while kids play safely in the fenced yard. A beautiful, exposed-brick wall leads you upstairs to warm pine floors. The spacious primary bedroom retreat, with cathedral ceilings, and a skylit loft space, is a peaceful space to recharge. Two more bedrooms, with closets, and a 4-piece family bathroom complete this level. The lower level adds flexibility with a finished family room for movie nights, a stylish powder room, and a large laundry and storage room to keep everything organized. Upgrades abound with Central Air and a furnace connected to HEPA Airwash Filtration, plus an installed Energy Recovery Ventilation Air Exchanger. Other upgrades include Eufy cameras, a Ring Doorbell and Key Code lock entry. Outside, the backyard offers two-tiered decking, a sunny back yard area, and a custom-built bench with storage for at least four bicycles. The new fence (2025) with laneway access adds convenience and peace of mind. Out front, the covered porch offers a shady spot to relax, rain or shine. With plenty of street parking and an unbeatable location - a short distance to strolling on the boardwalk along the lake, multiple parks with splash pads, swimming or skating at Greenwood Park, multiple TTC routes, a 5-minute bus ride to the subway and more - this is a home where everyday family life feels just a little bit easier, and a lot more special.

Inclusions: GE Profile Fridge, LG Electric Range, (Gas hook-up for stove), Samsung Washer / Dryer, Amaircare Airwash Air Cleaner, Venmar Air Exchanger, Ring Doorbell, Front and Back Door Sensors, Eufy Security Cameras, Key Code Lock Entry, All Heating and Cooling Equipment, All Electric Light Fixtures, Existing Window Coverings, Wardrobe (Primary Bedroom), Custom-built shed for Garbage and Recycling Bins, Garden Shed (Backyard), Velux Skylight w solar powered motorized remote, Primary Bedroom Ladder.

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



237A Leslie St Toronto Ontario M4M 3C8 Toronto E01 South Riverdale Toronto Taxes: \$4,720.59/2025 Sold Date: 05/13/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,240,000 List: \$999,000 For: Sale % Dif: 124
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 12.33 x 121 Feet Irreg:	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Leslie St/Dundas St E Directions: Leslie St/Dundas St E

MLS#: E13092454 **PIN#:** 210430241
Legal: Con lfb Pt Lot 10

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: Apx Sqft: 700-1100 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stone Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School, School Bus Route Interior Feat: Bar Fridge, Carpet Free, Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.42	x 10.17	Hardwood Floor	Pot Lights	Staircase
2	Dining	Main	11.42	x 10.24	Hardwood Floor	Gas Fireplace	Open Concept
3	Kitchen	Main	19.09	x 8.23	Stainless Steel Appl	Breakfast Area	W/O To Deck
4	Br	2nd	12.76	x 11.32	Hardwood Floor	Cathedral Ceiling	Skylight
5	2nd Br	2nd	16.24	x 7.58	Hardwood Floor	Window	Closet
6	Den	Lower	10.5	x 10.24	Laminate	Pot Lights	Dry Bar
7	Rec	Lower	9.74	x 6.59	Laminate	Pot Lights	3 Pc Bath
8	Laundry	Lower	8.6	x 5.91	Laminate	Pot Lights	W/O To Yard

Client Remks: Welcome to the heart of South Riverdale! This unique home perfectly blends charming rustic touches with modern open-concept living, the best of both worlds! The main floor allows for bright natural light to flow with a custom glass staircase that offers distinction between the living and dining rooms. A sleek white kitchen with built-in stainless steel appliances also has elements of wood panelling, breakfast nook and gas fireplace that give the home character. Upstairs you'll find a large primary with vaulted ceilings and skylight as well as a large second bedroom both with sliding wooden doors and exposed brick walls that add warmth to the home. The luxurious four-piece bathroom with newly renovated shower, deep soaker tub and double sinks feels like a spa with its high ceilings and design. Downstairs the fully finished basement with walk-out into the backyard has room for an additional bedroom or living space, complete with a built-in wine cellar and full three-piece bathroom as well as extra storage space. The 6ft ceiling and bright pot lights allow for versatility and livability for all your families needs. Outside a large patio offers great entertaining potential and is accessible from both the basement and first floor. Directly across from Leslieville PS, steps from Greenwood Park, close to some of the best restaurants and stores in the East End, the location can't be beat. Notes: Basement Renovations (2024), Primary Shower (2024), Front Steps (2024), HWT (Owned), Home Wired With Built-In Speakers. OPEN HOUSE MAY 9 and 10, 2-4pm.

Inclusions: All Stainless Steel Appliances: Fridge, Gas Stove, Rangehood, Dishwasher. Washer/Dryer, All Existing Light Fixtures, All Window Coverings, NEST, Wi-Fi Thermostat, Wine Fridge (basement), Built-in Speakers Throughout

Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. **Ph:** 647-478-6578



209 Rhodes Ave			Sold: \$1,240,000		
Toronto Ontario M4L 3A2			List: \$1,089,000		
Toronto E01 Greenwood-Coxwell Toronto					
Taxes: \$4,878.94/2025		For: Sale	% Dif: 114		
Sold Date: 06/09/2026					
SPIS: No	Last Status: SLD	DOM: 5			
Semi-Detached	Fronting On: E	Rms: 6 + 2			
Link:	Acreage:	Bedrooms: 3 + 1			
2-Storey	16 x 110 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x3xBsmt			
Dir/Cross St: Gerrard/Rhodes			Directions: Gerrard/Rhodes		

MLS#: E13241346 **PIN#:** 210380119
Legal: Plan 1301 Pt Lot 33

Kitchens: 1		Exterior: Brick Front	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Part Fin		Drive: None	Gas:
Fireplace/Stv: N		Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat:	Retirement:
Apx Sqft: 700-1100		Interior Feat: On Demand Water Heater, Water Heater	HST Applicable to: Included In
Roof: Asphalt Rolled, Asphalt Shingle			Sale Price:
Foundation: Unknown			Farm/Agr:
Assessment: POTL:			Oth Struct:
POTL Mo Fee:			Survey Type: None
Laundry lev:			Spec Desig: Unknown

Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.43	x 12.8	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	23.43	x 12.8	Hardwood Floor	Combined W/Living	Large Window
3	Kitchen	Main	14.7	x 8.3	Renovated	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	10.7	x 10.07	B/I Closet	Hardwood Floor	Bay Window
5	2nd Br	2nd	13.02	x 7.68	Hardwood Floor	O/Looks Backyard	Window
6	3rd Br	2nd	8.79	x 8.1	Hardwood Floor	Large Window	O/Looks Backyard
7	Bathroom	2nd	6.66	x 5.71	4 Pc Bath	Soaker	Renovated
8	Rec	Bsmt	22.97	x 12.37	Renovated	Pot Lights	3 Pc Ensuite
9	Utility	Bsmt	14.7	x 8.3	Combined W/Laundry	Unfinished	Laundry Sink
10	Bathroom	Bsmt	8.5	x 4.56	3 Pc Bath	Tile Floor	Heated Floor

Client Remks: Welcome to one of the most coveted blocks in the Upper Beach! This beautifully renovated 3+1 bedroom, 2-bath semi offers the perfect blend of modern updates, family-friendly living, and an unbeatable community atmosphere. Homes on this stretch of Rhodes Avenue rarely become available, residents stay for years thanks to the tree-lined streets, wonderful neighbours, and true sense of community. Packed with upgrades, including a renovated basement with newly poured concrete floors, updated HVAC, water-on-demand, and much more, this is a home that has been thoughtfully improved from top to bottom. Step inside to a bright, sun-filled open-concept living and dining space featuring gorgeous hardwood floors, large windows, and sliding glass doors that flood the home with natural light. The stunning renovated kitchen opens onto a spacious deck and beautifully landscaped perennial gardens, creating the perfect setting for entertaining and family gatherings. Upstairs, you'll find three generous bedrooms ideal for growing families, home offices, or guest space. The finished lower level offers incredible flexibility with a renovated rec room or fourth bedroom, a 3-piece bath, and a large utility/laundry room. Enjoy your morning coffee on the welcoming front porch while watching the neighbourhood come to life or unwind in the evening as kids play safely with friends on this close-knit street. Just steps from excellent schools, public transit, gyms, grocery stores, specialty food shops, Greenwood Park, the farmers market, swimming, dog parks, and an incredible selection of cafes and restaurants, this is more than a home, it's a lifestyle. Don't miss your chance to become part of one of the East End's most sought-after communities! O/H Sat/Sun 2-4pm!

Inclusions: Furnace & Equip, A/C, D/W, Induction Stove, Fridge, Washer & Dryer, Gdn Shed, Elf's, on demand water heater, window coverings.

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



522 Eastern Ave Toronto Ontario M4M 1C7 Toronto E01 South Riverdale Toronto Taxes: \$4,726.64/2025 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 4		Sold: \$1,250,000 List: \$1,249,000 For: Sale % Dif: 100
Att/Row/Twnhouse Link: 2 1/2 Storey	Fronting On: N Acreage: 14.17 x 120 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Carlaw Ave / Eastern Ave Directions: Rear laneway parking off either Morse St or Carlaw Ave, just north of Eastern Ave		

MLS#: E13033632 **PIN#:** 210550356
Legal: Part of Lot 62, Plan 416

Kitchens: 2 Fam Rm: Y Basement: Apartment / Sep Entrance / W/O / Fin W/O / Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick, Concrete Block Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Metal/Side / Stone Gar/Gar Spcs: Detached / 1 Drive: Lane, Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School Interior Feat: Accessory Apartment, On Demand Water Heater, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	3rd Br	3rd	13.16	x 22.83	Hardwood Floor		
2	2nd Br	2nd	9.32	x 11.25	Hardwood Floor	Large Window	
3	Prim Bdrm	2nd	10.83	x 13.91	Hardwood Floor	4 Pc Ensuite	Large Window
4	Living	Main	13.16	x 15.68	Hardwood Floor		
5	Dining	Main	13.16	x 10.83	Hardwood Floor		
6	Kitchen	Main	9.32	x 18.01	Hardwood Floor		
7	Mudroom	Main	9.25	x 8.43	Hardwood Floor		
8	Br	Bsmt	9.25	x 12.93			
9	Rec	Bsmt	13.16	x 26.51			

Client Remks: Leslieville 3 bed 2 bath home, with separate and self-contained 1 bed 1 bath basement apartment, with garage parking! Private laundry in each of the two units. Lots of natural sunlight. Steps to Morse Street Jr Public School, and in the Riverdale Collegiate school catchment. Leslieville is just a 5 minute walk, with the Queen Streetcar taking you downtown in 25 mins (during rush hour). 5 min-drive from the upcoming East Harbour mega transit hub and shopping mall. AAA tenant would like to stay, but can also vacate with the proper notice. Built-in and consistent income, helps to offset the mortgage and helps you qualify for more purchasing power!

Inclusions: Stainless steel appliances (fridge, dishwasher, electric range, range hood fan), two stacked washer and dryer units, existing window coverings, existing lighting fixtures.

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



24 Richard Ave Toronto Ontario M4L 1W9 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,543/2025 For: Sale % Dif: 125 Sold Date: 04/07/2026 SPIS: No Last Status: SLD DOM: 6		
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.42 x 108 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt
Dir/Cross St: Greenwood Ave and Gerrard St E Directions: Runs between Greenwood and Highfield		

MLS#: E12943782 **PIN#:** 210370350
Legal: PT LT 55-56 PL 1480 TORONTO AS IN CA759398, S/T & T/W CA759398; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full / Sep Entrance Fireplace/Stv: N Heat: Forced Air, Heat Pump / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Water Heater	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: Garden Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 15	Hardwood Floor	Open Concept	Window
2	Dining	Main	13.33	x 14.33	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	10.33	x 13.58	Stone Counter	Stainless Steel Appl	O/Looks Backyard
4	Prim Bdrm	2nd	13.58	x 14.92	Hardwood Floor	Closet	Window
5	2nd Br	2nd	10.42	x 11.25	Hardwood Floor	Window	
6	3rd Br	2nd	11.08	x 7	Hardwood Floor	Window	O/Looks Backyard
7	Rec	Lower	22.17	x 11.08	Laminate	Open Concept	3 Pc Bath
8	Br	Lower	14.92	x 10.92	Laminate	Closet	Window

Client Remks: The Leslieville Home You've Been Waiting For. Welcome to 24 Richard Ave - where thoughtful updates, standout charm, and an unbeatable location come together in one of Leslieville's favourite pockets. This renovated 3-bedroom, 2-bathroom semi is the definition of move-in ready. With new flooring throughout and two beautifully renovated bathrooms, every inch of this home feels clean and welcoming. The main floor strikes that perfect balance between modern finishes and timeless character, highlighted by a stunning exposed brick wall that adds warmth, texture, and undeniable charm - the kind of feature that instantly makes a house feel like home. The layout is fantastic. Bright, functional, and designed for real life - whether you're hosting friends, unwinding after a long day, or juggling the rhythm of a growing household. Upstairs, the primary bedroom comfortably fits a king-sized bed (yes, actually), giving you the kind of space that's coveted in this style of home. Two additional bedrooms offer flexibility for family, guests, or a dedicated work-from-home setup. Downstairs, the finished basement delivers that extra space everyone wants - perfect for movie nights, playroom, or your own home gym. And then there's the curb appeal... a stunning Magnolia tree out front that turns heads and steals the show every spring. Location? Tough to beat. You're just steps from Greenwood Park - one of the east end's most famous green spaces, featuring a dog park, baseball diamonds, outdoor pool, playground, skating rinks, and a weekly farmer's market that runs from May through October. All this, plus easy access to everything you need on Queen St E, shops and restaurants on Gerrard St E, groceries, and multiple transit options . Updated. Character-filled. Perfectly located.

Inclusions: Stainless Steel: GE Stove, Moffat Refrigerator, Ikea Microwave Hoodvent, Bosch Dishwasher. Electrolux Washer and Dryer, Laundry Sink. All window coverings (except for exclusions), All Electrical Light Fixtures, Furnace and Heat Pump, Garden Shed In Backyard.

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



130 Morse St			Sold: \$1,255,000		
Toronto Ontario M4M 2P8			List: \$1,395,000		
Toronto E01 South Riverdale Toronto					
Taxes: \$6,372.04/2025		For: Sale	% Dif: 90		
Sold Date: 05/26/2026					
SPIS: No	Last Status: SLD	DOM: 36			
Semi-Detached	Fronting On: W	Rms: 8 + 1			
Link:	Acreage:	Bedrooms: 2 + 1			
2-Storey	15 x 129 Feet	Washrooms: 1			
	Irreg:	1x5x2nd			
Dir/Cross St: Queen St E & Logan			Directions: Queen St E & Logan		

MLS#: E13019086

PIN#: 210550249

Legal: Plan 416 Pt Lot 77

Kitchens: 1	Exterior: Board/Batten	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV: Yes
Basement: Unfinished	Drive: Lane	Gas: Yes
Fireplace/Stv: Y	Drive Park Spcs: 2	Hydro: Yes
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Phone: Yes
A/C: Central Air	UFFI: No	Water: Municipal
Central Vac: No	Pool: None	Water Supply Type:
Apx Age: 100+	Prop Feat: Family Room,	Sewer: Sewers
Year Built: 1910	Fireplace/Stove, Public Transit, School	Waterfront:
Yr Built Source: Estimated	Exterior Feat: Awnings, Deck, Landscape	Retirement:
Apx Sqft: 1100-1500	Lighting, Landscaped, Privacy	HST Applicable to Not Subject to HST
Roof: Flat, Membrane	Interior Feat: Carpet Free, Separate	Sale Price:
Foundation: Block	Hydro Meter, Water Heater Owned	Farm/Agr:
Assessment: POTL:	Security Feat: Alarm System, Carbon	Oth Struct: Fence - Full, Shed, Storage
POTL Mo Fee:	Monoxide Detectors, Smoke Detector	Survey Type: None
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.14	x 11.58	Hardwood Floor	Fireplace Insert	Halogen Lighting
2	Dining	Main	14.17	x 10.86	Coffered Ceiling	Hardwood Floor	Halogen Lighting
3	Kitchen	Main	14.57	x 10.07	Marble Counter	Open Concept	Breakfast Area
4	Breakfast	Main	10.07	x 9.58	Double Doors	Crown Moulding	Hardwood Floor
5	Prim Bdrm	2nd	14.17	x 11.09	Closet Organizers	Hardwood Floor	His/Hers Closets
6	2nd Br	2nd	11.81	x 10.07	Halogen Lighting	Hardwood Floor	B/I Bookcase
7	Bathroom	2nd	11.45	x 7.19	5 Pc Bath	Marble Counter	Marble Floor
8	Office	2nd	12.96	x 10.07	Hardwood Floor	B/I Closet	Halogen Lighting
9	Utility	Bsmt	36.68	x 13.48	Concrete Floor	Side Door	

Client Remks: Welcome to a rare opportunity to own a beautifully renovated, turn-key home in the heart of Leslieville. Stylish design meets sensual comfort. Renovated throughout - with European tile & historical stained glass above the entrance, the feeling from the second you step into this home, is Love at First sight. High ceilings & hardwood floors accent the warmth of the fireplace in the Living Room. A unique coffered ceiling & chandelier combination brings sophistication to the Dining Room. The open concept chef's Kitchen features high end stainless steel appliances, custom cabinetry, marble countertops, Elte lighting and a built-in coffee bar. The raised breakfast area leads through French doors to an urban entertainer's delight. A spacious second floor includes 2 great-sized Bedrooms with ample storage and a Den with Built-Ins with room to work from home. The oversized 5-Piece Spa-like Bathroom with Carrera marble floors, a Claw-Foot Bathtub & Glass shower is heaven on earth. Step outside to a private, west facing, landscaped backyard oasis - a serene urban retreat for morning coffee, entertaining, relaxing weekends or simply unwinding & appreciating the warm summer sunsets. Rare 2 Car Parking off the Lane and a separate entrance to a basement with great storage and an abundance of possibilities to renovate into additional living space or income potential. Located on a quiet, one-way, tree-line street, with an exceptional 98 Walk Score, you are steps from the vibrant energy of Queen Street, home to some of the city's best cafes, restaurants, boutique shopping and everyday conveniences. A 10 minute bike ride to Ashbridge's Bay and Tommy Thompson Nature Preserve Park. 24-hour Queen St. streetcar, provides a direct route to downtown. This is more than a beautifully renovated home. It's a space that feels intentional, personal, and connected - designed for someone who appreciates the balance of city energy and refined, meaningful living.

Inclusions: All kitchen appliances including (Fisher Paykel French Door Fridge, Viking 36" Gas Range, Viking Range Hood/Microwave, Kitchen Aide Dishwasher) and Whirlpool Washer and Dryer. All Blinds. Bathroom and 2nd Bedroom Drapes.

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



34 Grant St			Sold: \$1,260,000	
Toronto Ontario M4M 2H5			List: \$1,299,900	
Toronto E01 South Riverdale Toronto				
Taxes: \$6,078/2025		For: Sale	% Dif: 97	
Sold Date: 05/06/2026				
SPIS: No		Last Status: SLD	DOM: 43	
Semi-Detached		Fronting On: E	Rms: 6 + 2	
Link:		Acreage:	Bedrooms: 1 + 1	
3-Storey		14.58 x 112 Feet	Washrooms: 2	
		Irreg:	1x4xUpper, 1x4xBsmt	
Dir/Cross St: Clark St & Grant St Directions: Clark St & Grant St				

MLS#: E12915456		PIN#: 210740074			
Legal: PT LT 12 PL 304 RIVERDALE AS IN CA562842; CITY OF TORONTO					
Kitchens: 2 Fam Rm: Y Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1850 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Other		Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Located in exclusive pocket of South Riverdale, this 3-storey semi-detached property offers exceptional income potential and flexibility for investors or endusers alike. Featuring 2 bedrooms and 2 full bathrooms, this unique home includes two kitchens, allowing for multiple income streams or multigenerational living. The main level offers a functional layout with a kitchen that walks out to a spacious oversized deck-perfect for outdoor enjoyment. The upper levels provide generously sized principal rooms with great natural light, while the finished basement includes a separate entrance to the backyard, complete with full bathroom, and bedroom-ideal for an in-law suite or rental unit. Situated in a convenient urban location close to transit, amenities, and downtown access, this property presents a strong opportunity for investors seeking rental income or future development potential. Rear yard Shed is a great usable space as well. A rare offering with versatile use-don't miss out!					
Inclusions: Include Existing: 2 Fridges; 2 Stoves; Washer & Dryer; All Existing Electrical Fixtures & Window Coverings					
Listing Contracted With: RE/MAX EXPERTS Ph: 905-499-8800					



115 Hiltz Ave Toronto Ontario M4L 2N7 Toronto E01 South Riverdale Toronto		Sold: \$1,285,000 List: \$1,349,000	
Taxes: \$5,240.91/2025		For: Sale	% Dif: 95
Sold Date: 03/31/2026			
SPIS: No	Last Status: SLD	DOM: 42	
Semi-Detached	Fronting On: E	Rms: 6 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	20 x 78.33 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: East of Greenwood between Queen St & Dundas St			
Directions: Queen St and Greenwood			

MLS#: E12798460	PIN#: 210410156
Legal: Plan 516E Pt Lot 48	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1924 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, School Interior Feat: None	Zoning: Single Family Residential Cable TV: Yes Hydro: Yes Gas: Yes Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 13.06	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	11.81	x 9.68	Hardwood Floor	Open Concept	
3	Kitchen	Main	10.73	x 8.37	Renovated	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	13.12	x 8.86	Hardwood Floor	Double Closet	Window
5	2nd Br	2nd	11.75	x 7.87	Hardwood Floor	Closet	Window
6	3rd Br	2nd	9.51	x 8.86	Hardwood Floor	Closet	O/Looks Backyard
7	Rec	Bsmt	18.04	x 12.7	Laminate		

Client Remks: An exceptional, fully renovated Leslieville residence offering a rare blend of space, style, and functionality. Located in one of Toronto's most coveted neighbourhoods, this home stands out with 3 full bathrooms, private parking, and a thoughtfully designed layout ideal for modern living. The main floor is expansive, airy, and beautifully connected, featuring a generous living and dining area enhanced by pot lights and seamless flow-perfect for entertaining and everyday life. The sleek, modern kitchen anchors the space with quality finishes, ample counter space for the Chef in you! A walkout leads to a private back deck, while a main floor powder room and oversized foyer add convenience and valuable extra space rarely found. Upstairs, 3 well-appointed bedrooms each offer closet space, including a warm and inviting primary retreat with custom built-in storage. Rarely offered 3 Renovated bathrooms throughout the home elevate both comfort and design. The fully finished basement with high ceilings delivers an impressive recreation room and a 3-piece bathroom-ideal for hosting, relaxing, or flexible living options. Steps to parks, trails, acclaimed restaurants, cafes, and local shops, with effortless access to transit and major routes, this home delivers refined Leslieville living with nothing left to do but move in.

Inclusions: Fridge 2022, Stove 2022 Washer & Dryer 2025, Kitchen Exhaust Vent Hood 2026, Dishwasher, Whole Home Dehumidifier system 2022, Primary bedroom closet system, All existing window coverings, All existing light fixtures

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



1467 Dundas St E Toronto Ontario M4M 1S7 Toronto E01 South Riverdale Toronto Taxes: \$5,708/2025 Sold Date: 06/08/2026 SPIS: No Last Status: SLD DOM: 17			Sold: \$1,297,000 List: \$1,348,000 For: Sale % Dif: 96
Att/Row/Townhouse Link: 3-Storey	Fronting On: S Acreage: Not Appl 27 x 83 Feet Irreg: not exact rectangle	Rms: 7 Bedrooms: 4 Washrooms: 4 1x2xLower, 1x4x2nd, 1x3x2nd, 1x3x3rd	Dir/Cross St: Dundas between Jones and Curzon Directions: North off Queen St E onto Leslie St. Left on Dundas. Left on Curzon

MLS#: E13162766	PIN#: 210510394
Assignment: No	Fractional Ownership: No
Legal: 66R20493 PART 2	Vacant Land Condo: No

Kitchens: 1 Fam Rm: N Basement: Part Bsmt Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 16-30 Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Flat, Membrane Foundation: Poured Concrete Assessment: \$757,000 / 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Arts Centre, Electric Car Charger, Fireplace/Stove, Hospital, Library, Public Transit, School Exterior Feat: Deck Interior Feat: Carpet Free, Water Heater	Zoning: PT LOT 7 PLAN 391 RIVERDALE, PT 2 PL 66R20493; Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers N Included In None Unknown

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Laundry	Lower	6.07	x 6.2	Tile Floor	Double Closet	Access To Garage
2	Kitchen	Main	14.63	x 12.4	Tile Floor	Large Window	Centre Island
3	Dining	Main	8.86	x 11.45	Hardwood Floor	Combined W/Living	
4	Living	Main	14.6	x 11.45	Hardwood Floor	Fireplace	Combined W/Dining
5	Prim Bdrm	2nd	18.27	x 11.42	Closet Organizers	W/O To Balcony	4 Pc Ensuite
6	2nd Br	2nd	14.63	x 14.11	Hardwood Floor	3 Pc Ensuite	
7	3rd Br	3rd	11.61	x 11.32	Hardwood Floor	W/O To Balcony	
8	4th Br	3rd	18.18	x 16.31	Hardwood Floor	Closet Organizers	
9	Bathroom	3rd	4.59	x 7.97	3 Pc Bath		
10	Bathroom	Lower	3.84	x 4.04	2 Pc Bath		
11	Furnace	Lower	6.14	x 7.71	B/I Shelves		
12	Bathroom	2nd	5.74	x 5.41	4 Pc Ensuite		
13	Bathroom	2nd	4.76	x 7.25	3 Pc Ensuite		

Client Remks: A rare 4-bedroom townhouse in prime Leslieville featuring: An attached private garage with Tesla EV charger and entrance to house. 4 washrooms (2 are ensuites). Bright kitchen. Living room and dining room with gas fireplace, pot lights and window facing courtyard. Carpet free. Engineered hardwood and tile floors. Primary ensuite with bathtub. 2 balcony decks with southern exposure (CN tower view through the trees). Owners have loved living here for 12 years! It's 1 of 4 townhouses on the corner of Dundas and Curzon. The other 3 are owner/family occupied with lovely, 'it-takes-a-village' type of neighbours that will be missed dearly! Re transit options: Bike lanes, 2km walk to (Donlands) Subway on The Danforth, or 120m to bus #83 on Jones St and a short ride to Donlands subway or 400m to Queen St Streetcar #501. Just A hop, skip and jump to Greenwood Park (with revamped dog park), retail shops and dining options galore, grocery stores and THE lake to boot. Family centric? Low maintenance home preferred? Pied a terre perhaps? Regardless, enjoy the thriving community vibe of Leslieville!

Inclusions: S/S Stove, S/S Fridge, S/S Dishwasher, S/S over Range Microwave W/ Hood Fan, Kitchen peninsula, Washer & Dryer, All Electric Light Fixtures, Garage Door Opener, 2 closet/cupboards in laundry area, Tesla hardwired electric EV wall connector/charger in garage. Bathroom mirrors. Window blinds.

Listing Contracted With: Real Estate Homeward **Ph:** 416-698-2090



229 Boulton Ave Toronto Ontario M4M 2J8 Toronto E01 South Riverdale Toronto Taxes: \$5,625.49/2025 Sold Date: 03/12/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,300,000 List: \$999,000 For: Sale % Dif: 130
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 14 x 90.75 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: Boulton Ave. & First Ave. Directions: Boulton Ave. & First Ave.

MLS#: E12860590 **PIN#:** 210710330
Legal: PT LT 28 PL 550 CITY EAST AS IN TB925947; T/W TB925947; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1885 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Public Transit, Rec Centre, School Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Storage, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.06	x 13.58	Hardwood Floor	Window	Pot Lights
2	Dining	Main	9.91	x 9.19	Hardwood Floor	Window	Open Stairs
3	Kitchen	Main	8.99	x 14.24	Hardwood Floor	Stainless Steel Appl	B/I Appliances
4	Family	Main	8.99	x 14.44	Hardwood Floor	Pot Lights	W/O To Yard
5	Prim Bdrm	2nd	13.78	x 10.5	Hardwood Floor	Window	O/Looks Frontyard
6	2nd Br	2nd	8.23	x 13.12	Hardwood Floor	Window	Closet
7	3rd Br	2nd	9.51	x 6.23	Hardwood Floor	Window	O/Looks Backyard
8	Rec	Bsmt	13.48	x 12.5	Laminate	Window	Pot Lights
9	Furnace	Bsmt	10.01	x 29.56	Concrete Floor	Combined W/Laundry	Laundry Sink

Client Remks: What's happening in South Riverdale? A very special home just went up for sale! Welcome to 229 Boulton Avenue, a classic Toronto redbrick Victorian rowhome that will charm you like no other. Lovingly updated and meticulously cared for, this home is perfect for families, couples, and empty nesters who want to be where the action is while also having the peace and quiet of one of Toronto's' most desirable east end neighbourhoods. Step up to the brand new porch and head inside where you'll notice right away the exposed brick wall carefully laid with bricks from an old Chicago warehouse. The high ceilings and windows make the living and dining rooms feel bright and airy - perfect for curling up with a good book or hosting a fabulous dinner party. The fully renovated kitchen features built-in stainless steel appliances & a cozy breakfast bar, and overlooks the family room addition and backyard beyond. Upstairs find three bedrooms including a large primary bedroom & an updated bathroom. Downstairs, the rec room is just waiting for your movie nights and popcorn. A second fully updated bathroom with a huge soaker tub means you can treat yourself to a spa day without ever leaving home. A large storage room with laundry means no more wondering where to store your luggage. The backyard features a composite deck so you'll never need to sand or stain again, and the fence can easily be moved to re-add a parking space off the quiet laneway. Quick access to the DVP off of Dundas St. E. means you can head zip around the city with ease (traffic permitting!) Not that you'll need the car with the 504, 505 & 506 TTC streetcars at your doorstep and the future Gerrard Station on the Ontario Line a 5-minute walk away. All of the east end's best restaurants, shops, cafes and more are a short jaunt away, and some of the best food in the city is right at your door step in East Chinatown. So while the sign is on the lawn, buy 229 Boulton Avenue before it's gone!

Inclusions: Smart doorbell, electronic door lock, stainless steel built-in oven, gas cooktop, stainless steel hood fan, stainless steel fridge, stainless steel dishwasher, two ductless AC units, stacked washer & dryer, bathroom mirrors, all wall-mounted shelving, bathroom medicine cabinet, all electrical light fixtures, all window coverings.

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



45 Berkshire Ave Toronto Ontario M4M 2Z6 Toronto E01 South Riverdale Toronto		Sold: \$1,301,000.68 List: \$999,000	
Taxes: \$4,645.17/2025		For: Sale	% Dif: 130
Sold Date: 04/28/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: E	Rms: 5 + 1	
Link:	Acreage:	Bedrooms: 2 + 1	
2-Storey	17.75 x 100 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x3xGround, 1x3xBsmt	
Dir/Cross St: Queen St. East & Jones		Directions: South from Queen St. East	

MLS#: E13024730 **PIN#:** 210520193
Legal: PLAN M445 PT IT 83 & 84. See Schedule C for full legal description. See Schedule D for property survey.

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, On Demand Water Heater, Storage, Sump Pump, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Year: 1988 Survey Type: Available Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.14	x 24.61	Wood Floor	Open Concept	W/O To Patio
2	Kitchen	Ground	8.2	x 12.14	Open Concept	Combined W/Dining	Centre Island
3	2nd Br	Ground	9.19	x 9.51	Wood Floor	Murphy Bed	Closet
4	Den	Ground	9.19	x 9.51	Large Window	O/Looks Backyard	Open Concept
5	Prim Bdrm	2nd	12.8	x 12.14	4 Pc Ensuite	W/I Closet	Vaulted Ceiling
6	Living	Bsmt	12.14	x 24.61	Laminate	Open Concept	Combined W/Br
7	Kitchen	Bsmt	8.2	x 12.14	Laminate	Open Concept	
8	Laundry	Bsmt	12.14	x 4.92			

Client Remks: Well, well, well Leslieville... would you look at you. You know that house - the one that makes you slow your stroll just a touch, tilt your head, & wonder what's going on inside? Yes, that one. Now... here's your chance. What started life as a modest bungalow has been completely transformed into a design-forward showpiece that walks the line between architectural edge & laid-back cool. It's confident without trying too hard - the kind of home that just gets it. Every square inch has been dialed in. Smart design, clean lines, & a seamless flow that makes everyday living feel a little more elevated. Sun-soaked & seriously feel-good, this home is practically glowing - thanks to a dreamy mix of oversized windows & perfectly placed skylights that flood every corner with natural light. The primary ensuite? Think spa-day, every day - with heated floors underfoot, a deep soaker tub made for unwinding, & a luxurious walk-in shower. On the main floor there's a work from home office, & a 2nd bedroom that currently rocks a slick Murphy bed setup, but it's ready to shapeshift - home studio, yoga zone, dressing room, creative escape... you decide the vibe. The kitchen? Oh, it's ready. Whether you're hosting, experimenting, or expertly plating your favourite takeout like you definitely made it yourself, this space shows up. The clincher: a fully furnished basement apartment with a dream tenant already in place. That's right - instant income, baked right in. Then there's the street... the kind where kids play, neighbours linger, & front porch hangs turn into real friendships. Laneway garage? Naturally. Because in Leslieville, that's gold. You already know the neighbourhood. The cafes, shops, restaurants - all the reasons you wanted to be here in the first place - just steps from your door, waiting to become part of your daily rotation. This isn't just a home. It's a bit of a moment. Open house Upper unit only - Saturday & Sunday, 2-4. Swing by. You'll be glad you did.

Inclusions: All existing appliances, all built-in cabinets shelves and closet organizers, all electric light fixtures and window coverings, and most furnishings in the basement unit. See Schedule C for full list of inclusions.

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



44 Ashdale Ave Toronto Ontario M4L 2Y7 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,321,044 List: \$1,098,000
Taxes: \$6,875.10/2025	For: Sale	% Dif: 120
Sold Date: 05/25/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.25 x 90 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Queen & Coxwell Directions: One way, South of Dundas		

MLS#: E13142102	PIN#: 210390212
Fractional Ownership: No	Vacant Land Condo: No
Legal: PT LT 85-86 PL 504E TORONTO AS IN ET129489; T/W & S/T ET129489; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Exposed Rock / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick, Poured Concrete Assessment: \$896,000 / 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Landscape Lighting, Deck, Patio, Porch Interior Feat: Sump Pump, Water Heater	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: Municipal Phone: Water: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.71	x 10.73	Hardwood Floor	Fireplace	Combined W/Living
2	Dining	Main	16.04	x 10.73	Hardwood Floor	Combined W/Dining	West View
3	Kitchen	Main	18.93	x 12.18	Tile Floor	Centre Island	Heated Floor
4	Prim Bdrm	2nd	16.4	x 14.3	Vaulted Ceiling	Double Closet	Semi Ensuite
5	2nd Br	2nd	12.7	x 10.07	B/I Closet	Sliding Doors	W/O To Sundeck
6	Bathroom	2nd	14.27	x 6.17	4 Pc Bath	Skylight	Heated Floor
7	Family	Bsmt	18.18	x 9.84	4 Pc Bath	Hardwood Floor	Above Grade Window
8	3rd Br	Bsmt	9.28	x 8.92	Hardwood Floor	Closet	Above Grade Window

Client Remks: Located just north of Queen, Ashdale is one of Leslieville's hidden gem streets. Connected, community-oriented and close to everything! It is the kind of street where neighbours know each other, kids play out front and the annual summer street party brings people together. It offers a rare balance of urban energy and neighbourhood warmth that is hard to find in a big city. 44 Ashdale is a fully rebuilt custom semi-detached home blending a modern aesthetic with thoughtful design. This early-1900s residence was rebuilt from the footings to the roof in 2011, with updated structural, mechanical, and electrical systems, offering the comfort of a newer build while maintaining the character of the original home. Originally built as a 3-bedroom home, the layout was converted into an expansive 2-bedroom configuration, creating larger principal rooms and a luxurious primary retreat while still offering flexibility for future family needs. The lower level was professionally dug down and interior waterproofed, creating comfortable additional living space with a media lounge, guest suite or office. Inside, natural stone, wood, metal and glass create a warm architectural aesthetic, while oversized windows, skylights and open-concept spaces fill the home with natural light. The west-facing backyard brings beautiful afternoon and evening sun into the main living spaces. Designed for modern living, the chef-inspired kitchen features an oversized quartz island with seating and seamless access to the landscaped backyard, perfect for entertaining or relaxed evenings at home. Three private decks extend the living space outdoors, including a favourite spot off the primary, ideal for working from home, morning coffees, or simply unwinding at the end of the day. Steps to popular cafes, restaurants, parks, shops, transit, the Beaches and downtown, Ashdale offers all the conveniences of city living within a true neighbourhood community.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer. All Elfs. All Custom Blinds, Sump Pump, Cac, Gb&E

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



42 Allen Ave Toronto Ontario M4M 1T4 Toronto E01 South Riverdale Toronto		Sold: \$1,330,000 List: \$1,099,000
Taxes: \$5,920/2025	For: Sale	% Dif: 121
Sold Date: 03/27/2026		
SPIS: No	Last Status: SLD	DOM: 1
Att/Row/Townhouse	Fronting On: S	Rms: 10
Link:	Acreage:	Bedrooms: 2
2-Storey	14.33 x 75 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x3xBsmt
Dir/Cross St: Allen Ave & Broadview Ave		
Directions: North on Broadview and East on Allen Ave		

MLS#: E12926242	PIN#: 210710215
Fractional Ownership: No	Vacant Land Condo: No
Legal: PT LT 14 CON 1 FTB TWP OF YORK; PT LT 21, 24 PL 386 RIVERDALE PT 5, 6 63R1330; T/W CT305281; CITY OF TORONTO	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Other / 0	Cable TV:
Basement: Full / Finished	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Year Built: 1900	Interior Feat: Sump Pump, Water Heater, Upgraded Insulation	HST Applicable to: Included In
Yr Built Source: MPAC		Sale Price:
Apx Sqft: 700-1100		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Brick		Spec Desig: Other
Assessment: 2025 POTL: N		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.01	x 9.42	
2	Dining	Main	10.99	x 10.76	
3	Living	Main	12.01	x 13.25	
4	Prim Bdrm	2nd	11.29	x 13.12	
5	2nd Br	2nd	13.55	x 9.38	
6	Bathroom	2nd	9.19	x 6.5	
7	Living	Bsmt	16.67	x 13.12	
8	Bathroom	Bsmt	4.95	x 6.86	
9	Laundry	Bsmt	6.53	x 11.35	

Client Remks: Welcome to this fully renovated, down-to-the-studs home in the heart of South Riverdale-Leslieville, tucked away on a quiet residential street just steps from Queen Street East. Thoughtfully reimagined by Canadian designer Hilary Farr, this home blends timeless character with clean, modern finishes. The main floor features a bright, open-concept layout with hardwood flooring, pot lights, and 10-ft ceilings. The updated kitchen offers Caesarstone quartz countertops, quality appliances, and direct access to a private, landscaped backyard, ideal for everyday living and entertaining. Upstairs includes 9-ft ceilings, spacious bedrooms, and a renovated bathroom with modern finishes and heated floors. The finished basement adds flexibility to the living space, featuring 8-ft ceilings, pot lights, a full bathroom, laundry, ample storage, and is fully waterproofed. A rare highlight for the area, the property includes laneway parking with secure access. Located in one of Leslieville's most walkable pockets, just minutes to Queen Street East shops, cafes, restaurants, parks, and transit, with easy access to downtown and the DVP.

Inclusions: Fridge, dishwasher, Hood Fan, Washing Machine, Dryer, Window Coverings, Electrical Fixtures

Listing Contracted With: HOUSESIGMA INC. **Ph:** 888-524-7297



73 Tiverton Ave Toronto Ontario M4M 2M1 Toronto E01 South Riverdale Toronto Taxes: \$5,142.87/2025 Sold Date: 03/24/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,350,000 List: \$985,000 For: Sale % Dif: 137
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 1 1x4x2nd	Dir/Cross St: Logan Ave/Dundas St E Directions: West of Logan/North of Dundas

MLS#: E12892172 **PIN#:** 210700236
Legal: Plan 791 Pt Lot 25

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1909 Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Wood Gar/Gar Spcs: None / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Cul De Sac, Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Porch Interior Feat: Carpet Free, Workbench	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: Heritage
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.91	x 11.42	Hardwood Floor	Fireplace	French Doors
2	Dining	Main	10.24	x 9.32	Hardwood Floor	B/I Shelves	O/Looks Frontyard
3	Kitchen	Main	14.99	x 10.83	Modern Kitchen	Eat-In Kitchen	W/O To Garden
4	Prim Bdrm	2nd	14.24	x 11.52	Hardwood Floor	Closet	O/Looks Frontyard
5	2nd Br	2nd	12.6	x 8.92	Hardwood Floor	Closet	
6	3rd Br	2nd	10.93	x 6.76	Hardwood Floor	4 Pc Bath	
7	Br	Bsmt	24.02	x 14.01	Window		

Client Remks: Totally charming 3 bedroom semi. Wonderful South Riverdale location. Hardwood floors, 9 foot ceilings, free standing fireplace. Modern kitchen and bath. 1175 sf above grade. Partially finished basement with rec room and workshop. Updated and well maintained. 15 by 100 foot landscaped lot. Quiet street, lane parking. Close to Queen Street shops, restaurants, transit, schools and Riverdale Park. Carson Dunlop Home Inspection.

Inclusions: Gas stove, fridge, dishwasher, washer/dryer, butcher block shelving unit, microwave, existing light fixtures.

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



60 Natalie Pl Toronto Ontario M4M 3P7 Toronto E01 South Riverdale Toronto Taxes: \$6,522.86/2026 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,350,060 List: \$999,000 For: Sale % Dif: 135
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 17.06 x 70.05 Feet Irreg: 17x70	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x2xBsmt	Dir/Cross St: Queen St E & Carlaw Directions: Queen St E & Carlaw

MLS#: E13008088 **PIN#:** 210580141
Legal: PART OF LOT 31, PLAN 66M2352, BEING PARTS 35 & 138, PLAN 66R18882. CITY OF TORONTO. S/T E371180 & E371185. S/T THE R/E FOR 2YRS. FROM 01/09/07 AS IN E453838. , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2001 Apx Sqft: 1500-2000 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Library, Marina, Park, Public Transit, School Interior Feat: Central Vacuum	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Alarm System, Hot Water Tank-Gas HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.91	x 10.07	Combined W/Dining Hardwood Floor
2	Dining	Main	12.53	x 9.94	Combined W/Kitchen Hardwood Floor
3	Kitchen	Main	7.25	x 9.02	Ceramic Floor
4	Breakfast	Main	6.69	x 9.06	Walk-Out Combined W/Kitchen
5	Br	2nd	9.22	x 13.91	4 Pc Ensuite
6	2nd Br	2nd	13.91	x 14.9	
7	Bathroom	2nd	4.66	x 22.97	4 Pc Bath
8	Prim Bdrm	3rd	25.92	x 13.91	3 Pc Ensuite Walk-Out
9	Rec	Bsmt	20.8	x 13.91	
10	Office	Bsmt	10.7	x 9.97	
11	Bathroom	Bsmt	3.28	x 7.61	2 Pc Bath

Client Remks: Serenity in the City! Welcome to 60 Natalie Place. This Gracious 3 Storey Semi-Detached Home Features 3 Spacious Bedrooms, Including a Huge Primary Complete with En-Suite (Brand New!) and A Walk Out to a Private Balcony. 9 Foot Ceiling Height Through Main Floor Living Areas, And 7.5 Feet Ceiling Height On Lower Level. Flow and Function add to the easy living of this Urban Oasis. Enjoy the fenced back yard which features ample room for entertaining and summer Family BBQ fun! Just a Quick Walk to Everything Queen Street Offers Including Eclectic Shops, Delicious Restaurants and The Tempting Treats of The Many Cafes. Known as one of Toronto's Favourite Communities, Leslieville Offers City Living With Heart. Great Schools, Nearby Parks and 24 Hour 501 Street Car! ****Please See Attached Pillar to Post Home Inspection, *** List of Improvements and Updates, ****Floor plans*** Showings Available Daily.*** Open House Saturday and Sunday 2-4pm***

Inclusions: Fridge (2020), Stove (2021), Built-In Dishwasher (2025), Built-In Microwave, Washer & Dryer, (2020) Central Air Conditioning (2022), Central Vacuum System and Equipment, HVAC. (Furnace and AC 2022) Humidifier (2022) Hot Water Tank (2025 Rental) Brand New Primary Bathroom En-suite (2026!) See attached List of Updates.

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



206 Hamilton St Toronto Ontario M4M 2E2 Toronto E01 South Riverdale Toronto		Sold: \$1,354,000 List: \$1,299,000
Taxes: \$5,678.28/2025	For: Sale	% Dif: 104
Sold Date: 04/23/2026		
SPIS: Yes	Last Status: SLD	DOM: 3
Att/Row/Townhouse	Fronting On: W	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 2 + 1
2-Storey	15.92 x 90 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Broadview & Dundas Directions: Hamilton south of Gerrard		

MLS#: E13018426 **PIN#:** 210720124
Legal: LT 4 PL 292E TORONTO S/T INTEREST IN CT432238; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Drive: None	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Family Room	Retirement:
Year Built: 1906	Interior Feat: Carpet Free	HST Applicable to Included In
Apx Sqft: 1100-1500		Sale Price:
Roof: Asphalt Rolled, Asphalt Shingle		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Tucked away on a quiet, mature tree-lined street in the heart of Riverside, 206 Hamilton St. is a rare offering on a 16' lot that delivers exceptional space, comfort, and versatility. This thoughtfully laid-out home features 2+1 beds & 3 baths-one on every level, including a convenient main floor powder room. This is one of those homes that simply feels right. The distinct and surprisingly wide living & dining areas create an inviting space to gather and entertain, all enhanced by beautiful natural light streaming in from both the east & west throughout the day. The layout flows seamlessly into a large galley kitchen complete with ample storage, generous counter space, and top-of-the-line appliances-ideal for everyday living and hosting alike. At the rear of the home, a recently renovated laundry area leads to a bright sunroom, the perfect spot to enjoy a quiet morning coffee. Step outside to your private, fully fenced, zero-maintenance backyard with desirable western exposure-an ideal setting for evening entertaining & relaxation. Upstairs, the primary bedroom spans the full width of the home & features an entire wall of closets. A spacious 4-piece bathroom offers both a separate soaker tub & shower, while the second bedroom provides flexibility as a child's room, guest space, or home office, complete with access to an additional turfed outdoor area. The fully finished basement adds even more functional living space, including a comfortable 3rd bedroom with its own 3-piece ensuite-perfect for guests or extended family. A cozy recreation room provides the ideal retreat for movie nights or separate living space when everyone wants to unwind their own way. Located just steps from Queen & Broadview, you're in the heart of Leslieville, surrounded by some of the city's best restaurants, cafes, and shops. Commuting is effortless with quick access to the DVP, a short 5-minute drive to downtown, and streetcar service right at your doorstep. Street permit parking available.					
Inclusions: Fridge, gas range, dishwasher, washer, dryer, all ceiling light fixtures, all window coverings not owned by stager. Wardrobe in primary. Speak to LA about basement bedroom & dining room set as inclusion.					
Listing Contracted With: SAGE REAL ESTATE LIMITED Ph: 416-483-8000					



119 Hamilton St Toronto Ontario M4M 2C7 Toronto E01 South Riverdale Toronto Taxes: \$5,678.28/2025 Sold Date: 05/21/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,370,000 List: \$1,399,900 For: Sale % Dif: 98
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 16.48 x 82.13 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Broadview/Dundas Directions: Broadview/Dundas

MLS#: E13144108 **PIN#:** 210730237
Legal: Plan 735 Lot 1 CITY EAST AS IN CA731347; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1888 Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.29	x 15.81	
2	Dining	Main	11.38	x 7.51	
3	Kitchen	Main	10.53	x 13.22	
4	Bathroom	Main	2.85	x 4.53	2 Pc Bath
5	Foyer	Main	4.33	x 4.63	
6	Prim Bdrm	2nd	14.27	x 18.01	Balcony
7	2nd Br	2nd	10.66	x 9.68	
8	3rd Br	2nd	14.37	x 10.86	
9	Bathroom	2nd	8.53	x 8.14	4 Pc Bath

Client Remks: Welcome to Leslieville and to Riverside! This sun-filled Victorian family home blends historic charm with a sophisticated modern interior. Thoughtfully upgraded throughout, the main floor features soaring ceilings, a spacious open-concept layout, a main-floor powder room, and a walk-out from the kitchen to the backyard. The designer chef's kitchen is fully equipped with extensive cabinetry, Caesarstone countertops, in-cabinet lighting, and premium top-of-the-line appliances. Perfect for entertaining! Other features include a spa inspired semi-ensuite bathroom, 3rd floor retreat complete with a dedicated HVAC unit and private deck, rich hardwood floors, and parking for two cars via laneway. Ideally located just steps from the best of Queen East, transit, and with quick access to downtown, the DVP, and the Gardiner Expressway.

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

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



122 Woodfield Rd		Sold: \$1,400,000
Toronto Ontario M4L 2W6		List: \$999,000
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$5,693/2025	For: Sale	% Dif: 140
Sold Date: 05/01/2026		
SPIS: No	Last Status: SLD	DOM: 2
Semi-Detached	Fronting On: W	Rms: 7
Link:	Acreage:	Bedrooms: 3
2-Storey	15.25 x 100 Feet	Washrooms: 2
	Irreg:	1x4xUpper, 1x3xLower
Dir/Cross St: Woodfield Rd & Dundas St Directions: Woodfield Rd & Dundas St		

MLS#: E13060278 **PIN#:** 210400247
Legal: PT LT 9 CON 1 FTB TWP OF YORK AS IN CT690007; S/T & T/W CT690007

Kitchens: 1		Exterior: Brick / Metal/Side	Zoning:
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished		Drive:	Gas:
Fireplace/Stv: N		Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas		Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air		UFFI:	Sewer: Sewers
Central Vac: No		Pool: None	Waterfront:
Apx Age:		Prop Feat: Interior Feat: None	Retirement:
Year Built: 1923			HST Applicable to Included In
Yr Built Source: MPAC			Sale Price:
Apx Sqft: 700-1100			Farm/Agr:
Lot Size Source: MPAC			Oth Struct:
Roof: Flat, Asphalt Shingle			Survey Type: None
Foundation: Poured Concrete			Spec Desig: Unknown
Assessment: 2025 POTL:			
POTL Mo Fee:			
Laundry lev:			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.07	x 12.8	Hardwood Floor	Open Concept	Closed Fireplace
2	Dining	Ground	11.32	x 9.68	Hardwood Floor	Open Concept	
3	Kitchen	Ground	11.68	x 11.35	Stone Counter	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	12.34	x 10.83	Hardwood Floor	Double Closet	Large Window
5	2nd Br	2nd	9.61	x 11.91	Hardwood Floor	Closet	O/Looks Backyard
6	3rd Br	2nd	11.81	x 7.55	Hardwood Floor	Closet	
7	Rec	Bsmt	21	x 11.15	Laminate	Pot Lights	3 Pc Bath

Client Remks: Affectionately known as the Sunflower House due to the gorgeous seasonal garden that envelopes this family home. There's something special about a home that feels welcoming the moment you walk in. From the warmth of the hardwood floors to the natural light pouring through the main floor living spaces, this beautifully updated Leslieville gem offers comfort, charm, and an easy flow that simply makes everyday life feel better. Thoughtfully renovated while still maintaining its original character, the open-concept main floor creates the perfect balance between cozy and functional. Living/dining spaces flow effortlessly into the renovated kitchen, creating an inviting setting for family dinners, quiet mornings, and evenings spent entertaining friends. Large windows fill the home with natural light throughout the day, adding to the warm and airy atmosphere. Upstairs, three inviting bedrooms offer peaceful retreats, for a growing family, overnight guests, or a dedicated home office. The finished basement gives flexible living space, w/a spacious rec room & second bathroom ideal for movie nights, a playroom, workout space. Large utility room is super handy for storage. Outside, the private backyard feels like a hidden retreat. Surrounded by mature trees with space to dine, entertain, garden, or relax under the stars, it's the kind of outdoor space that becomes an extension of the home during warmer months. Laneway parking adds to the convenience. Set in one of Toronto's most loved neighbourhoods. Quiet oneway street! Duke of Connaught PS (K-8) is just steps away, your kids can walk without even crossing the street! Riverdale HS! Daycare, community centre & Queen Streetcar nearby. Walk to the Beach or the Farmers' Market every Sunday at Greenwood Park. Bike lane, dog park, skating, community centre & a pool provides a lifestyle rooted in community, comfort, and connection. It's the kind of place where memories are made, neighbours become friends & home truly means something.

Inclusions: stove/oven - Samsung (2022), dishwasher - KitchenAid (2020), microwave/range hood - LG (est. 2019), refrigerator - Samsung (2013), washer - LG (2013), dryer - LG (2013), Reverse osmosis water filtration system, BBQ - Weber (2013; as-is), furnace - Lennox (2018; warranty until 2028), AC - Lennox (2018), thermostat - Honeywell (2018), water heater - Reliance rental. water service pipe replacement (2016; city portion 2015)

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY **Ph:** 416-465-4545



41 Kent Rd Toronto Ontario M4L 2X5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,422/2025 Sold Date: 02/24/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,407,000 List: \$1,199,000 For: Sale % Dif: 117
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20.5 x 90 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 4 1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Coxwell Ave & Dundas St E Directions: South of Dundas St E

MLS#: E12791978 **PIN#:** 210390167
Legal: PT LT 51-52 PL 504E

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1923 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Enclosed, Porch, Privacy Interior Feat: Carpet Free, Storage, Upgraded Insulation Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed, Workshop, Storage Survey Type: None Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.82	x 6.27	Tile Floor	Enclosed	
2	Living	Main	25.82	x 14.99	Hardwood Floor	Large Window	Electric Fireplace
3	Dining	Main	25.82	x 11.98	Hardwood Floor	Combined W/Living	Built-In Speakers
4	Kitchen	Main	10.66	x 12.17	Centre Island	Stone Counter	O/Looks Backyard
5	Prim Bdrm	2nd	20.93	x 10.99	Hardwood Floor	3 Pc Ensuite	Electric Fireplace
6	2nd Br	2nd	14.99	x 8.98.95	Hardwood Floor	Large Window	Large Closet
7	3rd Br	2nd	11.84	x 9.68	Hardwood Floor	Large Closet	Large Window
8	Family	Bsmt	14.5	x 15.32	Vinyl Floor	Combined W/Kitchen	3 Pc Bath
9	4th Br	Bsmt	11.25	x 9.68	Vinyl Floor	Closet	Window
10	Office	Bsmt	8.43	x 7.51	Tile Floor		
11	Workshop	Ground	8.2	x 9.19	Window Flr to Ceil	Vinyl Floor	

Client Remks: A rare legal duplex opportunity, this fully renovated semi-detached home delivers stylish, move-in-ready living on a quiet, prestigious street in one of Toronto's most desirable family neighbourhoods. An enclosed front foyer leads into a sun-filled main floor featuring engineered hardwood flooring, pot lights, and built-in ceiling speakers. The inviting living area is highlighted by a sleek electric fireplace and large picture window. The stunning gourmet kitchen serves as the heart of the home, offering a waterfall quartz island, matching quartz countertops and backsplash, and a layout that overlooks the backyard-perfect for entertaining and everyday living. Upstairs offers three generously sized bedrooms. The primary retreat is elevated with its own electric fireplace and a fully remodelled ensuite completed in 2024, featuring a modern stand shower. A second full bathroom completes the upper level with style and convenience. The fully finished basement with a separate entrance adds exceptional versatility, offering a spacious open-concept family room, second kitchen, large bedroom with ample closet space, and a full three-piece bathroom-ideal for extended family, guests, or potential rental income. Outdoors, the home continues to impress. The backyard is designed for both relaxation and entertaining, featuring a large deck, low-maintenance turf grass, and a new fully powered modern studio with expansive glass doors that open seamlessly to the yard. Whether used as a private home office, creative studio, gym, or quiet retreat, it offers a flexible space rarely found in the city. Shared driveway access with the flexibility to remove the rear fence and convert the backyard to accommodate one private parking space. Additional upgrades include new roof, waterproofing, eavestroughs, and downspouts. Located steps to top-rated schools, parks, transit, and local amenities, this turnkey home offers the perfect blend of comfort, flexibility, and urban convenience.

Inclusions: SS Fridge, SS Stove, SS Dishwasher, Washer & Dryer, SS Fridge in basement, Built-in wall Speakers, Workshop/studio & Shed, All Electrical Light Fixtures, All Window Coverings

Listing Contracted With: HOUSESIGMA INC. **Ph:** 647-360-2330



57 Billings Ave		Sold: \$1,408,000
Toronto Ontario M4L 2S3		List: \$1,199,000
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$5,447.90/2026	For: Sale	% Dif: 117
Sold Date: 06/29/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: E	Rms: 8 + 1
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	19.75 x 105.5 Feet	Washrooms: 2
	Irreg:	1x3x2nd, 1x3xLower
Dir/Cross St: Dundas & Greenwood Directions: Dundas & Greenwood		

MLS#: E13480082	PIN#: 210370154
Assignment: No	Fractional Ownership: No
Legal: PT LT 62-63 PL 653E TORONTO AS IN CA514201, S/T & T/W CA514201; CITY OF TORONTO	Vacant Land Condo: No

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Finished	Drive: Mutual	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront: None
Apx Age: 51-99	Prop Feat:	Retirement: N
Year Built: 1939	Exterior Feat: Awnings, Deck, Landscaped, Lighting, Porch	Under Contract: On Demand Water Heater
Yr Built Source: MPAC	Interior Feat: Carpet Free, On Demand Water Heater	HST Applicable to: Included In
Apx Sqft: 1100-1500		Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Concrete		Survey Type: None
Assessment: 2025 POTL: N		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.01	x 10.1	Hardwood Floor	Pot Lights	O/Looks Frontyard
2	Dining	Main	12.11	x 9.09	Hardwood Floor	Pot Lights	Picture Window
3	Kitchen	Main	14.21	x 11.38	Hardwood Floor	Quartz Counter	Stainless Steel Appl
4	Prim Bdrm	2nd	12.5	x 11.48	Hardwood Floor	Large Closet	West View
5	2nd Br	2nd	10.6	x 8.1	Hardwood Floor	Murphy Bed	Combined W/Office
6	3rd Br	2nd	11.29	x 7.09	Hardwood Floor	East View	B/I Closet
7	Bathroom	2nd	0	0	3 Pc Bath	Tile Floor	Glass Doors
8	Rec	Lower	21.29	x 14.01	Pot Lights	Vinyl Floor	
9	4th Br	Lower	9.19	x 8.6	Closet	Window	
10	Bathroom	Lower	0	0	3 Pc Bath	Tile Floor	B/I Vanity

Client Remks: Beautifully renovated and meticulously maintained, with over 1600 sq ft of living space this exceptional semi-detached home offers the perfect blend of timeless character, thoughtful design, and modern convenience in Toronto's most sought-after east-end neighbourhood. Situated on a quiet, tree-lined street just steps from Greenwood Park, this warm and inviting residence has been extensively updated from top to bottom and is truly move-in ready. Behind the charming brick facade, you'll find bright and spacious principal rooms, abundant storage throughout, and a layout designed for both everyday family living and effortless entertaining. The updated kitchen features quartz countertops, quality finishes, and ample workspace, while the finished lower level provides valuable additional living space for a family room, recreation area, or guest retreat. One of the home's most unique features is the custom-built second-floor office, complete with dual workstations, extensive built-in cabinetry, and a double Murphy bed, offering remarkable flexibility for remote work, overnight guests, or growing families. Outside, multiple outdoor living spaces create a private urban oasis. Enjoy summer dinners on the deck beneath the retractable awning, unwind in the hot tub, or gather with family and friends in the beautifully landscaped backyard designed to maximize enjoyment throughout the seasons. Extensively improved with numerous mechanical and aesthetic upgrades, including updated windows, roof, waterproofing, backflow prevention, central air conditioning, and a tankless combi boiler system, this is a home that offers both charm and peace of mind. A rare opportunity to own a turnkey property in a vibrant, family-friendly community surrounded by parks, schools, transit, cafes, and all the best amenities Leslieville has to offer.

Inclusions: SS Fridge, Gas Range, Microwave, SS Dishwasher, Front Load Washer/ Dryer, All ELFs, All Blinds, Garden Shed, TV & brakcet in Kitchen, Sonos Speakers in bathroom (as-is condition).

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



105 Bertmount Ave Toronto Ontario M4M 2X8 Toronto E01 South Riverdale Toronto Taxes: \$6,330.31/2026 Sold Date: 06/19/2026 SPIS: No Last Status: SLD DOM: 10			Sold: \$1,410,000 List: \$1,099,000 For: Sale % Dif: 128
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 16.5 x 80 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x2xLower	Dir/Cross St: Dundas St E & Jones Ave Directions: South on Dundas & West of Jones

MLS#: E13423522 **PIN#:** 210510055

Legal: Pt Blk B Pl 438E Toronto As In Ca348215

Kitchens: 1 Fam Rm: N Basement: Full / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Beach, Fireplace/Stove, Park, Public Transit, School Interior Feat: Other	Zoning: Street Parking Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	15.98	x 9.35	W/O To Garden	Slate Flooring	Granite Counter
2	Living	Ground	25.98	x 14.11	Hardwood Floor	Open Concept	Fireplace
3	Dining	Ground	25.98	x 14.11	Combined W/Living	Hardwood Floor	Fireplace
4	Prim Bdrm	2nd	24.74	x 12.83	Bay Window	Double Closet	Pot Lights
5	2nd Br	2nd	14.96	x 9.09	Double Closet	Broadloom	O/Looks Backyard
6	Media/Ent	3rd	25.98	x 14.11	Open Concept	Broadloom	
7	Br	Bsmt	15.98	x 9.51	Closet	Broadloom	

Client Remks: Welcome to the heart of South Riverdale, where timeless character meets modern comfort. This beautifully maintained home offers an exceptional blend of warmth, functionality, and style across multiple levels of thoughtfully designed living space. The inviting main floor features a spacious open-concept layout, rich hardwood flooring, and a well-appointed kitchen with classic maple cabinetry, ample storage, and seamless access to the backyard (with gas line for bbq). One of the home's standout features is its three distinct outdoor spaces, offering endless opportunities to entertain, relax, and enjoy every season. From the private sunken garden at ground level to the charming upper-level terrace that feels like your own treehouse retreat. Nestled among the greenery, each space provides a unique setting to unwind. Upstairs, generously sized bedrooms are filled with natural light, including a spacious primary suite large enough for a california king, featuring double closets and a charming bay window. The spa-inspired bathroom is designed for relaxation, complete with a separate glass shower and soaker tub. The versatile third-floor loft adds incredible flexibility, serving equally well as a family room, home office, media lounge, guest retreat, or creative studio. Throughout the home, thoughtful design, quality finishes, and attention to detail create a warm and welcoming atmosphere. Situated in one of Toronto's most vibrant east-end neighbourhoods, you'll enjoy easy access to parks, schools, transit, local cafes, restaurants, and the unique character that makes South Riverdale such a sought-after community. A rare opportunity to own a character-filled home offering exceptional living space, three outdoor retreats, and an unbeatable location. Open House Sat & Sun 2:00-4:00

Inclusions: All Existing Appliances: Fridge, Stove, Microwave, Dishwasher. Washer and Dryer. Wood Burning Fireplace. All Electrical Light Fixtures. All Window Coverings. GB&E, Central A/C, 3rd floor ductless mini split A/C, Patio Set and Umbrella.

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



105 De Grassi St Toronto Ontario M4M 2K5 Toronto E01 South Riverdale Toronto Taxes: \$6,138.49/2026 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,420,000 List: \$1,099,999 For: Sale % Dif: 129
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 16 x 115.92 Feet Irreg:	Rms: 7 Bedrooms: 2 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen & Broadview Directions: Queen & Broadview

MLS#: E13220638 **PIN#:** 210750174
Legal: LT B PL 241E TORONTO S/T INTEREST IN CA141649; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1888 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Other Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Sump Pump, Upgraded Insulation, Water Heater Owned	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: Garden Shed Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.73	x 11.15	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	10.66	x 12.37	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	11.61	x 11.45	Hardwood Floor	W/O To Yard	Stainless Steel Appl
4	Br	2nd	12.07	x 13.22	Hardwood Floor	Large Window	W/I Closet
5	Prim Bdrm	2nd	15.91	x 11.52	Hardwood Floor	Window	Closet
6	Family	Bsmt	15.32	x 14.4	Finished	Plank Floor	Window
7	Laundry	Bsmt	8.17	x 8.76	Finished	Pot Lights	Walk Through
8	Rec	Bsmt	15.42	x 9.22	Finished	Pot Lights	Plank Floor

Client Remks: How do you know when you have found the perfect home? You know it when you feel it. That calming feeling of arriving home hits you the minute you walk through the door of 105 De Grassi Street. As you browse, there are no major tradeoffs, only subtle personalizations. It is a home that feels fundamentally sound from almost every perspective. De Grassi Street is the most sought-after and charming street in the neighbourhood, and this attractive Victorian-era home is one of its finest examples. Sitting on a proper 16 x 115 ft lot, the outdoor space is where it matters most: in the back. The backyard is an ideally deep, natural, private, low-maintenance oasis. Inside, the home has been artfully designed to maximize space and volume. The main floor ceilings are over 10 feet tall, while upstairs, vaulted ceilings in both the primary bedroom and spa-like washroom, complete with a skylight, create an airy feel. The primary bedroom features custom closets, while the rear bedroom includes custom millwork and a window seat overlooking the backyard. There is a washroom on every floor, including a new 3-piece washroom in the recently lowered and finished basement. The lower level offers a rec room, office, or additional bedroom, along with excellent storage. The kitchen is perfectly sized, complete with a desk nook and walkout to the backyard. Outside, newer fencing and mature trees, including an impressive neighbouring birch, create multiple spots to unwind. Next door, each attached neighbour is lovely and quiet. Most exciting is the upcoming Ontario Line station at Queen & De Grassi. Not too close, but an ideal walk away, it is a long-term catalyst for both convenience and future appreciation. The owners have a car and have consistently found street parking. Add quick access to the DVP and Gardiner Expressway, and you have a home that is not only unique, but also a safe bet.

Inclusions: Stainless Steel Gas Range, Stainless Fridge, Black Dishwasher, Microwave, Washer & Dryer, All Electric Light Fixtures, All Window Coverings.

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



10 Bertmount Ave Toronto Ontario M4M 2X9 Toronto E01 South Riverdale Toronto Taxes: \$6,003/2026 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,423,500 List: \$1,099,000 For: Sale % Dif: 130
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20 x 86.58 Feet Irreg:	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x4x2nd	Dir/Cross St: Queen and Jones Directions: take it south from Dundas

MLS#: E13018180 **PIN#:** 210570384
Legal: PT LT 21 PL 462E TORONTO AS IN CA741871 EXCEPT THE EASEMENT THEREIN; S/T CA741871; 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: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Stone Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual, Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free, Solar Tube	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.48	x 12.99	Gas Fireplace	Hardwood Floor	
2	Living	Main	12.24	x 14.76	Hardwood Floor	Bay Window	
3	Kitchen	Main	14.96	x 10.47	Breakfast Bar	W/O To Garden	
4	Prim Bdrm	2nd	14.8	x 13.55	4 Pc Ensuite	Large Closet	Hardwood Floor
5	2nd Br	2nd	8.33	x 10.76	O/Looks Garden	Double Closet	Hardwood Floor
6	Other	Lower	14.24	x 19.88			
7	Other	Lower	14.24	x 17.59			

Client Remks: Welcome to one of Leslieville's most coveted streets. This charming two-bedroom, two-bathroom semi-detached home, originally a three-bedroom, blends character with thoughtful updates throughout. Step inside to discover high ceilings, solid oak floors, a cozy gas fireplace, and a sun-filled main floor enhanced by a large bay window and solar tube. The spacious primary retreat features a stunning bay window, generous storage, and a large four-piece ensuite. A convenient second-floor laundry adds everyday ease to this well-designed layout. Out back, enjoy a west-facing, low-maintenance yard-one of the largest on Bertmount-perfect for relaxing or entertaining. The property also includes one-car laneway parking, a shared mutual drive, and direct access to a treed park-like setting just beyond the lane. Located just steps from Queen Street, you'll have shops, restaurants, transit, and daily amenities at your doorstep. Plus, you're within walking distance of two upcoming Ontario Line stops, adding exceptional future value and connectivity. With potential for a laneway suite, this home offers not only comfort and charm but also exciting possibilities. Experience the best of Leslieville living.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer (all in as is condition) All Electric light fixtures. Shingle Roof 3 yrs, Flat 3 yrs.

Listing Contracted With: UNION REALTY BROKERAGE INC. Ph: 416-694-2499



38 Larchmount Ave Toronto Ontario M4M 2Y7 Toronto E01 South Riverdale Toronto		Sold: \$1,425,000 List: \$1,088,000	
Taxes: \$5,210.74/2025		For: Sale	% Dif: 131
Sold Date: 04/14/2026			
SPIS: No	Last Status: SLD	DOM: 7	
Semi-Detached	Fronting On: E	Rms: 8 + 2	
Link:	Acreage: < .50	Bedrooms: 3	
2-Storey	15.92 x 100 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: Jones & Queen Directions: Ask Siri ;)			

MLS#: E12963744	PIN#: 210520066
Legal: See schedule B	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: Other Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: Private, 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: Sewers Waterfront: None Retirement: N HST Applicable to Sale Price: Not Subject to HST Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
Hydro: Municipal		

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.99	x 5.54	Tile Floor	Large Window	
2	Living	Main	14.76	x 12.99	Pot Lights	Open Concept	Hardwood Floor
3	Dining	Main	11.78	x 12.96	Hardwood Floor	Pot Lights	Open Concept
4	Kitchen	Main	12.96	x 10.1	Stainless Steel Appl	Eat-In Kitchen	Tile Floor
5	Office	Main	7.61	x 7.94	W/O To Deck	O/Looks Backyard	
6	Prim Bdrm	2nd	13.02	x 13.06	Double Closet	Large Window	Hardwood Floor
7	2nd Br	2nd	10.96	x 7.28	Window	Hardwood Floor	
8	3rd Br	2nd	12.04	x 9.74	Hardwood Floor	Closet	
9	Rec	Bsmt	17.49	x 12.47	Above Grade Window	B/I Shelves	3 Pc Bath
10	Laundry	Bsmt	10.17	x 10.53	Laundry Sink		

Client Remks: Some people claim to live in Leslieville, but do they really? Welcome to 38 Larchmount - in the heart of Leslieville. Walk to the top of your street and look a couple blocks in either direction and you've got La Paella, Completo, Bobbette & Belle, Goods and Provisions, Bar Mini, Fangio, Nola, Nodo, Descendant, Radical Road Brewing & Pilot Coffee! Not hungry? Bring your four legged friend over to Timmie's to get pampered or fix your body at Myo Detox, Assembly Movement or Chi Junky. Ready to burn some serious calories? One Academy is a 5 min warm-up jog away. Looking for a place to burn off some kiddie energy? Hit up Leslie Grove Park or the playground across the street at Bruce PS (JK-8). The one way street is super quiet and the South of Queen location makes getting downtown & back, or popping down to the beach, a breeze. Ok - enough - you're sold on the location. Is this the house for you? Well, if you're looking for a turnkey, 3 bedroom home with an open concept main floor, space for a home office that isn't a corner of the basement, and enclosed front porch for storing your stroller or just keeping your shoe collection out of your living room. Then we got you! A skylight on the second floor to brighten up the house, wall-to-wall closets in the primary bedroom & hall, a spacious laundry room that isn't next to your furnace, a low maintenance west facing backyard with a garden shed and 2 car parking off a lane then, ya... this is probably the one!!! And transit...we haven't even got to that part! With the Ontario Line being built, you are only a 15min walk (or 9min if you jump on the streetcar) from the future Riverside/Leslieville stop with Union Station only 5 stops away! See it for yourself this Sat/Sun, 2-4pm.

Inclusions: Stainless Steel S/S Refrigerator, S/S Dishwasher, S/S Gas Stove & Range Hood, S/S Microwave, Washer&Dryer, Sheds

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



45 Hiltz Ave Toronto Ontario M4L 2N6 Toronto E01 South Riverdale Toronto Taxes: \$5,362/2025 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,426,000 List: \$1,189,000 For: Sale % Dif: 120
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 78.42 Feet Irreg:	Rms: 11 Bedrooms: 3 Washrooms: 3 1x3x2nd, 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen St E & Hiltz Ave Directions: Queen St E & Hiltz Ave

MLS#: E12995888 **PIN#:** 210410253
Legal: LT 78 PL 516E TORONTO; PT LT 79 PL 516E TORONTO AS IN CA549757 S/T & T/W CA549757; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1924 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Block, Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.68	x 13.06	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Main	9.15	x 13.06	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	12.6	x 13.06	Hardwood Floor	W/O To Deck	Sliding Doors
4	Prim Bdrm	2nd	17.81	x 10.43	W/I Closet	4 Pc Ensuite	Double Closet
5	Bathroom	2nd	4.99	x 7.91	4 Pc Ensuite	Tile Floor	
6	2nd Br	2nd	11.15	x 7.94	Hardwood Floor	Closet	Window
7	3rd Br	2nd	11.09	x 7.94	Hardwood Floor	Closet	W/O To Balcony
8	Bathroom	2nd	7.41	x 4.82	3 Pc Bath	Window	
9	Rec	Bsmt	25.43	x 13.02	Hardwood Floor		
10	Bathroom	Bsmt	8.43	x 5.51	3 Pc Bath	Tile Floor	Window
11	Laundry	Bsmt	8.43	x 7.22	Tile Floor		

Client Remks: Steps to Greenwood Park and Queen Street, this fully renovated family home offers the perfect blend of modern living and timeless character. Taken down to the studs and completely rebuilt, it delivers the quality of modern construction while maintaining the charm of an established property. Thoughtfully designed, the home features three full bathrooms, including a private ensuite, along with a brand-new kitchen and fully updated plumbing, electrical, roof, windows, doors, and insulation-ensuring every major system has been upgraded for a truly turnkey experience. The property has been professionally underpinned and includes a rear addition, creating valuable additional living space. Gas appliances, comprehensive waterproofing, a sump pump, and a backflow preventer system provide added comfort and peace of mind. Additional highlights include a custom-designed laundry room, built-in closets throughout, and custom window coverings, combining everyday functionality with refined, high-quality finishes.

Inclusions: All ELF, Washer, Dryer, Fridge, Window Coverings, Stove, Dishwasher

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

	61 First Ave Toronto Ontario M4M 1W7 Toronto E01 South Riverdale Toronto Taxes: \$6,236/2025 Sold Date: 03/05/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,430,000 List: \$1,199,000																																																																																		
	Att/Row/Twnhouse Link: 3-Storey Dir/Cross St: Broadview/Gerrard Directions: .		Fronting On: S Acreage: 15.67 x 131 Feet Irreg:		Rms: 8 Bedrooms: 4 Washrooms: 2 1x4x2nd, 1x3x3rd																																																																																	
MLS#: E12838154 PIN#: 210710169 Legal: PLAN 550 PT LOTS 33 & A																																																																																						
Kitchens: 1 Fam Rm: N Basement: Unfinished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1904 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 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: Fenced Yard, Place Of Worship, Public Transit Interior Feat: None			Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown																																																																																
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th><th></th><th></th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>12.04</td><td>x 10.83</td><td>Hardwood Floor</td><td>Large Window</td><td></td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>14.57</td><td>x 9.74</td><td>Hardwood Floor</td><td>Pass Through</td><td>Window</td></tr><tr><td>3</td><td>Kitchen</td><td>Main</td><td>16.63</td><td>x 11.91</td><td>Hardwood Floor</td><td>Ceiling Fan</td><td></td></tr><tr><td>4</td><td>Breakfast</td><td>Main</td><td>8.73</td><td>x 11.91</td><td>Sliding Doors</td><td>Walk-Out</td><td>Skylight</td></tr><tr><td>5</td><td>2nd Br</td><td>2nd</td><td>15.78</td><td>x 10.96</td><td>Hardwood Floor</td><td>Closet</td><td>Window</td></tr><tr><td>6</td><td>3rd Br</td><td>2nd</td><td>12.89</td><td>x 9.81</td><td>Hardwood Floor</td><td>Closet</td><td>Window</td></tr><tr><td>7</td><td>4th Br</td><td>2nd</td><td>11.84</td><td>x 8.5</td><td>Hardwood Floor</td><td>Window</td><td>B/I Bookcase</td></tr><tr><td>8</td><td>Br</td><td>3rd</td><td>15.62</td><td>x 13.65</td><td>Hardwood Floor</td><td>3 Pc Ensuite</td><td>Walk-Out</td></tr><tr><td>9</td><td>Utility</td><td>Bsmt</td><td>44.78</td><td>x 16.04</td><td>Walk-Out</td><td></td><td></td></tr></table>			#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Main	12.04	x 10.83	Hardwood Floor	Large Window		2	Dining	Main	14.57	x 9.74	Hardwood Floor	Pass Through	Window	3	Kitchen	Main	16.63	x 11.91	Hardwood Floor	Ceiling Fan		4	Breakfast	Main	8.73	x 11.91	Sliding Doors	Walk-Out	Skylight	5	2nd Br	2nd	15.78	x 10.96	Hardwood Floor	Closet	Window	6	3rd Br	2nd	12.89	x 9.81	Hardwood Floor	Closet	Window	7	4th Br	2nd	11.84	x 8.5	Hardwood Floor	Window	B/I Bookcase	8	Br	3rd	15.62	x 13.65	Hardwood Floor	3 Pc Ensuite	Walk-Out	9	Utility	Bsmt	44.78	x 16.04	Walk-Out						
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Client Remks: From First Ave to Forever. Set on a tree-lined street in the heart of South Riverdale, this Edwardian row house offers four bedrooms, parking, and south-facing outdoor space. Across three floors the layout delivers what so many east-end buyers are searching for: three bedrooms and a 4-piece bath on the second floor, plus a third-floor suite with a skylight, a 3-piece ensuite, and walk-out access to the roof with potential for a future deck. The main floor flows easily, with a large kitchen featuring generous counter space and storage, open to the dining room through a pass-through. At the rear, a bright breakfast room extension with south-facing windows, two skylights, and sliding doors to the deck functions as an eat-in kitchen, small family room, or everyday gathering space. Freshly painted throughout. The south-facing deck and garden are shaded in summer by a mature maple tree, and there is one car parking via the rear laneway. The basement offers additional potential, with a walkout and space to finish for added living area or suite configuration. Close to Riverdale Park, Riverdale Farm, Queen Street East, Little Vietnam, and three streetcar routes within a block, this is a well-loved Riverdale home with space, flexibility, and a location that's hard to leave.																																																																																						
Inclusions: S/S Stove, S/S Fridge, Gas Stovetop, Dishwasher, Washer, Dryer, Chest Freezer (Bsmt), built-in bookcase in bedroom																																																																																						
Listing Contracted With: BSPOKE REALTY INC. Ph: 416-274-2068																																																																																						



150 Rhodes Ave Toronto Ontario M4L 3A1 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$7,586.12/2025 For: Sale % Dif: 92 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 14		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18.38 x 105.76 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x5xUpper, 1x4xUpper, 1x4xBsmt
Dir/Cross St: W Of Coxwell/N. of Dundas Directions: W Of Coxwell/N. Of Dundas		

MLS#: E13117746 **PIN#:** 210380181
Legal: LT 6 PL 434E TORONTO; PT LT C PL 434E TORONTO AS IN CT803377 CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 6-15 Year Built: 2016 Apx Sqft: 1500-2000 Roof: Flat Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Beach, Fenced Yard, Library, Park, Public Transit, Rec Centre Interior Feat: Carpet Free, Sump Pump Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full, Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	21.16	x 13.58	O/Looks Frontyard
2	Living	Main	21.16	x 13.58	Hardwood Floor
3	Kitchen	Main	17.59	x 13.58	Stainless Steel Appl
4	Dining	Main	13.58	x 10.33	Hardwood Floor
5	Prim Bdrm	2nd	21.1	x 13.45	5 Pc Ensuite
6	2nd Br	2nd	10.01	x 7.91	Skylight
7	3rd Br	2nd	13.58	x 8.83	O/Looks Backyard
8	Foyer	Bsmt	7.58	x 7.35	W/O To Yard
9	Kitchen	Bsmt	8.83	x 8.43	Stainless Steel Appl
10	Living	Bsmt	19	x 12.24	Combined W/Br
11	Br	Bsmt	19	x 12.24	Combined W/Living

Client Remks: 150 Rhodes the sweet spot between Leslieville & The Beaches. This 2016 built, beautiful home greets you with a sense of space & understated luxury the moment you step inside. 3BED, 3BATH, with close to 2500sq.ft. of living space, flows effortlessly to make the home ideal for cozy family nights & lavish gatherings. Soaring 9ft High ceilings on the main level, an open concept layout & 4 Skylights fill the home with natural light all day. Be in awe of the modern chef-inspired kitchen with S/S appliances, a built-in pantry & an expansive quartz Island that caters to intimate family moments. The Dining area transitions beautifully into the outdoor space, perfect for hosting in the backyard - a rare find, with plenty of room for the kids to play & adults to entertain, all under the shade & privacy of mature towering trees. 3 Spacious Bedrooms on the 2nd Level ensures all are comfortable in their own space & offers privacy, while every detail reflects pride of ownership. The spa-inspired primary ensuite features a double shower & a skylight that floods the space with natural light. The 2nd Bath thoughtfully designed offers both style & functionality. The standout feature of the home is the separate entrance 8ft high Basement thoughtfully renovated W/a full bath, functional kitchen, its own Washer/Dryer & a generous living & bedroom space, perfect for extended family or a private in-law retreat. Nestled in the highly sought-after, family friendly community, Rhodes Ave. is celebrated for its strong sense of community & welcoming neighbours. Experience a true walker's paradise - grab your morning coffee at Black Pony, groceries at Sanagan's, fresh bread at Jupiter and cheese at The Pantry, all a short stroll away. With Parks & Beaches, at your doorstep - this is a lifestyle where city living meets relaxed everyday living & feels like a retreat! Come where the cool energy of Leslieville meets the bohemian charm of The Beaches - you will not want to miss this one at 150 Rhodes!

Inclusions: Existing S/S Fridge, Existing S/S Gas Stove with Oven, Existing S/S Built-In Dishwasher, Existing Washer & Dryer (2nd Level), Basement: Existing S/S Fridge, Existing S/S Stove with Oven, Existing S/S Built-In Dishwasher, Existing Washer & Dryer, all Existing electric light fixtures, Existing Window Blinds and Coverings.

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



158 Heward Ave Toronto Ontario M4M 2T7 Toronto E01 South Riverdale Toronto		Sold: \$1,435,000 List: \$1,199,900	
Taxes: \$6,477.61/2025		For: Sale	% Dif: 120
Sold Date: 02/25/2026			
SPIS: No	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: W	Rms: 6	
Link:	Acreage:	Bedrooms: 3	
3-Storey	17.5 x 118 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3x3rd	
Dir/Cross St: Queen St E/Carlaw Ave.			
Directions: Heward is a one-way street going south from Queen			

MLS#: E12801756 **PIN#:** 210560033

Legal: Refer to Schedule B

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Stone Assessment: POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Exterior Feat: Porch, Deck Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Other HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.94	x 3.94	French Doors	Tile Floor	Wainscoting
2	Living	Main	18.41	x 14.24	Fireplace	Stained Glass	O/Looks Frontyard
3	Dining	Main	11.09	x 9.68	Combined W/Living	Open Concept	Window
4	Kitchen	Main	11.75	x 10.37	Modern Kitchen	O/Looks Backyard	W/O To Deck
5	2nd Br	2nd	14.07	x 12.43	Hardwood Floor	Window	Pot Lights
6	3rd Br	2nd	10.2	x 9.02	Hardwood Floor	Window	Pot Lights
7	Prim Bdrm	3rd	19.49	x 14.01	3 Pc Ensuite	W/O To Sundeck	Pot Lights

Client Remks: A Leslieville gem! This charming red brick 3 storey is perfect for anyone seeking a home with vintage charm and architectural character, in one of Toronto's most vibrant neighbourhoods. Spend your summers on the front porch, overlooking the yard and quiet street. Step inside the foyer that leads into an open concept living space with an airy, triple-height dining room spanning to the top floor, creating a stunning sense of volume and light. Beautifully complimented by a living room with exposed brick, stained glass, and anchored by a vintage fireplace. At the back of the home you will find a powder room and a modern kitchen with a walkout to deck and backyard, with a path to an oversized detached garage for parking off the lane. On the second floor, two well-appointed bedrooms with hardwood flooring, and convenient second-floor laundry. The skylit third floor hosts the primary bedroom suite with a 3-piece ensuite and walk out to a private rooftop deck. Step outside, and you're in the heart of one of Toronto's most beloved neighbourhoods. Just down the street, Pilot Coffee Roasters and a host of trendy eateries await, along with local breweries and live entertainment at venues like the Toronto Operetta Theatre and The Opera House. Nearby parks like Jimmie Simpson and Greenwood Park offer a slice of green for outdoor activities and the annual Leslieville Farmer's Market. With easy access to public transit, downtown and the sandy shores of Cherry Beach are only a short commute away. Morse Street Junior Public, Queen Alexandra, and Riverdale CI school district. A must see with its unforgettable blend of charm and architectural drama!

Inclusions: Existing: fridge, dishwasher, stove, washer, dryer, electrical light fixtures, all window coverings

Listing Contracted With: UNION REALTY BROKERAGE INC. **Ph:** 416-694-2499



117 Alton Ave
Toronto Ontario M4L 2M3
 Toronto E01 South Riverdale Toronto
Taxes: \$5,248/2025 **For:** Sale **% Dif:** 146
Sold Date: 06/19/2026
SPIS: No **Last Status:** SLD **DOM:** 2
Sold: \$1,448,000
List: \$995,000
 Semi-Detached **Fronting On:** E **Rms:** 8 + 3
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 18.5 x 100 Feet **Washrooms:** 2
Irreg: 1x5x2nd, 1x4xBsmt
Dir/Cross St: Queen St East and Alton Ave
Directions: Lake Shore Blvd E, North on Leslie St. East on Queen St E and North on Alton

MLS#: E13459548 **PIN#:** 210410014
Legal: SEE SCHEDULE B

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Brick, Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Purifier	Zoning: Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.25	x 20.31	Fireplace	Hardwood Floor	Large Window
2	Kitchen	Main	13.25	x 13.06	Combined W/Living	Centre Island	Double Sink
3	Prim Bdrm	2nd	10.99	x 18.54	Large Window	Vaulted Ceiling	Hardwood Floor
4	2nd Br	2nd	8.37	x 9.38	Walk-Out	Large Window	Hardwood Floor
5	3rd Br	2nd	11.02	x 6.96	Large Window	Hardwood Floor	
6	Bathroom	2nd	8.37	x 7.32	5 Pc Bath	Skylight	Soaker
7	Family	Bsmt	13.25	x 20.11			
8	Bathroom	Bsmt	4.86	x 7.12	4 Pc Bath		

Client Remks: At the Top of Alton, tucked behind the leaves of a Japanese maple, a front porch and brick exterior peer out at you like they've been waiting. Wrought-iron fence. Stone path. A glowing interior full of upgrades that make you feel more welcome than you've felt in a long time. This is a family home. Sizeable, open, and sight-lines straight into a tiered back garden with partially covered party deck (+ ample storage below), hot tub, BBQ hook up and room for the little's. Yes, there's parking with new roll up door (2025). Inside, the perfect blend of updated without losing what makes Leslieville Leslieville. Open main level with a proper separated foyer, wood-burning fireplace, hardwood floors, and a solid wood, Kinfolk-style kitchen anchored by an oversized island and new downdraft stove. There's still room for a good-sized dining table. Imagine that. The classic staircase leads up to abundant light (skylights), original floors, and bedrooms that each bring something unique - including a 2nd level terrace off the back bedroom and a vaulted ceiling in the king-sized principal suite. The main event up here? A bathroom larger than most, purpose-built for bubble baths and toothbrush tutorials. Downstairs, a properly finished lower level with solid ceiling height, ultra deep built-ins, a 2nd bathroom, water filt, HRV, central VAC and laundry (new dryer 2025) - get the sheets done while you catch up on soccer highlights. Out back: tree canopies, a park directly behind the house, and a yard with park (*laneway house report available) that invites real life - the kind where kids are out till the street lights come on, dogs say hello and neighbours actually wave. Greenwood Park is steps away with pool, outdoor rink, dog park, and farmers' market - you gotta try the Jerk! Top-rated schools - Leslieville Jr. & Duke of Connaught French Immersion are close by. Transit at the door. Shops and restaurants that make you feel like you picked the right hood. The next chapter starts here!

Inclusions: All existing appliances: Stainless steel double door fridge (as is), dishwasher, stove, washer, dryer, Window coverings, ETF's, Hot tub (as is), Water system (Kineticco), Air system (Greentek)

Listing Contracted With: RE/MAX REALTY SPECIALISTS INC. **Ph:** 905-272-3434



119 Alton Ave Toronto Ontario M4L 2M3 Toronto E01 South Riverdale Toronto Taxes: \$5,301.23/2025 Sold Date: 03/11/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,471,000 List: \$1,099,000 For: Sale % Dif: 134
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Dundas & Leslie Directions: Dundas & Leslie

MLS#: E12846024 **PIN#:** 210410013
Legal: PCL 31-2 SEC M381; PT LT 31 E/S ALTON ST PL M381 TORONTO COMM AT A POINT IN THE ELY LIMIT OF ALTON ST WHERE THE SAME WOULD BE INTERSECTED BY THE PRODUCTION WLY OF THE CENTRE LINE OF PARTITION WALL BTN THE SEMI-DETACHED DWELLING HOUSES COMPOSING THE PAIR IN COURSE OF ERECTION IN FEBRUARY 1921, UPON THE ADJACENT PARTS OF LOTS 31 AND 32 ACCORDING TO THE SAID PL AND FRONTING WESTWARD, THE SAID POINT BEING DISTANT 9 FT AND 2 1/4 INCHES MEASURED NLY ALONG THE SAID LIMIT FROM THE LIMIT BTN THE SAID LOT

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Sump Pump, Water Heater Owned, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed, Storage Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.66	x 14.01	Renovated	Stainless Steel Appl	W/O To Deck
2	Dining	Main	21.33	x 14.01	Hardwood Floor	Large Window	Open Concept
3	Living	2nd	21.33	x 14.01	Hardwood Floor	Gas Fireplace	
4	Prim Bdrm	2nd	12.6	x 14.73	Large Window	Hardwood Floor	
5	2nd Br	2nd	8.5	x 11.68	Window	Hardwood Floor	
6	3rd Br	2nd	10.17	x 8.76	Window	Hardwood Floor	
7	Furnace	Bsmt	11.32	x 4.99	Heated Floor	Renovated	Above Grade Window
8	Furnace	Bsmt	11.32	x 4.99	Sump Pump	3 Pc Bath	

Client Remks: Alton Ave., one of Leslieville's most cherished tree-lined streets, embodies the neighbourhood's history, community spirit & access to parks, cafes & restaurants. 119 Alton is one of the street's jewels. It is a bright, updated 3-bedroom 2-bathroom home that features an open-concept main floor. The custom kitchen has a large island w/ counter seating & storage, ideal for entertaining. The gas stove can be converted to electric if preferred. The home's bathrooms are thoughtfully upgraded w/ heated floors, rain-head showers & excellent water pressure. The windows throughout the home have been updated & the finished underpinned basement includes in-floor radiant heating for year-round comfort. Many upgrades have been made over the years including the basement w/ high ceilings & large above-grade windows; upgraded wiring & plumbing, insulated & re-drywalled back third bedroom. Other highlights include a gas BBQ line, two-car parking off the city-plowed lane, shed in yard, under-deck dry storage, newly parged exterior & fresh concrete along the walkway. Step outside to a beautifully landscaped backyard retreat. When the trees/ greenery are in bloom, it feels so private. The patio w/ stone steps & gravel courtyard offers seating areas for relaxing & hosting. A raised deck with string lighting add entertaining space, warmth & charm, making this a true outdoor extension of the home. Alton Ave is beloved for its wide boulevards & mature maples which give it that classic East End feel. The street is family-oriented & connected; kids play outside, dogs know their routes & neighbours greet each other on morning walks. Greenwood Park is steps away w/ its pool, outdoor skating, dog park w/ large off-leash area & summer farmers' market. Transit is at the home's doorstep & top-rated schools, including Leslieville Jr. Public School & Duke of Connaught French Immersion are close by. Move-in ready w/ comfort, style & thoughtful updates, this home embodies the best of East End living.

Inclusions: All Existing Appliances: All Stainless Steel Appliances: Fridge, dishwasher, stove, range hood, microwave. Built-In Wine Fridge in Basement. Washer and dryer. All electric light fixtures. Window blinds. TV Wall Mount in Living Room and In Basement. Shed in Backyard.
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



257 Booth Ave		Sold: \$1,495,000
Toronto Ontario M4M 2M7		List: \$1,580,000
Toronto E01 South Riverdale Toronto		
Taxes: \$6,576.63/2025	For: Sale	% Dif: 95
Sold Date: 06/26/2026		
SPIS: No	Last Status: SLD	DOM: 30
Att/Row/Townhouse	Fronting On: E	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	14.08 x 114.91 Feet	Washrooms: 2
	Irreg:	1x4, 1x3
Dir/Cross St: Queen & Logan Directions: Queen & Logan		

MLS#: E13188248	PIN#: 210750063
Legal: PCL 1-1 SEC M93; LT 1 PL M93 TORONTO; TORONTO , CITY OF TORONTO	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Drive: Lane	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply Type:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fenced Yard, Park, Public	Retirement:
Year Built: 1895	Transit, Rec Centre, School	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: Carpet Free, Storage	Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: GeoWarehouse		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Unknown		Spec Desig: Unknown
Assessment: 2025 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Some homes are renovated. Others are rediscovered. Welcome to 257 Booth Ave, a Victorian treasure thoughtfully transformed for modern living while preserving the soul of its history. Set directly across from Jimmie Simpson Park in one of the city's most beloved east-end neighbourhoods, this is a home where mornings begin with dog walkers and strollers beneath mature trees, afternoons spill into local cafes and bakeries, and evenings end in the quiet privacy of your own garden retreat. Inside, soaring ceilings and uncovered century-old exposed brick create warmth and character at every turn. Original details are carefully celebrated including a stunning stained-glass window above the front door depicting a bird flying over the home, a fitting symbol for a space filled with light and calm. The main floor offers an airy open-concept layout designed for both entertaining and everyday family life. Sunlight pours through the home from front to back, illuminating generous living and dining spaces before leading into a beautifully appointed kitchen and breakfast area overlooking the garden. Walk directly out to the private backyard oasis an incredibly rare urban retreat made even more exceptional by the detached garage. Upstairs, continues with high ceilings, abundant natural light, and three well appointed bedrooms. The lower level offers exceptional storage including an impressive wall of built-in cabinetry. Every detail balances beauty with function. A rare offering where charm, privacy, and community all come together in one extraordinary east-end home.					
Inclusions: All appliances: Fridge, Stove, Dishwasher All light fixtures (except as excluded) all window coverings, all custom built-in storage, garage door opener, hot water tank, furnace. Garage (2014) Front porch re done (2025)					
Listing Contracted With: <u>SOTHEY'S INTERNATIONAL REALTY CANADA</u> Ph: 416-960-9995					



110 Booth Ave Toronto Ontario M4M 2M4 Toronto E01 South Riverdale Toronto		Sold: \$1,500,000 List: \$1,299,000
Taxes: \$6,138.27/2025	For: Sale	% Dif: 115
Sold Date: 05/24/2026		
SPIS: No	Last Status: SLD	DOM: 4
Semi-Detached	Fronting On: W	Rms: 8 + 1
Link:	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	18 x 90 Feet	Washrooms: 4
	Irreg:	1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xLower
Dir/Cross St: Queen St East & Logan Ave		
Directions: Booth is one way going South from Queen St.		

MLS#: E13147466 **PIN#:** 210550337
Legal: PT LT 77 PL 406E TORONTO DESIGNATED AS PT 1 ON PLAN 66R-21874, 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: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: 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	Foyer	Main	6.33	x 3.74	Tile Floor	Closet	
2	Living	Main	13.32	x 10.93	Hardwood Floor	Pot Lights	2 Pc Bath
3	Dining	Main	12.34	x 11.91	Hardwood Floor	Pot Lights	Large Window
4	Kitchen	Main	14.67	x 13.32	Stainless Steel Appl	Double Sink	W/O To Deck
5	Prim Bdrm	2nd	13.58	x 10.99	Bay Window	W/I Closet	3 Pc Ensuite
6	2nd Br	2nd	9.84	x 9.32	Hardwood Floor	Large Closet	Ceiling Fan
7	3rd Br	2nd	9.32	x 9.32	Hardwood Floor	Large Closet	Large Window
8	4th Br	3rd	15.49	x 9.09	Hardwood Floor	Large Closet	
9	Rec	Lower	14.24	x 12.24	Vinyl Floor	Pot Lights	3 Pc Bath
10	Exercise	Lower	11.68	x 8.92	Large Closet	Window	

Client Remks: 110 Booth Avenue is the kind of Leslieville home that's hard to find: an oversized 2.5-storey semi with the space, layout, and flexibility that actually works for family life. With 4+1 bedrooms, 4 bathrooms, and generous proportions throughout, this is a home that offers room to grow in one of the east end's most connected neighbourhoods. The main floor is bright, open, and highly functional, featuring high ceilings, hardwood floors, pot lights, and the rarely offered combination of a front hall closet and main floor powder room. The renovated kitchen anchors the space with excellent flow for both daily living and entertaining, opening directly onto a landscaped backyard with a large deck, mature gardens, and an exceptional garden shed with substantial storage. Upstairs, the second floor offers three well-sized bedrooms, including a primary retreat with a walk-in closet and private 3-piece ensuite. The third floor adds incredible flexibility as a fourth bedroom, studio, office, or creative space. Architectural drawings and plans for a future third-floor expansion and rooftop deck are included, offering the opportunity to create skyline views stretching to the CN Tower. The finished lower level adds even more usable space with a rec room, 3-piece bath, laundry, and an additional bedroom ideal for guests, a home office, or gym. Thoughtfully maintained and updated over the years, improvements include replaced sewage and lead water lines, upgraded sump pump, front and rear landscaping and decking, added insulation, and a new Lennox Elite high-efficiency furnace installed in 2024. Set on a quiet residential street in the heart of Leslieville, steps to Jimmie Simpson Park, Queen East shops and restaurants, farmers' markets, TTC, and an easy commute downtown. A neighbourhood defined by young families, dog walkers, cafes, and a genuine sense of community.

Inclusions: LG fridge, GE oven, LG microwave, GE dishwasher, washer & dryer, all electrical light fixtures (except as excluded, office ceiling fan as-is), all window coverings including custom shutters (except as excluded), alarm system (monitoring extra), shoe rack in middle bedroom, mirror in primary bedroom closet, backup battery for sump pump, sun shade for back deck, custom cushions for back deck seating, outdoor planter, Whirly umbrella-style outdoor clothes dryer.

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



72 Hastings Ave Toronto Ontario M4L 2L2 Toronto E01 South Riverdale Toronto			Sold: \$1,503,000 List: \$1,189,000		
Taxes: \$5,203.20/2025		For: Sale		% Dif: 126	
Sold Date: 05/19/2026					
SPIS: No		Last Status: SLD		DOM: 8	
Semi-Detached		Fronting On: E		Rms: 6 + 2	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		12.24 x 127.86 Feet		Washrooms: 3	
		Irreg:		1x2xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: Leslie / N. Queen.					
Directions: Between Leslie & Greenwood South From Dundas					

MLS#: E13115000 **PIN#:** 210420285
Legal: Pt Lt 15 Pl 324E Toronto As In CA524976; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Other, Radiant / Gas, Other A/C: Wall Unit Central Vac: No Apx Age: Year Built: 1915 Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle, Other Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Other Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Carpet Free, Sump Pump, Water Heater Owned, Water Purifier, Generator - Full	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed, Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.84	x 11.52	Open Concept	Vinyl Floor	
2	Dining	Main	13.42	x 11.48	Open Concept	Vinyl Floor	
3	Kitchen	Main	15.09	x 10.33	Open Concept	Breakfast Bar	2 Pc Bath
4	Prim Bdrm	2nd	12.83	x 11.52	Vinyl Floor	Double Closet	Picture Window
5	Br	2nd	13.16	x 8.6	Vinyl Floor	Double Closet	
6	Br	2nd	10.66	x 8.4	Vinyl Floor	O/Looks Garden	
7	Family	Lower	13.42	x 10.99	Vinyl Floor		
8	Br	Lower	10.99	x 10.33	Murphy Bed	Double Closet	B/I Desk
9	Laundry	Lower	15.91	x 9.91	3 Pc Bath	Tile Floor	

Client Remks: Tucked between Greenwood Park and Queen St.E. is 72 Hastings Ave located on one of Leslieville's most close-knit Streets, known for its strong sense of community and neighbourhood, featuring Street events throughout the year. Step into your new enclosed front porch, a cozy spot to enjoy rainy days while staying warm and dry. Inside the main floor features heated floors and a beautiful renovated kitchen designed for both function and style. The kitchen showcases a unique curved ceiling with batten board detailing, adding character and architectural interest. A water filtration system connects directly to the kitchen taps adding everyday convenience, while updated lighting and Wi-Fi controlled blinds bring smart living to your fingertips. The powder room is charming and functional, complete with a pocket door. Just beyond a small mudroom at the rear entrance connects you to your private one car parking and a newly built deck Upstairs you will find three light-filled bedrooms offering bright comfortable spaces. The home retains some of its original charm, including batten board in the upstairs bathroom and two unique storage cubbies located in two of the three bedrooms. The finished lower level offers a spacious family/rec room along with a built-in desk, ample storage and a murphy bed - ideal for guests or flexible living. The home is also equipped with two sump pumps and a generator for added peace of mind. With this level of thoughtful upgrades and functionality you would be hard pressed to find another home at this price point that offers the same value. Beautifully maintained and move-in ready this home blends modern convenience with the warmth of a connected Leslieville community.

Inclusions: Fridge, Stove, Fan/Hood, B/I Dishwasher, Washer, Dryer, Pot Lights/Electric Light Fixtures, B/I Custom Cabinet In Kitchen, Custom Closet In Primary, Closet In Middle Bedroom, Murphy Bed In Lower Level, B/I Desk In Lower Level. Wi-Fi Controlled Blinds, Newly Built Deck. Ample B/I Storage Throughout. Garden Shed, Generator. Main Floor Heated Floors, 2nd Floor Rear Heated Floors.

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



61 Mcgee St Toronto Ontario M4M 2L1 Toronto E01 South Riverdale Toronto Taxes: \$5,173.04/2025 Sold Date: 05/19/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,505,000 List: \$1,599,000 For: Sale % Dif: 94
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.92 x 103.5 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x2xMain, 1x4x2nd	Dir/Cross St: Queen St and Broadview Ave Directions: Queen St and Broadview Ave

MLS#: E13133566 **PIN#:** 210760213
Legal: PT LT 193-194 PL 105 TORONTO AS IN CA776072; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1895 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Other / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Park, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.96	x 11.09	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	14.96	x 8.99	Hardwood Floor	Window	O/Looks Frontyard
3	Kitchen	Main	15.35	x 21.98	Marble Counter	O/Looks Backyard	Breakfast Area
4	Prim Bdrm	2nd	13.91	x 9.97	Hardwood Floor	Window	Closet
5	2nd Br	2nd	12.6	x 8.33	Hardwood Floor	Window	Closet
6	3rd Br	2nd	10.76	x 8.99	Hardwood Floor	Window	

Client Remks: Step into timeless elegance with this beautifully preserved 3 bed, 2 bath Victorian semi, originally built in 1895. Rich in character and architectural charm, this family home features hand laid plaster crown moldings, original ceiling medallions, vintage stained glass, and Antique century pine floors. Soaring 10 foot ceilings create an airy sense of space, and fills the home with natural sunlight. The stunning kitchen designed by Mazen Studio is a true showpiece, thoughtfully designed with custom cabinetry, heated herringbone limestone floors, gorgeous marble countertops and a custom breakfast banquet. Outfitted with premium Gaggenau, Thermador, and Miele appliances, it seamlessly blends classic sophistication with modern performance. The kitchen overlooks the backyard oasis, which offers exceptional privacy, perfect for quiet mornings or evening entertaining. A rare opportunity to own a piece of history, beautifully updated for contemporary living! One car parking can be accessed through the laneway in the back.

Inclusions: All appliances including Thermador 36" Fridge, gas range, range hood & dishwasher, MIELE Washer/dryer, Gaggenau Steam Oven, 2 wine fridges in basement, washer/dryer in basement, wardrobe in primary bedroom, LED TV on living room wall, all light fixtures (excluding dining room fixture), all window coverings. Please see Feature Sheet for more details!

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



92 Alton Ave Toronto Ontario M4L 2M2 Toronto E01 South Riverdale Toronto Taxes: \$6,281.55/2025 Sold Date: 04/27/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,505,000 List: \$1,299,900 For: Sale % Dif: 116
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 18.07 x 117.74 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen and Dundas Directions: Take Alton Avenue north of Queen Street.

MLS#: E13034978	PIN#: 210420058
Assignment: No	Fractional Ownership: No
Legal: Parcel 15-3 Section M381, PT LOT 15, PLAN M381 Toronto	

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane, Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, School Exterior Feat: Patio, Porch Interior Feat: None Security Feat: None	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N Accessibility: None Feat: Under Contract: Hot Water Tank-Gas HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: None Survey Type: Unknown Spec Desig: Unknown	Hydro: Yes Phone: Yes
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Topography: Level					
Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.94	x 12.99	Hardwood Floor
2	Dining	Main	10.89	x 11.58	Hardwood Floor
3	Kitchen	Main	10.89	x 14.27	Ceramic Floor
4	Prim Bdrm	2nd	10.33	x 12.6	Broadloom
5	2nd Br	2nd	8.96	x 11.25	Broadloom
6	3rd Br	2nd	9.81	x 10.7	Broadloom
7	Rec	Bsmt	14.04	x 10.76	Laminate
8	Mudroom	Main	14.04	x 17.32	W/O To Deck

Client Remks: Welcome to 92 Alton Avenue, set on one of Leslieville's most coveted, tree-lined streets. Quiet, one-way, and known for its tight-knit community, Alton is where East End living feels most authentic - where weekends mean the farmers' market, neighbours know each other, and everything you need is just a short stroll away. Set on a mature lot with rear-lane access and two-car parking, this home offers both character and thoughtful updates. The beautiful backyard - complete with a deck, BBQ area, and perennial gardens - creates a private outdoor retreat that's perfect for summer entertaining or relaxed evenings at home. A covered front porch adds even more charm and a welcoming place to start your day. Inside, a private foyer leads to a bright, well-designed main floor. The living and dining spaces flow seamlessly, anchored by hardwood floors and filled with natural light, while the updated kitchen with new appliances (2025) and rear mudroom addition add everyday function and convenience. Upstairs, three comfortable bedrooms provide flexibility for family life, guests, or a home office. The primary bedroom features a vaulted ceiling and a bay window that fills the space with light and character - an elevated retreat that will easily become your favourite room in the home. The basement extends the living space with a cozy rec room (updated in 2019), an oversized three-piece bathroom, and a generous laundry area - ideal for growing families or hosting friends. Beyond the home, the location speaks for itself. Steps to Greenwood Park, schools, local cafes, and some of the East End's best restaurants, this is a neighbourhood defined by connection and convenience. With easy access to the TTC, DVP and Lakeshore/Gardiner, commuting is seamless - but chances are you'll prefer to stay close to home. A rare opportunity to live on one of Leslieville's most cherished streets, in a home that blends warmth, function, and community in all the right ways.

Inclusions: Includes fridge, stove, dishwasher, microwave, washer and dryer (both as is), window coverings and curtain rods, electric light fixtures, rear mudroom closet, living room TV and wall mount, rear bedroom built-in drawers and shelves, basement TV wall mount (not the TV), furnace room closet and two metal shelves, basement bathroom shelving, all bathroom mirrors.

Listing Contracted With: RE/MAX JAZZ INC. **Ph:** 905-728-1600



77 McGee St Toronto Ontario M4M 2L1 Toronto E01 South Riverdale Toronto Taxes: \$6,214/2025 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,510,000 List: \$1,089,000 For: Sale % Dif: 139
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 17.83 x 104 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen and Logan Directions: one way south of Queen

MLS#: E13170836 **PIN#:** 210760205
Legal: PLAN 105 PT LOT 190

Kitchens: 1 Fam Rm: N Basement: Unfinished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote	Zoning: residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.98	x 11.71	Hardwood Floor	Fireplace	Open Concept
2	Dining	Main	13.98	x 13.65	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	13.25	x 12.11	Renovated	Centre Island	W/O To Yard
4	Prim Bdrm	2nd	13.62	x 12.4	Hardwood Floor	Bay Window	W/W Closet
5	2nd Br	2nd	17.36	x 8.53	Hardwood Floor	Murphy Bed	Closet
6	3rd Br	3rd	23.82	x 13.91	Broadloom	W/O To Sundeck	Fireplace
7	Other	3rd	15.88	x 13.68	East View		
8	Workshop	Bsmt	48.75	x 12.76	Unfinished	3 Pc Bath	

Client Remks: Welcome to one of Leslieville's prettiest tree lined streets where timeless charm meets the warmth and character everyone is searching for. Built in 1905, this stunning 3 bedroom, 2 bathroom family home sits on a 17.83 x 104 ft lot with laneway access to parking at the rear. From the moment you walk in, the home feels special. Soaring ceilings, hardwood floors, exposed brick walls, a wood burning fireplace, and an open concept living and dining space create an atmosphere that is both inviting and effortlessly stylish. The updated kitchen features granite countertops, a centre island, generous storage, and a walk out to a charming private fenced yard that feels like your own little urban escape. Perfect for summer entertaining, quiet mornings, or evenings spent with friends. Upstairs, you'll find two spacious bedrooms and a gorgeous newly renovated spa style bathroom. The third floor is truly incredible. A bright and inspiring space with exposed brick, skylights, and a walk out to a private deck. Currently used as a media room, but easily transformed into a stunning primary retreat. Located within the highly sought after Morse Street Junior Public School catchment and just steps to Queen Street East, some of the city's best cafes, restaurants, boutiques, parks, and community spots. Leslieville continues to be one of Toronto's most vibrant and connected neighbourhoods and with exciting growth and transit improvements on the horizon, this location is only becoming more desirable. A true Leslieville gem.

Inclusions: Fridge, Stove, Built-In Dishwasher, Washer and Dryer, Murphy Bed, GB&E, CAC, Electric Light Fixtures. *Other is sundeck*

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



30B De Grassi St		Sold: \$1,525,000
Toronto Ontario M4M 2K3		List: \$1,199,000
Toronto E01 South Riverdale Toronto		
Taxes: \$6,636/2025	For: Sale	% Dif: 127
Sold Date: 03/20/2026		
SPIS: No	Last Status: SLD	DOM: 3
Att/Row/Twnhouse	Fronting On: W	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 2 + 1
3-Storey	19.58 x 100 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x2x2nd, 1x5x3rd
Dir/Cross St: Queen and Broadview Directions: South of Queen		

MLS#: E12890140 **PIN#:** 210740244
Legal: PT LT 35 PL 322 RIVERDALE PT 5, 6 & 7, 64R16394; S/T & T/W CA704355; S/T CA631999; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2000 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	21.19	x 9.12	Closet	2 Pc Bath
2	Br	Main	13.52	x 9.25	Murphy Bed	W/O To Deck
3	Living	2nd	10.53	x 18.7	W/O To Sundeck	Open Concept
4	Dining	2nd	9.74	x 15.29	2 Pc Bath	Pot Lights
5	Kitchen	2nd	22.74	x 18.86	Centre Island	B/I Bar
6	Prim Bdrm	3rd	17.88	x 13.94	W/O To Sundeck	W/I Closet
7	Rec	Lower	14.47	x 8.86	Window	Broadloom
8	Br	Lower	12.34	x 8.46	Window	Closet
9	Laundry	Lower	13.16	x 8.46	Closet	Broadloom

Client Remks: Beautifully renovated freehold townhouse with parking ideally situated on coveted De Grassi Street in the heart of Leslieville. Thoughtfully designed throughout, this light-filled 2+1 bedroom, 3 bathroom home offers exceptional space, quality finishes, and multiple outdoor terraces that create effortless indoor-outdoor living. At the centre of the home is a spectacular custom gourmet eat-in kitchen featuring quartz countertops, stainless steel appliances, and an oversized island that anchors the space and makes it perfect for cooking, gathering, and entertaining. The open concept living and dining area is warm and inviting, highlighted by wide plank hardwood floors and a walkout to a spacious west-facing terrace, ideal for summer dinners or evening sunsets. The primary bedroom offers a true retreat, complete with a walk-in closet, custom built-ins, a beautifully renovated 5-piece spa-inspired bathroom, and a private terrace perfect for quiet mornings or evening relaxation. An additional bedroom and a versatile third bedroom or guest suite provide flexible living space for visitors, a home office, or growing families. A generous family room and dedicated laundry area add comfort and practicality to the home's well-designed layout. With an exceptional 98 Walk Score, you are just steps from the vibrant energy of Queen Street East, home to some of the city's best cafes, restaurants, boutiques, and everyday conveniences. Jimmie Simpson Park feels like an extension of your backyard, offering tennis courts, a swimming pool, playground, community centre, and expansive green space. Transit is effortless with the 24-hour Queen streetcar providing a direct route downtown or a quick 15-minute bike ride. Commuters will also appreciate easy access to both the Don Valley Parkway and Gardiner Expressway, with the future Ontario Line nearby. A rare opportunity to own a beautifully renovated, turn-key home on one of Leslieville's most desirable streets.

Inclusions: Fridge, Stove, Bar fridge, Dishwasher, Washer, Dryer, All electric light fixtures, Blinds, Bathroom mirror.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-462-1888



158 FIRST Ave Toronto Ontario M4M 1X1 Toronto E01 South Riverdale Toronto Taxes: \$6,100.56/2025 Sold Date: 03/15/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,550,158 List: \$1,299,000 For: Sale % Dif: 119
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 15.19 x 123 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x3xBsmt	
Dir/Cross St: Logan/Gerrard Directions: South of Gerrard, Drive East from Broadview , Before Logan on the North side.			

MLS#: E12868294

PIN#: 210700290

Legal: Pt Lot 8 Plan 508

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Insulbrick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	11.09	x 11.88	Open Concept	Hardwood Floor	Combined W/Living
2	Living	Ground	13.98	x 15.52	Open Concept	Hardwood Floor	Fireplace
3	Kitchen	Ground	10.01	x 15.78	Combined W/Dining	W/O To Garden	
4	Bathroom	2nd	10.01	x 12.99	Heated Floor		
5	Br	2nd	13.98	x 13.19			
6	2nd Br	2nd	8.23	x 11.55			
7	3rd Br	3rd	13.98	x 23.95			
8	Utility	Bsmt	13.94	x 40.68	B/I Shelves	3 Pc Bath	Combined W/Laundry

Client Remks: Beautifully renovated three-storey Victorian semi in the heart of South Riverdale. This turnkey home blends historic charm with modern design, featuring walnut flooring, soaring ceilings, a wood-burning fireplace, and a bright open-concept living/dining space. The chef's kitchen offers custom cabinetry, honed stone countertops, a large island with seating, premium KitchenAid appliances, and a built-in Miele dishwasher. French doors open to a private patio and enclosed backyard with cedar fencing and keyless entry-perfect for entertaining. Second floor features two bedrooms and a spa-inspired marble bathroom with heated floors, steam shower, oversized soaker tub, vaulted ceilings, and skylight. Third-floor loft with electric fireplace, skylights, and built-ins offers flexible space for a lavish bedroom/ family room. The lower level offers plenty of space for easy to organize storage, 3-piece bath, laundry. Rare two-car parking and outstanding laneway house potential. Steps to Queen East, Gerrard Street revitalization, renown daycare, and the upcoming Ontario Line.

Inclusions: Elf, Fridge, Stove, Washer, Dryer, Microwave, CAC.

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



16 Mallon Ave Toronto Ontario M4M 1P8 Toronto E01 South Riverdale Toronto Taxes: \$5,354.02/2025 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,555,000 List: \$1,195,000 For: Sale % Dif: 130
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 20.42 x 109.19 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x4x2nd, 1x4xLower Dir/Cross St: Jones & Dundas Directions: E. of Jones. S. of Dundas	

MLS#: E13031580 Assignment: No Legal: PT LT 10 PL 438E TORONTO AS IN CA49890; CITY OF TORONTO		PIN#: 210510010 Fractional Ownership: No Vacant Land Condo: No	
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles, Other Foundation: Brick, Other Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Landscape Lighting, Landscaped, Porch Interior Feat: None	Zoning: Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: A

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.42	x 10.99	Hardwood Floor Fireplace Large Window
2	Dining	Main	10.24	x 12.24	Hardwood Floor Bay Window Open Concept
3	Kitchen	Main	12.4	x 14.5	Stainless Steel Appl Centre Island Breakfast Bar
4	Bathroom	Main	7.09	x 7.41	2 Pc Bath Combined W/Laundry Window
5	Prim Bdrm	2nd	10.83	x 12.76	Hardwood Floor Bay Window B/I Closet
6	2nd Br	2nd	8.07	x 9.74	Hardwood Floor Window Closet
7	3rd Br	2nd	8.23	x 15.09	Hardwood Floor Window W/O To Balcony
8	Bathroom	2nd	7.84	x 9.51	4 Pc Bath Window
9	Rec	Lower	21.59	x 13.68	Broadloom Pot Lights
10	Bathroom	Lower	5.68	x 5.84	4 Pc Bath Window

Client Remks: Stunning curb appeal sets the tone at 16 Mallon Ave, where exceptional landscape design creates a private & lush welcome. Step inside and you feel it immediately, an effortless blend of warmth and sophistication. The main floor is open, airy, and filled with natural light, a seamless flow for both everyday living and entertaining. Generous entry, white oak floors, exposed brick, a classic wood stove plus main floor powder room and laundry. At the heart of the home, the chef's kitchen is an epicurean delight. Featuring quartz countertops, abundant storage, generous prep space, and stainless steel appliances, including a gas range. Whether it's slow mornings at the breakfast bar, homework or work from home, or lively gatherings with friends and family, this is a kitchen that truly brings people together. Walk out to an incredible, professionally designed garden, perfect for relaxing, hosting, and enjoying the seasons. Garage parking off Dundas offers everyday ease, with exciting potential for a future laneway suite. Upstairs, the primary bedroom is a restful retreat with wall-to-wall closets. Two additional bedrooms are bright and generously sized, complemented by a beautifully appointed full bathroom, comfort without compromise. The lower level offers a cozy, hygge-inspired space ideal for movie nights and family time. With a separate entrance and 4-piece bathroom, it provides excellent flexibility for guests, in-laws, home office, or income potential. Set on a friendly, community-oriented street in the heart of Leslieville, this home pairs thoughtful updates with timeless appeal. A welcoming front porch, meaningful improvements, and a sense of care throughout.

Inclusions: stainless steel refrigerator, gas range, range exhaust, dishwasher, clothes washer & dryer, wood stove, all bedroom armoires.
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-465-7527



148 Heward Ave		
Toronto Ontario M4M 2T7		
Toronto E01 South Riverdale Toronto		
Taxes: \$6,311.71/2025	For: Sale	% Dif: 121
Sold Date: 05/04/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: W	Rms: 10
Link:	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	17.56 x 118 Feet	Washrooms: 2
	Irreg:	1x3xLower, 1x4x2nd
Dir/Cross St: Pape/Queen Directions: Pape/Queen		

MLS#: E13052356 **PIN#:** 210560038

Legal: Plan M49 Part Lot 20

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished	Drive: Lane	Gas:
Fireplace/Stv: N	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: Yes	Pool: None	Waterfront: None
Apx Age: 100+	Prop Feat: Central Vacuum, Park, School	Retirement:
Apx Sqft: 1500-2000	Interior Feat: Air Exchanger, Central Vacuum, Separate Heating Controls, Sump Pump, Sewage Pump, Ventilation System, Water Heater Owned, Water Purifier	HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Not Applicable		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.75	x 12.99	Hardwood Floor	Pot Lights	California Shutters
2	Dining	Main	11.75	x 15.19	Hardwood Floor	Pot Lights	Window
3	Kitchen	Main	16.5	x 10.5	Hardwood Floor	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	2nd	11.19	x 12.5	Hardwood Floor	W/I Closet	O/Looks Frontyard
5	Bathroom	2nd	7.71	x 5.09	Tile Floor	4 Pc Bath	Window
6	2nd Br	2nd	10.24	x 10.76	Hardwood Floor	Window	O/Looks Backyard
7	3rd Br	2nd	12.01	x 11.52	Hardwood Floor	Closet	Window
8	4th Br	3rd	14.99	x 16.77	Broadloom	Skylight	Track Lights
9	Office	Lower	11.19	x 13.09	Hardwood Floor	Pot Lights	B/I Bookcase
10	Rec	Lower	12.2	x 10.66	Hardwood Floor	B/I Shelves	Pot Lights
11	Bathroom	Lower	4.2	x 12.01	Tile Floor	3 Pc Bath	Pot Lights
12	5th Br	Lower	12.5	x 7.09	Hardwood Floor	Window	Closet

Client Remks: Welcome To 148 Heward Avenue, A Stunning Edwardian-Era Brick Home In The Heart Of Leslieville, Where Timeless Curb Appeal Meets A Designer Renovation. Featuring A Charming Front Porch And An Impressive 2-Storey Layout, This 4-Bedroom Residence Offers Exceptional Space & Style For Modern Family Living. Inside, You'll Find A Thoughtfully Designed Open-Concept Main Floor With Spacious Living And Dining Areas, Enhanced By Pot Lights And Elegant Finishes Throughout. The Gourmet Kitchen Is A True Showpiece, Complete With Quartz Countertops, Stainless Steel Appliances, Abundant Storage, And A Breakfast Bar-Perfectly Complemented By White Oak Hardwood Floors, Exposed Brick, And A Chic Ceramic Backsplash. The Underpinned Basement Expands Your Living Space With Radiant In-Floor Heating, A Pantry, A Full Bathroom With A Rainforest Shower, A Fifth Bedroom, And A Dedicated Home Office With Custom Built-Ins-Ideal For Today's Flexible Lifestyle. Upstairs, The Second Level Features Three Generously Sized Bedrooms, Including A Beautiful Primary Retreat With A Bay Window And His-And-Hers Closets, Along With A Spa-Inspired Bathroom Showcasing A Classic Clawfoot Tub. The Third Level Adds Even More Versatility With A Fourth Bedroom And A Bright Rec Room Or Home Office, Highlighted By Skylights And A Cozy Pine Wood Panelled Ceiling. Step Outside To A West-Facing Backyard Oasis, Perfect For Enjoying Afternoon Sun And Evening Gatherings. Relax Or Entertain On The Large Back Deck With BBQ Area, Unwind On The Stone Patio, And Take Advantage Of The Newly Built Double-Car Garage. Situated In One Of Toronto's Most Sought-After, Family-Friendly Neighbourhoods, On A Block That Features An Annual Street Party With Friends & Neighbours, You're Just Steps To Queen Street East, Jimmie Simpson Park, And Beloved Local Favourites Including Pilot Coffee Roasters, Ed's Real Scoop, & Slowhand Pizza. A Rare Opportunity To Own A Beautifully Reimagined Home In Vibrant Leslieville-This One Truly Has It All.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings & Hardware, All Electric Light Fixtures

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC. **Ph:** 416-642-2660



96 De Grassi St Toronto Ontario M4M 2K3 Toronto E01 South Riverdale Toronto Taxes: \$5,961.37/2025 Sold Date: 05/20/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,600,000 List: \$1,399,000 For: Sale % Dif: 114
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 14.02 x 100.76 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x5xLower	Dir/Cross St: Dundas and De Grassi Directions: One way on De Grassi going North

MLS#: E13112788 **PIN#:** 210740210
Legal: PT LT 23 PL 322 RIVERDALE AS IN CT658097; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Block, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, School Exterior Feat: Awnings, Deck, Landscaped Interior Feat: Sump Pump, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet		
2	Living	Main	12.2	x 22.24	Hardwood Floor	Fireplace	B/I Shelves
3	Dining	Main	12.2	x 11.98	Hardwood Floor	Open Concept	Combined W/Living
4	Kitchen	Main	9.02	x 13.32	Modern Kitchen	W/O To Deck	Hardwood Floor
5	Br	2nd	6.5	x 14.53	Large Window	Hardwood Floor	
6	Prim Bdrm	2nd	12.2	x 15.62	Large Closet	Window	Hardwood Floor
7	3rd Br	3rd	12.2	x 35.2	Vaulted Ceiling	W/O To Deck	
8	4th Br	Lower	12.2	x 13.81	Closet	Window	
9	Play	Lower	12.2	x 21.06	5 Pc Bath	Combined W/Laundry	

Client Remks: Welcome to Riverside living at its finest. This standout home at 96 De Grassi Street blends character and elevated design with soaring 10-foot ceilings, stained glass windows, exposed brick, and an airy open-concept layout that feels inviting from the moment you walk in. Thoughtfully renovated and highly functional, this 3+1 bedroom home offers incredible flexibility for modern living, whether you need a guest suite, home office, or additional family space. The chef-inspired kitchen is a true showpiece, featuring sleek custom cabinetry, integrated lighting, a gas range, and a statement farmhouse sink, all complemented by clean lines and a soft neutral palette. Floor-to-ceiling black-framed glass doors draw in natural light and create a seamless connection to the backyard, giving the space a distinctly European feel. The main living and dining area balances modern design with warmth, anchored by sleek built-ins and a wood-burning fireplace. Wide-plank flooring, curated lighting, and a large window with built-in bench seating add charm and functionality. The entire third floor is a loft-style retreat that can function as a primary suite, creative workspace, or lounge, complete with exposed brick and a private balcony with stunning CN Tower views. Everyday details include built-in storage under the stairs, a thoughtfully designed laundry area with ample storage, and recently replaced furnace and hot water tank. Both bathrooms feature luxurious heated floors. Out back, the private fenced yard is ready for summer nights, featuring a deck with awning, plus a dining area tucked beneath mature vines that create a romantic, garden-like canopy overhead. Set in one of Toronto's most vibrant east-end communities, steps to beloved cafes, restaurants, and parks, this home offers the perfect blend of character, design, and lifestyle!

Inclusions: Fridge, Gas Range, Dishwasher, Washer & Dryer, Fridge in Basement. All Electric Light Fixtures and Existing Window Coverings (see exclusions: 3rd floor curtains). White Wardrobe in Second Bedroom. Street permit parking currently available via the City of TO (availability subject to change).

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



259 Booth Ave Toronto Ontario M4M 2M7 Toronto E01 South Riverdale Toronto Taxes: \$6,500.23/2025 Sold Date: 04/23/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,600,000 List: \$1,299,000 For: Sale % Dif: 123
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 14 x 115 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Queen & Logan Directions: Queen & Logan

MLS#: E13031028 **PIN#:** 000000000
Legal: PCL 2-1 SEC M93; Lt 2 PL M93 City of Toronto

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Library, Park, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Deck, Porch Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Year: 2014 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.29	x 13.29	Hardwood Floor	Window	Open Concept
2	Dining	Main	8.5	x 10.3	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	15.12	x 8.73	Hardwood Floor	Modern Kitchen	Stainless Steel Appl
4	Family	Main	9.88	x 9.78	W/O To Deck	Skylight	Tile Floor
5	Prim Bdrm	2nd	11.84	x 9.81	Hardwood Floor	B/I Closet	O/Looks Park
6	2nd Br	2nd	9.12	x 9.15	Hardwood Floor	Window	Closet
7	3rd Br	2nd	8.3	x 7.58	Hardwood Floor	Window	Closet
8	Rec	Lower	23.75	x 10.93	Concrete Floor	Pot Lights	B/I Shelves
9	Laundry	Lower	6.56	x 4.59	Concrete Floor		

Client Remks: Own one of Leslieville's Beautifully Renovated Victorian Homes on Booth Avenue. This home overlooks the popular Jimmie Simpson Park. This elegant 3 bedroom home was gutted and renovated from top to bottom in 2014. It blends old world charm with a modern touch. Large Living/Dining area, great for entertaining. Open concept main floor plan with custom Gourmet Kitchen, Gas Cooktop and Quartz Countertop. Sun filled main floor Family Room with wall to wall sliding doors, built-in bench, heated floor and walk out to deck and private fully fenced yard. Rear gate gives access to rare 2 PARKING SPOTS via Laneway off Colgate Ave. 100 amp Electrical Service, High Efficiency furnace, Air Conditioning and Tankless Hot Water Heater were installed during reno. Finished Basement with high ceiling, heated concrete floor and lots of storage. Steps to the best of Leslieville, Shops, Transit and Downtown, future Ontario Line Leslieville/Riverside Station and Queen Street minutes from your doorstep, commuting could not be easier. Just move in and enjoy!!

Inclusions: Existing Gas Cooktop, Fridge, Wall Oven, Microwave, Hood Fan, B/I Dishwasher, Washer and Dryer, Wood Shelf on wall in Family Room and Bench Seat, All Electrical Light Fixtures, All Window Coverings (Rods, Drapery and Blinds). Hot Water Tank (owned). Shed in Yard. Grey Wall Cabinets in Basement. (Excluding matching floor Unit).

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



237 Logan Ave			Sold: \$1,600,000
Toronto Ontario M4M 2N2			List: \$1,199,000
Toronto E01 South Riverdale Toronto			
Taxes: \$6,054.09/2026		For: Sale	% Dif: 133
Sold Date: 06/23/2026			
SPIS: No	Last Status: SLD	DOM: 0	
Att/Row/Twnhouse	Fronting On: E	Rms: 7 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	15.4 x 129.5 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Queen street & Logan avenue Directions: Queen & Logan			

MLS#: E13479246 **PIN#:** 210550196

Legal: Plan 416 Part Lot 104

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air, Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	17.06	x 14.11	Hardwood Floor	Picture Window	
2	Dining	Ground	9.68	x 11.98	Hardwood Floor		
3	Kitchen	Ground	18.04	x 14.11	Hardwood Floor	Centre Island	Eat-In Kitchen
4	Mudroom	Ground	6.4	x 10.7	Tile Floor	Heated Floor	
5	Powder Rm	Ground	5.97	x 3.18	Heated Floor		
6	Prim Bdrm	2nd	12.07	x 14.11	Hardwood Floor	B/I Closet	Window
7	2nd Br	2nd	9.09	x 10.5	Window	B/I Closet	Hardwood Floor
8	3rd Br	2nd	6.89	x 9.48	Window	B/I Closet	Hardwood Floor
9	Bathroom	2nd	10.01	x 6.99	Tile Floor	3 Pc Bath	Heated Floor
10	Rec	Lower	25.98	x 14.11			
11	Laundry	Lower	5.87	x 14.11	Tile Floor		
12	Bathroom	Lower	7.84	x 5.09	Tile Floor	3 Pc Bath	Heated Floor

Client Remks: LIVING LARGE ON LOGAN. Pick your patio. Pick your coffee shop. Pick your park. The House is already taken care of. Beautifully renovated and thoughtfully redesigned, this 3-bedroom, 3-bathroom Leslieville family home lives much larger than its charming facade suggests. Filled with natural light, 9ft soaring ceilings and exceptional attention to detail, the main floor was designed for both everyday living and effortless entertaining. The custom kitchen is the heart of the home, featuring an oversized island, premium appliances, extensive storage and seamless connection to the dining and living spaces. A main floor powder room and mudroom add practicality where it matters most. Upstairs, you'll find three generous bedrooms, custom built-ins and a beautifully renovated family bathroom with heated floors. The finished lower level offers outstanding flexibility with a large recreation room, full bathroom, laundry and plenty of storage. Outside, the deep landscaped backyard is a true extension of the living space, with gas hook up, complete with laneway parking, EV charger capability and room to relax, entertain and play. And then there's the location. Jimmy Simpson Park. Queen Street East. Morning coffee, dinner reservations, neighbourhood shops, great schools and some of Leslieville's best patios, all just steps from your front door. Beautifully renovated. Meticulously maintained. Perfectly positioned. This is Leslieville living at its best.

Inclusions: Maytag refrigerator, Maytag range, Bosch built-in dishwasher, Bosch built-in drawer microwave, Professional-grade range hood, Maytag washer and dryer, Nest smart thermostat, Custom cordless cellular shades, All electric light fixture (see excl.) Garage door opener and remotes.

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



3 Howie Ave Toronto Ontario M4M 2H9 Toronto E01 South Riverdale Toronto Taxes: \$6,575.63/2025 Sold Date: 04/13/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,610,000 List: \$1,299,900 For: Sale % Dif: 124
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 15.83 x 88 Feet Irreg:	Rms: 8 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4xBsmt	Dir/Cross St: Queen and Broadview Directions: North off Clark St

MLS#: E12965042 **PIN#:** 210740168
Legal: LT 2 PL 117E TORONTO; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Electric, Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Cul De Sac, Fenced Yard, Library, Park, Public Transit, School Interior Feat: Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2013 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.68	x 3.74	Tile Floor	Closet	Pot Lights
2	Dining	Main	10.83	x 9.09	Hardwood Floor	Open Concept	Large Window
3	Living	Main	13.58	x 10.33	Hardwood Floor	Open Concept	Pot Lights
4	Kitchen	Main	14.76	x 10.24	Hardwood Floor	Breakfast Bar	Pot Lights
5	Mudroom	Main	6.07	x 4.43	Tile Floor	W/O To Yard	2 Pc Bath
6	Prim Bdrm	2nd	13.42	x 13.09	Hardwood Floor	5 Pc Ensuite	W/I Closet
7	Br	2nd	10.99	x 10.5	Hardwood Floor	B/I Desk	Murphy Bed
8	Br	3rd	17.09	x 13.48	Hardwood Floor	Juliette Balcony	Sliding Doors
9	Foyer	Bsmt	5.74	x 3.25	Tile Floor	West View	Wall Sconce Lighting
10	Living	Bsmt	12.01	x 9.68	Vinyl Floor	Open Concept	Wall Sconce Lighting
11	Kitchen	Bsmt	9.15	x 6.76	Vinyl Floor	Breakfast Bar	Stainless Steel Appl
12	Br	Bsmt	10.01	x 9.25	Vinyl Floor	Large Window	
13	Laundry	Bsmt	6.43	x 4.76			
14	Furnace	Bsmt	5.25	x 4.82			

Client Remks: Welcome to 3 Howie Avenue. Builder/designer's own home-an exceptional, fully permitted gut renovation offering refined living with a LEGAL basement apartment. Showcasing custom craftsmanship throughout - the beautiful black walnut kitchen is a true centerpiece, featuring premium appliances including an AGA Marvel refrigerator and AGA gas range, along with thoughtfully designed storage solutions. Elegant hand-scraped oak flooring and grand oak staircases elevate the interior. The primary suite offers a walkthrough closet and a spa-inspired 5-piece ensuite with soaker tub and double vanity. The second bedroom includes a custom Murphy bed with closet/storage space and built in desk/office area. The third bedroom is nestled on the bright third floor, currently set up as a media/entertainment room complete with a projector and Juliette balcony. Designed with both comfort and entertaining in mind, the private backyard features tiered landscaping, a natural gas line to the BBQ and custom fire pit. The legally built basement apartment was completed with permits - separate electrical meters/panels and independent heating. It is a fully self-contained suite with the added flexibility of interior access from the main floor, allowing you to easily integrate the spaces if desired. Basement is also equipped with interior waterproofing, sump pump, backwater valve, and upgraded 3/4-inch water line (allows for excellent pressure). A rare offering combining design, function, and quality craftsmanship in a highly sought after location - quiet dead end street just steps to bustling Queen st. and the soon to be LRT.

Inclusions: Please see Attachments for full list of inclusions and exclusions
Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



7 A McGee St Toronto Ontario M4M 2L1 Toronto E01 South Riverdale Toronto		Sold: \$1,616,000 List: \$1,650,000
Taxes: \$7,511/2025	For: Sale	% Dif: 98
Sold Date: 04/21/2026		
SPIS: No	Last Status: SLD	DOM: 53
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: < .50 14.99 x 103.81 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 4 1x2xGround, 1x3x2nd, 1x5x3rd, 1x3xBsmt
Dir/Cross St: McGee St and Eastern Ave		
Directions: Travel east on Queen St E, right turn on McGee St, travel South towards Eastern Ave		

MLS#: E12834290 **PIN#:** 210760359
Assignment: No **Fractional Ownership:** No **Vacant Land Condo:** No
Legal: PART LOT 204, PLAN 105 DESIGNATED AS PART 3, PLAN 66R- 21421. CITY OF TORONTO. T/W AN EASEMENT FOR ENTRY OVER PART 9, PLAN 66R-21421 UNTIL SUCH TIME AS THE SAID PART 9 HAS BEEN DEDICATED FOR PUBLIC LANE PURPOSES AS IN AT-785040. CITY OF TORONTO.

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1.5	Cable TV: A Hydro: Yes
Basement: Finished	Drive: Lane, Private	Gas: Yes Phone: A
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1.5	Water Supply Type:
A/C: Central Air	UFFI: No	Sewer: Sewers
Central Vac: No	Pool: None	Waterfront: None
Apx Age: 16-30	Prop Feat: Beach, Library, Public Transit, Rec Centre	Retirement:
Year Built: 2006	Exterior Feat: Deck, Porch, Privacy, Patio	Under Contract: Hot Water Tank-Gas
Yr Built Source: MPAC	Interior Feat: Auto Garage Door	HST Applicable to: Included In
Apx Sqft: 1500-2000	Remote, Carpet Free, Storage, Water Meter	Sale Price:
Lot Shape: Rectangular		Farm/Agr:
Lot Size Source: GeoWarehouse		Oth Struct: Additional Garage(s)
Roof: Shingles		Survey Type: Unknown
Foundation: Poured Concrete		Spec Desig: Unknown
Assessment: POTL: N		
POTL Mo Fee:		
Laundry lev: Upper		

Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	14.21	x 11.15	
2	Dining	Ground	11.52	x 11.15	
3	Kitchen	Ground	14.4	x 11.15	
4	Br	2nd	11.58	x 14.07	
5	2nd Br	2nd	10.07	x 14.07	
6	Prim Bdrm	3rd	11.65	x 14.07	
7	Den	Bsmt	9.74	x 11.32	
8	Rec	Bsmt	17.49	x 13.42	
9	Bathroom	Ground	6.66	x 2.1	
10	Bathroom	2nd	6.99	x 7.09	
11	Bathroom	3rd	10.17	x 8.17	
12	Bathroom	Bsmt	4.92	x 6.92	

Client Remks: Welcome to **7A McGee Street**, a rare freehold townhouse tucked away on a quiet street in the heart of South Riverdale. Spanning three storeys with high ceilings throughout (including the basement!) this thoughtfully designed home offers the perfect blend of space, style, and city living. The main level features a newly renovated modern chef's kitchen with quartz countertop and waterfall island, ideal for both everyday living and entertaining, with sleek finishes and an open, functional layout. The home offers three spacious bedrooms, including a stunning top-floor primary retreat complete with a spa-like heated floor ensuite, walkout to a private balcony with sweeping views of Toronto's skyline- your own elevated escape above the city. Two generously sized bedrooms on the second floor provide flexibility for family, guests, or a home office. Bathrooms are conveniently situated, with one on each floor! A finished basement perfect for a rec room or additional living space, and the rare bonus of a 1.5 car detached garage, this home truly checks every box for urban comfort and convenience. Step outside and enjoy everything South Riverdale has to offer- one of Toronto's most vibrant and sought-after neighbourhoods. Just moments from Leslieville and The Danforth, you're surrounded by acclaimed restaurants, cafes, boutiques, parks, and trails, with easy access to transit and the downtown core. This is a neighbourhood known for its strong community feel, walkability, and dynamic energy. A stylish, move-in-ready home in an unbeatable location.

Inclusions: ELF's, window coverings, appliances- Samsung s/s fridge, Samsung s/s dishwasher, Kitchen Aid s/s stove and fume vent, LG washer/dryer, garage door opener

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 07/08/2026 1:50:32 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Listing Contracted With: SYNERGY SERVICES **Ph:** 647-812-8260



166 Broadview Ave Toronto Ontario M4M 2G5 Toronto E01 South Riverdale Toronto Taxes: \$6,213.68/2026 Sold Date: 05/08/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$1,625,000 List: \$1,299,000 For: Sale % Dif: 125
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 18.42 x 94 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 3 1x3x3rd, 1x4x2nd, 1x3xBsmt Dir/Cross St: Queen St E & Broadview Ave Directions: Queen St E & Broadview Ave	

MLS#: E13088848 **PIN#:** 000000000
Legal: PCL 2-1 SEC M210; LT 2 PL M210 TORONTO EXCEPT UNIT 20 EXPROP PL D-54; TORONTO , CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1898 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Flat, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane, Private Double Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Clear View, Fenced Yard, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Hot Tub, Landscaped, Lighting, Porch Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, Guest Accommodations, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Drive Shed, Fence - Full Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.26	x 14.83	Large Window	Stained Glass	Laminate
2	Dining	Main	11.91	x 9.58	Large Window	Open Concept	Laminate
3	Kitchen	Main	10.66	x 15.85	Renovated	Stainless Steel Appl	Walk-Out
4	Foyer	Main	5.15	x 6.43	Stained Glass		
5	Br	2nd	9.91	x 14.34	Closet	Laminate	Large Window
6	2nd Br	2nd	12.4	x 9.84	Closet	Laminate	Large Window
7	3rd Br	2nd	10.66	x 8.99	Closet	Laminate	Large Window
8	Bathroom	2nd	6.27	x 6.5	4 Pc Bath	Window	
9	Prim Bdrm	3rd	15.26	x 24.51	3 Pc Ensuite	Skylight	Walk-Out
10	Bathroom	3rd	6.07	x 6.59	3 Pc Bath		
11	Rec	Bsmt	15.26	x 24.51	Laminate	Window	
12	4th Br	Bsmt	10.66	x 8.01	Laminate	Window	
13	Bathroom	Bsmt	4.76	x 7.51	3 Pc Bath		

Client Remks: The third floor at 166 Broadview ends in a walk-out rooftop terrace with sunset views over the CN Tower. That alone moves most buyers. The rest of the house keeps up. Four bedrooms upstairs, one tucked into the finished basement. Three bathrooms. Over 1,700 square feet above grade in a Victorian semi quietly rebuilt around modern family life. The main floor flows from the recently renovated kitchen - blue cabinetry, quartz counters and backsplash, gas stove - out to a rear deck with awning, hot tub, and interlock yard built for low-effort summer evenings. Second floor: three bedrooms and the family 4-piece. The third-floor primary retreat itself is a 2022 build with sitting area, ensuite, and that terrace. The finished basement adds another bedroom and 3-piece bath, working as a guest wing, kids' movie night, or both. Stained glass and exposed brick moments still earning their keep alongside the modern updates. A Japanese maple out front, an ornamental cherry in the back, and custom planters keep the maintenance low and the views peaceful. The remote-access garage door opens onto a private laneway with two parking spots, adding real day-to-day privacy at the rear of the home. An 18-foot frontage feels wide for a Broadview semi. Daycare just a minute from the front door, parks and playgrounds within a few minutes' walk, and Rooster Coffee House and the skyline view at Riverdale Park East a short stroll up Broadview. A block south, the Broadview Hotel anchors the Queen East strip - restaurants like White Lily Diner and Tabule, plus gyms, fitness studios, and shops in the same stretch. Streetcars at King, Queen, and Dundas one block away; Gerrard three. The future Leslieville Ontario Line station is being built within walking distance.

Inclusions: All ELF's, all appliances & window coverings.
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-205-0355



66 Coady Ave Toronto Ontario M4M 2Y8 Toronto E01 South Riverdale Toronto Taxes: \$6,736.99/2026 Sold Date: 04/02/2026 SPIS: No Last Status: SLD DOM: 3			Sold: \$1,625,000 List: \$1,649,000 For: Sale % Dif: 99
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 20.25 x 80 Feet Irreg: Irreg: As Per Survey August 7/1992	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x2x2nd	
Dir/Cross St: Queen St E & Pape Ave Directions: Northwest of Queen & Jones			

MLS#: E12937752 **PIN#:** 210510127

Legal: Pt Lt 6-7 PI 423E

Kitchens: 1 Fam Rm: N Basement: Part Fin / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Interior Feat: In-Law Capability, Rough-In Bath Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Year: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Hot Water Tank-Gas Included In 1992 Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.52	x 6.23	Hardwood Floor	Recessed Lights	Staircase
2	Living	Main	12.63	x 12.27	Hardwood Floor	Fireplace	Large Window
3	Dining	Main	16.54	x 10.01	Hardwood Floor	Pocket Doors	Large Window
4	Kitchen	Main	16.5	x 8.01	Wood Floor	Stainless Steel Appl	W/O To Deck
5	Prim Bdrm	2nd	16.5	x 12.57	Hardwood Floor	Fireplace	Large Window
6	Other	2nd	8.86	x 7.32	Hardwood Floor	Window	B/I Shelves
7	2nd Br	2nd	10.27	x 9.78	Hardwood Floor	Large Closet	Large Window
8	Bathroom	2nd	11.42	x 7.97	3 Pc Bath	Soaker	Separate Shower
9	Bathroom	2nd	7.74	x 4.89	2 Pc Bath	Pedestal Sink	Window
10	3rd Br	3rd	13.94	x 18.24	Hardwood Floor	W/O To Terrace	Window
11	Rec	Lower	18.31	x 9.71	Vinyl Floor	Recessed Lights	W/O To Garden
12	4th Br	Lower	11.19	x 9.45	Vinyl Floor	Recessed Lights	Window
13	Utility	Lower	11.94	x 32.38			

Client Remks: NOTE: OPEN HOUSE IS CANCELLED....Classic charming brick Leslieville character defines this large approx. 2500 sf, 2 1/2-storey semi-detached home including all finished levels. A wood-burning fireplace warms the living room, creating a cozy heart for gatherings. Bright living room flows to foyer, dining room and kitchen, with direct access to rear elevated deck and private yard oasis. Unique dual-bathroom layout features powder room with toilet and pedestal sink, adjacent to full bath with soaker tub, glass rain shower, vanity, and family-size front-load washer/dryer. Multiple bedrooms served by both main and back stairs. Spacious primary bedroom with wood-burning fireplace and walk-in dressing room. Standout third-floor loft with walk-out to expansive terrace (covered seating + open area, fully wired with electrical) - currently a family room but easily converts to bedroom or office. Finished basement with bedroom, recreation room, bathroom rough-in and expansive storage. Perfect blend of heritage charm and modern function on one of Leslieville's most desirable streets! Quiet, walkable, friendly - steps to Queen St. East amenities, transit and a new Ontario Line station mere blocks away.

Inclusions: All window coverings, All electrical light fixtures & remotes, GE Fridge, Frigidaire Gas Stove, Maytag Dishwasher (2025), Gas BBQ, LG Family size Washer (2026), LG Family size Dryer, Nest Smart Home & components, Gas Furnace & equipment, Carrier 1000 Central Air conditioning 2.0T unit (2021), Carbon Monoxide/Smoke detectors throughout/every level (2026), L-Shape couch in 3rd bedroom/floor, 2 bathroom mirrors, cabinet in powder room.

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



75 Tiverton Ave Toronto Ontario M4M 2M1 Toronto E01 South Riverdale Toronto Taxes: \$7,023.64/2025 Sold Date: 06/09/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,628,000 List: \$1,728,000 For: Sale % Dif: 94
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 15 x 100 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x2xBsmt Dir/Cross St: Logan and Gerrard Directions: West of Logan, South off First	

MLS#: E13237688	PIN#: 210700235
Vacant Land Condo: No	
Legal: PT LT 25 PL 791 TORONTO AS IN CA475108; 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: 1909 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Cul De Sac, Fenced Yard, Park, Public Transit, School Exterior Feat: Porch Interior Feat: Bar Fridge	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Drive Shed Survey Type: None Spec Desig: Heritage	Hydro: Yes Phone: Yes
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 12.01	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	14.07	x 12.6	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	15.75	x 10.93	Stainless Steel Appl	Pot Lights	Hardwood Floor
4	Breakfast	Main	11.15	x 6.82	Hardwood Floor	W/O To Yard	Sliding Doors
5	Prim Bdrm	3rd	16.34	x 10.5	4 Pc Ensuite	W/I Closet	Hardwood Floor
6	Br	2nd	14.34	x 11.52	Hardwood Floor	Double Closet	Bay Window
7	Br	2nd	12.24	x 9.32	Double Closet	Hardwood Floor	Crown Moulding
8	Br	2nd	10.99	x 9.15	Hardwood Floor	Window	
9	Rec	Bsmt	24.34	x 8.17	Broadloom	Pot Lights	2 Pc Bath
10	Laundry	Bsmt	12.17	x 9.84	Pot Lights		
11	Utility	Bsmt	17.42	x 5.35	Concrete Floor		

Client Remks: Welcome to 75 Tiverton Avenue, a beautifully renovated 3-storey, 4-bedroom, 3-bathroom family home in the heart of Leslieville. Styled by Jessica Kelly Design, this thoughtfully curated residence blends timeless character with elevated design and modern functionality. Every space has been intentionally considered, creating a home that feels warm, welcoming, and effortlessly livable. The open-concept main floor is designed for both everyday living and entertaining, featuring a spacious kitchen with a charming eat-in banquet and a seamless walkout to a private backyard retreat complete with a turfed yard and coveted two-car laneway parking. Occupying the entire third floor, the stunning primary suite offers a private escape filled with natural light. Complete with a spacious walk-in closet and a beautifully appointed ensuite featuring a soaker tub and separate shower, it's the perfect place to start and end your day. Beyond the home itself lies one of Leslieville's best-kept secrets. Tiverton is one of those rare streets where neighbours become friends, kids still play outside, and community truly thrives. Tucked away on a quiet, limited-traffic street with its own charming neighbourhood parkette, this special pocket offers something increasingly difficult to find in the city: a genuine sense of connection and belonging. Just steps to cafes, restaurants, shops, parks, TTC, and all the local favourites that have made Leslieville one of Toronto's most sought-after neighbourhoods, 75 Tiverton offers more than just a beautiful home-it offers an exceptional lifestyle.

Inclusions: Stainless Fridge, Stove, Range hood, Dishwasher, Microwave, Washer and Dryer, Bsmt Wine Fridge, Gas burner and equipment, all Elfs, all broadloom where laid, all window shutters

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



55 Galt Ave Toronto Ontario M4M 2Z2 Toronto E01 South Riverdale Toronto Taxes: \$6,251/2025 Sold Date: 03/23/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,650,000 List: \$1,299,000 For: Sale % Dif: 127
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 19.08 x 100 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x5x3rd, 1x4x2nd, 1x3xBsmt Dir/Cross St: Pape and Gerrard Directions: One way south from Gerrard	

MLS#: E12885856 **PIN#:** 210500122
Legal: PLAN M301 LOT 2

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: 1910 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Landscaped, Deck Interior Feat: Carpet Free	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	26.61	x 15.49	W/O To Yard	Fireplace	Skylight
2	Dining	Main	26.61	x 15.49	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	13.55	x 15.49	Hardwood Floor	Renovated	Centre Island
4	2nd Br	2nd	13.19	x 11.81	Hardwood Floor	Bay Window	Closet
5	3rd Br	2nd	10.99	x 8.73	Hardwood Floor	O/Looks Backyard	Closet
6	Office	2nd	15.49	x 11.68	Hardwood Floor	Combined W/Laundry	Open Concept
7	Prim Bdrm	3rd	21.13	x 9.65	Hardwood Floor	5 Pc Ensuite	W/W Closet
8	Rec	Bsmt	23.65	x 14.99	Tile Floor	Pot Lights	Bar Sink
9	Utility	Bsmt	9.12	x 14.99	Unfinished		

Client Remks: Welcome to 55 Galt Avenue. A truly special home on one of Leslieville's most coveted streets, where community, character, and lifestyle all come together. This beautifully renovated 3-storey semi-detached is the kind of home that immediately feels right the moment you step inside. Warm, stylish, and thoughtfully designed for modern living. The open-concept main floor is striking, impressive in width and filled with light, featuring high ceilings, exposed brick, rich hardwood floors, custom built-ins, and a cozy gas fireplace that instantly makes the space feel like home. At the heart of it all is a modern kitchen with stainless steel appliances, a large island with generous storage, and a picture window that floods the space with natural light. Upstairs on the second level, you'll find two spacious bedrooms with ample closet space, a bright open-concept study ideal for working from home, and second-floor laundry (because honestly... who wants to haul laundry to the basement? Not me). A beautifully finished 4-piece bathroom completes the level. And then... the showstopper...The entire third floor is dedicated to a luxurious primary retreat. A peaceful sanctuary with room to breathe, complete with a seating area, abundant closet space, and a stunning spa-inspired 5-piece ensuite. It's the kind of space you look forward to coming home to every day. The finished basement adds even more flexibility, perfect for movie nights, a play area for the kids, or a comfortable space for guests + a 3pc bath. And outside? You'll love the rare two-car laneway parking plus the future potential to build your own laneway house, an incredible bonus in the city. Located within the highly sought-after Leslieville Junior Public School and Riverdale Collegiate catchments, and boasting a Walk Score of 97, Transit Score of 80, and Bike Score of 94, this location truly puts the very best of the east end right at your doorstep. This home checks every single box and then some. Come see it.

Inclusions: S/S gas stove, fridge, built-in dishwasher, built-in microwave, washer and dryer, GB&E, CAC, electric light fixtures, fridge in basement

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



118 Morse St		Sold: \$1,652,500
Toronto Ontario M4M 2P8		List: \$1,688,000
Toronto E01 South Riverdale Toronto		
Taxes: \$7,737/2025	For: Sale	% Dif: 98
Sold Date: 04/24/2026		
SPIS: No	Last Status: SLD	DOM: 9
Att/Row/Townhouse	Fronting On: W	Rms: 7
Link:	Acreage:	Bedrooms: 4
3-Storey	15 x 129 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4x3rd
Dir/Cross St: Logan between Queen St & Eastern Ave		
Directions: 1 Block West of Logan, North of Eastern Ave		

MLS#: E13001844 **PIN#:** 210550243

Legal: PT LT 73 PL 416 CITY EAST AS IN CA610199; CITY OF TORONTO

Kitchens: 1	Exterior:	Zoning:
Fam Rm: N	Brick Front / Stucco/Plaster	Cable TV:
Basement: Part Fin / Full	Gar/Gar Spcs: Carport / 1	Gas:
Fireplace/Stv: Y	Drive: Lane	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer:
Central Vac: No	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Fireplace/Stove	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door	Sale Price:
Foundation: Unknown	Remote, Sump Pump	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.01	x 10.33	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	10.99	x 10.99	Open Concept	Hardwood Floor	B/I Shelves
3	Kitchen	Main	14.99	x 11.32	W/O To Yard	Breakfast Bar	Stone Counter
4	2nd Br	2nd	11.52	x 12.01	His/Hers Closets	Hardwood Floor	Closet Organizers
5	3rd Br	2nd	12.76	x 8.23	Double Closet	Hardwood Floor	Closet Organizers
6	4th Br	2nd	8.6	x 11.32	West View	Hardwood Floor	O/Looks Backyard
7	Prim Bdrm	3rd	20.01	x 14.17	4 Pc Ensuite	W/I Closet	Vaulted Ceiling
8	Laundry	Lower	10.17	x 13.48	Concrete Floor	Laundry Sink	Window
9	Furnace	Lower	16.01	x 10.76	Concrete Floor		
10	Other	Bsmt	13.25	x 10.5			

Client Remks: Welcome to this stunning, design-forward home in the heart of Leslieville, offering exceptional finishes and a thoughtfully curated layout. The bright, open-concept main floor features soaring 10' ceilings, wide-plank white oak flooring, and a sleek electric fireplace set within a marble surround. Large east and west-facing window fills the space with natural light, while the modern staircase with glass railings adds architectural elegance. The chef-inspired kitchen is both stylish and functional, showcasing custom cabinetry with extra-tall uppers, Caesarstone countertops, and a porcelain herringbone backsplash. Premium stainless steel appliances, including a gas range, French-door fridge, wine fridge, and integrated dishwasher, elevate the space. A large sliding door opens to the beautifully landscaped backyard-perfect for entertaining. Upstairs, spacious bedrooms offer 9' ceilings, solid wood doors, and custom closet organizers. The primary retreat is a true standout, featuring dramatic vaulted ceilings and a walk-in closet. The spa-like ensuite includes a glass shower with rain head, floating double vanity, and designer fixtures. The exterior is equally impressive with professionally landscaped front and backyards, stone walkways, and a lower patio area in the backyard ideal for relaxing or hosting. Additional highlights include composite front decking with glass railings, backyard deck with gas BBQ line, and a custom carport with garage access. A rare blend of modern design, luxury finishes, and prime Leslieville living-this spacious home is truly move-in ready.

Inclusions: Stainless Steel: Fridge, Gas Range, Range Hood, Wine Fridge, Microwave, Integrated dishwasher. Front load washer and dryer. All Designer Light Fixtures (except those noted as excluded), All Custom Window Coverings, All Built In Closet Organizers, Floating Buffet in DR. Automated awning. Basement storage shelving. T.V. Brackets in Living room & primary bedroom. Garage door remote and keypad.

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



108 Pape Ave Toronto Ontario M4M 2V8 Toronto E01 South Riverdale Toronto Taxes: \$7,714.31/2025 Sold Date: 05/05/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,658,000 List: \$1,349,000 For: Sale % Dif: 123
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 14.5 x 116.8 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x3xBsmt	Dir/Cross St: Carlaw Ave & Queen St E Directions: North of Queen St E

MLS#: E13061954 **PIN#:** 210580476
Legal: PLAN 718 PT LOTS 12 13 RP 66R21541 PART 4

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Fan Coil / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Flat, Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Public Transit Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.55	x 13.39	Hardwood Floor Pot Lights
2	Dining	Main	13.75	x 13.39	Hardwood Floor Combined W/Kitchen
3	Kitchen	Main	13.88	x 13.39	Hardwood Floor Stone Counter Centre Island
4	Br	2nd	11.15	x 13.45	Hardwood Floor Double Closet O/Looks Frontyard
5	2nd Br	2nd	13.85	x 13.45	Hardwood Floor Double Closet O/Looks Backyard
6	Prim Bdrm	3rd	16.96	x 13.32	Hardwood Floor W/O To Deck 4 Pc Ensuite
7	Rec	Bsmt	8.66	x 10.17	3 Pc Bath Closet
8	Family	Bsmt	14.93	x 12.76	Separate Rm Window

Client Remks: Gorgeous, rare freehold townhouse tucked on a quiet Leslieville street, offering 2,279 sq. ft. of luxurious living with 9 ft ceilings on the main and second floors, hardwood throughout, upgraded trim, pot lights, skylight, 8 inch concrete block walls between homes. A chef's dream, a beautiful modern extended height flat front kitchen with stone counters, stainless appliances gas stove and a concealed coat closet useful when entering from the garage. The open concept main floor flows beautifully, while the second level features two generous bedrooms and a full bath and a convenient laundry room. The stunning top floor primary retreat includes a spa like ensuite with double sinks and a spacious walk-in glass shower, a large walk in closet, and a private 14' x 14' deck with sweeping skyline and CN Tower views-your own elevated escape above the city. A finished high ceiling basement adds a spacious rec room, gym area, temperature controlled wine cellar, and abundant storage. A private west-facing fenced and landscaped garden, and a rare 1.5 car detached block garage, this wonderful home sits in the heart of Leslieville, and moments from The Danforth, and The Beach-close to cafes, boutiques, parks, lake trails, transit, and everything the East End loves.

Inclusions: Fridge, stove, dishwasher, washer & dryer. All ELFs. Furnace & AC. Treadmill, bar fridge in basement, TV by treadmill. CVAC and equipment.

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



82 Alton Ave Toronto Ontario M4L 2M2 Toronto E01 South Riverdale Toronto Taxes: \$6,862.19/2025 Sold Date: 05/12/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,670,000 List: \$1,670,000 For: Sale % Dif: 100
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 18.6 x 117 Feet Irreg:	Rms: 9 Bedrooms: 4 Washrooms: 2 1x5x2nd, 1x3xBsmt	Dir/Cross St: Queen St E & Alton Ave Directions: Queen St E & Alton Ave

MLS#: E13116940	PIN#: 000000000
Legal: See Sch B	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater Owned, Sump Pump, 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
Client Remks: Lovely four-bedroom family home on a quiet street in prime Leslieville. Featuring an inviting, spacious open-concept main floor with an eat-in kitchen and walk-out to a private backyard. Generous bedrooms offer plenty of natural light and closet space, plus convenient second-floor laundry. The tastefully renovated and underpinned basement boasts high ceilings and a three-piece bathroom, adding excellent functional living space. Enjoy a low-maintenance backyard and two parking spots. Steps to shops, restaurants, parks, and TTC.					
Listing Contracted With: RE/MAX PROFESSIONALS INC. Ph: 416-236-1241					



190 Pape Ave Toronto Ontario M4M 2V8 Toronto E01 South Riverdale Toronto Taxes: \$7,322/2025 Sold Date: 04/28/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,685,000 List: \$1,399,999 For: Sale % Dif: 120
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 24 x 120 Feet Irreg:	Rms: 10 Bedrooms: 5 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x2xBsmt	Dir/Cross St: Pape Ave and Dundas St E Directions: Between Dundas St E and Queen St E

MLS#: E13018230 **PIN#:** 210580416
Legal: LT 41 PL 718 TORONTO CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit, Window Unit Central Vac: No Apx Age: Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane Foundation: Brick Assessment: 2025 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: Fenced Yard, Fireplace/Stove, Level, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Patio Interior Feat: Carpet Free, Sump Pump, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.14	x 7.35	Hardwood Floor		
2	Living	Main	11.65	x 12.66	Hardwood Floor	Closed Fireplace	Open Concept
3	Dining	Main	16.08	x 10.01	Hardwood Floor	Open Concept	O/Looks Backyard
4	Kitchen	Main	15.88	x 9.42	Hardwood Floor	Renovated	W/O To Patio
5	Mudroom	Main	3.77	x 7.58	W/O To Patio	Large Window	
6	Br	2nd	9.32	x 9.12	Hardwood Floor	O/Looks Frontyard	Large Window
7	2nd Br	2nd	13.91	x 10.66	Hardwood Floor	O/Looks Frontyard	Large Window
8	3rd Br	2nd	11.75	x 10.66	Hardwood Floor	O/Looks Backyard	Large Window
9	Prim Bdrm	3rd	11.98	x 19.91	W/I Closet	Combined W/Br	Large Window
10	5th Br	3rd	9.84	x 13.75	3 Pc Ensuite	Combined W/Br	Large Window

Client Remks: Welcome to 190 Pape Ave - a wide, beautifully updated brick semi-detached home tucked into one of the neighbourhood's most sought-after pockets, just south of Dundas on a stretch of Pape that quietly sets the standard for Leslieville living. Situated on a generous 24' x 120' lot, this 5-bedroom, 2.5-bath home offers rare width, head-turning curb appeal, and a warm, character-filled aesthetic that feels both stylish and inviting, thoughtfully renovated while maintaining the home's character. Currently configured with three bedrooms on the second floor and two bedrooms on the third, the layout is as versatile as it is spacious. The third floor, complete with its own 3-piece bath, presents a natural opportunity to convert to a stunning full primary retreat. The unfinished basement includes an existing 2-piece bath, offering excellent potential for added living space. The deep, flat, and fully fenced backyard is a rare urban find, offering ample outdoor space, complete with 2-car parking. Located within Morse Street PS, and Riverdale CI catchments, and just steps from Leslieville's best coffee shops, restaurants, and parks - with easy access to transit - this is a rare opportunity to own a move-in ready home in one of the city's most vibrant and family-friendly neighbourhoods.

Inclusions: Fridge, Gas Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Gas Boiler & Equipment, Wall Unit AC Split, Window Unit AC Split, All Light Fixtures Not Belonging to Tenant (see exclusions)

Listing Contracted With: UNION REALTY BROKERAGE INC. **Ph:** 416-694-2499



122 Bertmount Ave Toronto Ontario M4M 2X9 Toronto E01 South Riverdale Toronto Taxes: \$6,726.45/2025 Sold Date: 05/26/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,705,000 List: \$1,499,000 For: Sale % Dif: 114
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 19 x 75.92 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x4x3rd, 1x4xBsmt	
Dir/Cross St: Dundas and Leslie Directions: Waze			

MLS#: E13141430	PIN#: 210570330
Assignment: No	Fractional Ownership: No
Legal: PLAN 438E PT LOT 15 & 16	Vacant Land Condo: No

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O / W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2026 POTL: N POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Fam/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fenced Yard, Park, Public Transit Exterior Feat: Deck, Landscaped, Privacy Interior Feat: Accessory Apartment Security Feat: Alarm System	Zoning: sfr Cable TV: Gas: 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: Fence - Full, Storage Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.01	x 4	Tile Floor	W/O To Porch	Double Doors
2	Living	Main	12.17	x 10.53	2 Pc Bath	Hardwood Floor	Pot Lights
3	Dining	Main	12.5	x 12.4	Hardwood Floor	Large Window	Open Concept
4	Kitchen	Main	14.17	x 10.76	W/O To Deck	Breakfast Bar	B/I Appliances
5	2nd Br	2nd	11.84	x 11.58	Window	Hardwood Floor	Combined W/Laundry
6	3rd Br	2nd	10.76	x 9.51	Hardwood Floor	Closet	Window
7	Laundry	2nd	10.99	x 4	Stainless Steel Sink	Tile Floor	
8	4th Br	2nd	15.09	x 12.01	Bay Window	O/Looks Frontyard	Closet
9	Prim Bdrm	3rd	14.76	x 14.07	4 Pc Ensuite	W/I Closet	W/O To Sundeck
10	Living	Lower	12.01	x 10.17	Open Concept	W/O To Patio	4 Pc Bath
11	Kitchen	Lower	10.83	x 10.5	Breakfast Bar	Pot Lights	W/O To Yard
12	5th Br	Lower	13.75	x 9.84	B/I Closet	Broadloom	Closet

Client Remks: An exceptional offering in the heart of Leslieville - a fully reimagined four-level residence delivering 2,500 square feet of refined living space. Four bedrooms, four bathrooms, and an architectural sensibility that balances contemporary precision with enduring warmth. The main floor unfolds as a generous open-concept living and dining space with 10 ft ceiling anchored by a thoughtfully appointed kitchen equally suited to quiet mornings and effortless entertaining. A lower-level suite with a kitchen that has bright, high-ceilings and its own walkout - offers flexibility for extended family or income potential. The full 3rd- floor primary retreat is a private sanctuary unto itself, complete with a well-appointed ensuite and exclusive access to a rooftop terrace - a rare urban luxury. Below, an interlocked courtyard provides a serene, low-maintenance outdoor setting with parking. Structurally, no detail was overlooked - professional underpinning and exterior waterproofing completed with care.

Inclusions: Stainless Steel appliances; Fridge, Stove, Dishwasher, washer and dryer, High efficiency furnace, CAC, . Lower Level Fridge & stove also

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



66 Empire Ave Toronto Ontario M4M 2L4 Toronto E01 South Riverdale Toronto Taxes: \$7,503/2026 Sold Date: 05/11/2026 SPIS: No Last Status: SLD DOM: 6			Sold: \$1,791,000 List: \$1,499,900 For: Sale % Dif: 119
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 18 x 88.5 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x2xGround, 1x4xLower	Dir/Cross St: Queen St E & Empire Ave Directions: Please use GPS

MLS#: E13086958 **PIN#:** 210760270
Legal: PT LT 21 PL 406E TORONTO AS IN CA369198; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full 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: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Carport / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Auto Garage Door Remote, Carpet Free, In-Law Capability, Bar Fridge, Sauna, Steam Room	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.12	x 12.83	Hardwood Floor	Fireplace	Bay Window
2	Dining	Ground	14.83	x 11.32	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Ground	23.52	x 11.38	Hardwood Floor	B/I Appliances	Marble Sink
4	Prim Bdrm	2nd	11.88	x 15.19	Hardwood Floor	B/I Closet	Large Window
5	2nd Br	2nd	9.48	x 12.63	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	11.42	x 10.63	Hardwood Floor	Window	
7	Loft	3rd	15.12	x 21.95	Laminate	Window	
8	Family	Lower	22.28	x 14.83	Built-In Speakers	Fireplace	Wet Bar

Client Remks: Some homes are renovated to sell. Others are renovated to live in and it shows. 66 Empire Avenue is a rare example of a home thoughtfully reimagined with purpose, where every detail reflects how a family truly lives day-to-day. This is not a cosmetic update but rather a meaningful transformation that blends modern function with timeless character. Original features like solid wood doors, classic registers, and beautiful stained-glass transoms have been carefully preserved, adding warmth and authenticity throughout. At the same time, the home has been elevated to meet today's expectations for comfort, flow, and everyday ease. Set on a west-facing lot, the home is filled with natural light. The main floor offers additional seating framed by two large bay windows that invite you to relax, gather, or entertain. At the heart of the home is a chef-inspired kitchen outfitted with high-end appliances and fixtures, complemented by a large skylight that floods the space with light. A separate pantry keeps everything organized, while a generous main floor coat closet adds everyday convenience. Upstairs, you will find a beautiful bathroom with heated floors, custom millwork maximizes every inch, with built-ins in the bedrooms including a desk. The third-floor loft is a private retreat, enhanced by its own skylight, making it an ideal space for relaxing, working, or unwinding. The lower level has been fully underpinned to create generous ceiling height and a completely reimagined living space. With a separate entrance, it offers flexibility for extended family or future use. This level delivers a true spa-like experience, featuring a steam sauna, heated floors in the bathroom, dressing area, fireplace, wet bar, and a surround sound system that extends seamlessly to the main floor-creating an immersive atmosphere throughout the home. On a sought-after street in prime Leslieville, this home is close to all amenities, minutes from downtown, the highway, and the lake. Welcome home!

Inclusions: Integrated full-size, side-by-side Liebherr fridge and freezer, SMEG gas range, integrated Miele dishwasher, oversized Sirius range hood, Panasonic microwave, bar fridge in lower level, washer & dryer. All electric light fixtures, all window blinds including motorized blinds in the primary bedroom, main floor and lower level, all built-in millwork in bedrooms and surround sound speakers in the family room.

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



37 BERTMOUNT Ave			Sold: \$1,815,000		
Toronto Ontario M4M 2X8			List: \$1,679,999		
Toronto E01 South Riverdale Toronto					
Taxes: \$5,625.49/2025		For: Sale		% Dif: 108	
Sold Date: 04/30/2026					
SPIS: No		Last Status: SLD		DOM: 1	
Semi-Detached		Fronting On: W		Rms: 7 + 2	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		17.17 x 80.01 Feet		Washrooms: 4	
Irreg:				1x2xGround, 1x3x2nd, 1x3x2nd, 1x3xLower	
Dir/Cross St: Queen St & Jones Ave Directions: Queen St & Jones Ave					

MLS#: E13057582 **PIN#:** 210510089
Legal: PT LT 34 PL 462E TORONTO AS IN CT564445; CITY OF TORONTO

Kitchens: 1		Exterior: Brick / Vinyl Siding		Zoning:	
Fam Rm: Y		Gar/Gar Spcs: None / 0		Cable TV:	
Basement: Full / Finished		Drive: None		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 0		Water Supply Type:	
A/C: Central Air		UFFI:		Sewer:	
Central Vac: No		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Beach, Family Room, Fenced		Retirement:	
Apx Sqft: 1500-2000		Yard, Hospital, Public Transit, School Bus		Under Contract: Alarm System	
Roof: Asphalt Shingle		Route		HST Applicable to Included In	
Foundation: Other		Exterior Feat: Deck, Hot Tub,		Sale Price:	
Assessment: POTL:		Landscaped, Lighting, Patio, Privacy,		Farm/Agr:	
POTL Mo Fee:		Porch, Recreational Area, Seasonal Living		Oth Struct: Fence - Full	
Laundry lev:		Interior Feat: Built-In Oven, Carpet Free,		Survey Type: None	
		Countertop Range, Storage, Sump Pump,		Spec Desig: Unknown	
		Upgraded Insulation, Water Heater			
		Owned			
		Security Feat: Alarm System, Other,			
		Smoke Detector			

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	19.19	x 15.09	Stainless Steel Appl	
2	Breakfast	Main	17.72	x 15.09	Breakfast Bar	
3	Living	Main	22.8	x 12.99	Open Concept	Hardwood Floor
4	Dining	Main	22.8	x 12.99	Combined W/Dining	Hardwood Floor
5	Prim Bdrm	2nd	13.94	x 12.99	Ensuite Bath	His/Hers Closets
6	2nd Br	2nd	9.68	x 11.58	Closet	Window
7	3rd Br	2nd	8.79	x 14.99	Closet	Window
8	Rec	Lower	24.02	x 13.12	Broadloom	Window
9	4th Br	Lower	10.83	x 10.04	Broadloom	Closet Window

Client Remks: Experience elevated city living in this fully reimagined, ultra-high-end Leslieville home, where no detail has been overlooked. With over 2,200 sq. ft. of total living space (1,550 sq. ft. above grade + 700 sq. ft. underpinned basement), this residence blends sophisticated design with premium functionality. Every inch has been meticulously rebuilt, featuring spray foam insulation throughout, soundproofing on all floors, a brand-new roof, eavestroughs, soffits, windows, and doors all secured with high-security locking systems and security film for added peace of mind. Inside, the bright and open main floor sets the tone with custom millwork, solid white oak Mercier hardwood, and heated foyer floors. The show-stopping chefs kitchen features quartzite imported from Brazil, full stone backsplash, a Franke fireclay apron sink, a Brizo faucet, a custom stone range hood, and premium appliances. The space flows seamlessly into a stylish living area with built-ins, leading to a private, newly built backyard oasis with a custom deck and a brand-new Bona Vista 7-seater hot tub (2025with warranty).Upstairs, the serene primary suite features custom closets and a spa-inspired ensuite with designer fixtures, Toto toilets, and artisan tilework. 2 additional bedrooms and an upper-level laundry area provide exceptional convenience. The fully finished underpinned basement offers full 8' ceilings, a 4th Bedrm with ensuite, a rec space,& a massive finished storage room. Mechanical upgrades: new central air system (furnace, AC, ducts, humidifier),new sump pump, hot water tank (owned), making this home fully turnkey. Additional highlights include custom blinds (automatic in the primary and kitchen), new staircases and a beautifully landscaped front porch. Situated on a quiet, tree-lined street in the heart of Leslieville, steps from Queen street car, trendy cafes, boutiques, parks, top schools, & soon the Ontario Line coming soon.

Inclusions: Fridge, bar fridge, stove, Dishwasher, Built in Microwave, washer, dryer, owned hot water tank, Bona Vista 7-seater hot tub (2025 with warranty) & privacy curtains, window coverings (some electric), family room built-ins (TV & bracket negotiable), built-in kitchen banquet (table negotiable), all light fixtures. Negotiable: Steam tower, Telus security system (contract can be assumed), & all furniture is.

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. **Ph:** 905-471-2121



16 Dorothy St		Sold: \$1,850,000
Toronto Ontario M4L 0A3		List: \$1,850,000
Toronto E01 South Riverdale Toronto		
Taxes: \$5,984.16/2026	For: Sale	% Dif: 100
Sold Date: 07/03/2026		
SPIS: No	Last Status: SLD	DOM: 5
Semi-Detached	Fronting On: W	Rms: 10
Link:	Acreage:	Bedrooms: 3
2-Storey	19.51 x 109.24 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x2xMain, 1x2xBsmt
Dir/Cross St: Greenwood/Queen Directions: Greenwood/Queen		

MLS#: E13499944 **PIN#:** 210410132

Legal: PT LT 107 PL 214 TORONTO

Kitchens: 1	Exterior:	Zoning:
Fam Rm: N	Brick Front / Metal/Side	Cable TV:
Basement: Fin W/O / Half / W/O	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive: Available, Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: No	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Park, Public	HST Applicable to Included In
Roof: Asphalt Rolled, Flat, Membrane	Transit, School	Sale Price:
Foundation: Brick, Concrete Block	Exterior Feat: Deck, Lawn Sprinkler	Farm/Agr:
Assessment: POTL:	System, Patio	Oth Struct:
POTL Mo Fee:	Interior Feat: Built-In Oven, In-Law	Survey Type:
Laundry lev: Lower	Capability, Sump Pump	Spec Desig:

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	22.01	x 15.49	
2	Dining	Main	22.01	x 15.49	
3	Kitchen	Main	22.01	x 15.49	
4	Powder Rm	Main	22.01	x 15.49	
5	Prim Bdrm	2nd	21	x 13.48	
6	2nd Br	2nd	8.5	x 15.49	
7	3rd Br	2nd	9.48	x 8.5	
8	Bathroom	2nd	22.01	x 15.49	
9	Living	Bsmt	16.99	x 11.48	
10	Powder Rm	Bsmt	22.01	x 15.49	

Client Remks: Modern Scandinavian-Inspired Home On A Prime Corner Lot In Leslieville, Designed By Matthew Davis Of The Design Agency, An Award-Winning Toronto Design Studio Known For Its Residential, Hospitality, And Commercial Projects. Featuring 3 Bedrooms And 3 Bathrooms, Including A Newly Renovated 4-Piece Bath. The Thoughtfully Redesigned Rear Addition Was Built With Independent Structural Construction, Creating Exceptional Privacy And A Rare Detached-Home Feel Throughout The Kitchen, Primary Suite, And Lower-Level Living Space. Sun-Filled Interiors Showcase Custom 10-Ft Loewen Windows And Doors, 10-Ft Ceilings In The Sunken Kitchen, And Commercial-Grade Viking Appliances. Large Entertaining Deck Off The Kitchen, Additional Side Deck, Beautifully Landscaped Garden, Separate 36" Lower-Level Entrance, And Private 2-Car Driveway. The Lower Level Offers Flexible Living Space Ideal For Guests, Extended Family, A Studio, Or Income Potential. Steps To Greenwood Park, Farmers Market, Cafes, And Shops.

Inclusions: All Kitchen Appliances; Viking Professional Series Fridge, Viking Professional Series 6 Burner Gas Stove Top, Viking Professional Series Built-In Oven & Microwave, Viking Professional Series 36" Wall Mount Range Hood With Heavy Duty Motor, Samsung Dishwasher, May Tag 2000 Series Washer, Dryer And Light Shade Blinds

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



52 Bertmount Ave Toronto Ontario M4M 2X9 Toronto E01 South Riverdale Toronto Taxes: \$6,327/2026 Sold Date: 06/15/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,900,000 List: \$1,769,000 For: Sale % Dif: 107
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 20 x 82.25 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xLower	Dir/Cross St: Queen/ Carlaw Directions: South of Dundas, East of Pape

MLS#: E13433684 **PIN#:** 210570364
Legal: Part Lot 11 Plan E 462

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Brick & Beam	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	28.84	x 13.78	
2	Dining	Main	28.84	x 13.78	
3	Kitchen	Main	14.07	x 13.78	
4	Prim Bdrm	2nd	14.27	x 13.78	
5	2nd Br	2nd	12.43	x 9.48	
6	3rd Br	2nd	11.12	x 9.48	
7	Rec	Lower	19.95	x 13.78	
8	Laundry	Lower	0	0	

Client Remks: Set on one of Leslieville's most sought-after streets just steps from Queen St E, this beautifully renovated home blends timeless character with thoughtful magazine worthy, modern design. Featuring 3 bedrooms, 2 gorgeous bathrooms, a West facing backyard with a private deck and parking off the back lane. A striking black-accented exterior and welcoming covered front porch give way to light-filled interiors where exposed brick connects the home's original character across all 3 floors, carrying from the main living spaces to the vaulted primary retreat above. The newly renovated kitchen is the heart of the home, featuring custom cabinetry, premium appliances, and striking Dekton surfaces showcased through an oversized island and full-height backsplash. Open to the dining area and connected to the backyard through 8' French doors, it is designed for both everyday living and effortless entertaining. Upstairs, a skylit hallway leads to three bedrooms, including a gorgeous vaulted primary retreat with extensive custom closets. The 2nd floor bathroom is fully renovated and is bathed in natural light from the skylight above. The fully finished lower level features a fantastic rec room, a seperate laundry room and newly renovated bathroom. Premium Hunter Douglas blinds have been installed on all the windows. This is the definition of a move-in ready home, with a great home inspection in a true AAA location.

Inclusions: All window coverings, Premium Hunter Douglas blinds, All ELFS, Stove, range, Fridge, Microwave, Dishwasher, washer and dryer.

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



36 Kent Rd Toronto Ontario M4L 2X6 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,950,000 List: \$1,879,000
Taxes: \$7,480.55/2025	For: Sale	% Dif: 104
Sold Date: 07/07/2026		
SPIS: No	Last Status: SLD	DOM: 40
Link: Semi-Detached 2-Storey	Fronting On: W Acreage: 21.25 x 118.92 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x3x2nd, 1x5x2nd, 1x4xBsmt
Dir/Cross St: Queen St E & Coxwell Ave Directions: North of Queen St E		

MLS#: E13207698 **PIN#:** 210390108
Legal: PLAN 504E PT LOTS 15 & 16 PLAN 609E PT LOTS 34 & 35

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Poured Concrete, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.93	x 14.5	Gas Fireplace	Hardwood Floor	Pot Lights
2	Dining	Main	16.21	x 11.15	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	15.68	x 14.67	Centre Island	Sliding Doors	Renovated
4	Prim Bdrm	2nd	20.05	x 14.86	5 Pc Ensuite	Hardwood Floor	Pot Lights
5	2nd Br	2nd	12.3	x 8.14	Window	Hardwood Floor	Pot Lights
6	3rd Br	2nd	11.09	x 12.47	Vaulted Ceiling	Hardwood Floor	Closet
7	Laundry	2nd	6.14	x 6.99	Tile Floor	Hardwood Floor	Pot Lights
8	Rec	Bsmt	14.24	x 14.07	B/I Appliances	Hardwood Floor	Pot Lights
9	Br	Bsmt	11.48	x 13.98	B/I Appliances	Hardwood Floor	Pot Lights
10	Utility	Bsmt	13.98	x 7.12	Gas Fireplace	Hardwood Floor	Pot Lights
11	Other	Ground	22.83	x 17.13	Concrete Floor	Hardwood Floor	Pot Lights

Client Remks: 36 Kent Road - Ultra-Cool, Architectural Masterpiece. A true showpiece in the heart of Leslieville, this sumptuous, hotel-chic work of art delivers nearly 1,750 sq ft of impeccably curated living space. Rebuilt back to the studs, every inch has been reimagined with a designer's eye and a taste for modern luxury. The sprawling main floor sets the tone with an oversized sectional Cloud Couch, a sleek linear fireplace, and a big-screen TV anchoring the living space. The dining room is purpose-built for dinner parties, flowing seamlessly into a chef's kitchen where feasts come to life on a massive island with Italian porcelain counters and storage for miles. A wall-to-wall architectural glass sliding door frames the garden and floods the space with natural western sunlight. Upstairs, the king-size primary suite feels like a boutique hotel, complete with a modern ensuite featuring a walk-in shower with oversized rain head, a standalone tub, a ribbon window and wall-to-wall custom closets. The front bedroom stuns with dramatic vaulted ceilings and beaded lighting, while the second-floor laundry station and sumptuous European-inspired main bath with ribbon window elevate everyday living. The underpinned lower level offers high ceilings, a stylish rec room, a 4th bedroom, walk-in closet, and dedicated storage - the perfect extension of the home's thoughtful design. Outside, enjoy fully landscaped front and rear gardens, a rare 2-car double garage, and a west-facing city garden that's low-maintenance, efficient, and ideal for hosting gatherings. The third front pad parking spot is not legal but has been used without objection by the current owner. This is a truly exceptional residence - bold, beautiful, and unforgettable.

Inclusions: JennAir: panelled Fridge, induction stove, dishwasher. Washer & dryer. Basement fridge. All ELFs. Furnace & AC, custom blinds, all window coverings, all custom lighting, Electric garage door opener and remote, alarm system

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



12 Boulton Ave Toronto Ontario M4M 2J3 Toronto E01 South Riverdale Toronto Taxes: \$5,708/2025 Sold Date: 06/14/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$2,200,000 List: \$1,849,000 For: Sale % Dif: 119
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 18 x 94 Feet Irreg:	Rms: 8 + 4 Bedrooms: 4 + 2 Washrooms: 4 1x2xMain, 1x3x2nd, 1x5x2nd, 1x3xBsmt	Dir/Cross St: Queen & Broadview Directions: Boulton one way heading south

MLS#: E13418898 **PIN#:** 210740354
Legal: LT 1 PL 909 TORONTO T/W CT500876; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1875 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Membrane, Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Library, Park, Public Transit, School Exterior Feat: Patio, Landscaped, Deck Interior Feat: Carpet Free, 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	Living	Main	12.99	x 10.43	Hardwood Floor	Closed Fireplace	Large Window
2	Dining	Main	12.99	x 10.43	Hardwood Floor	Separate Rm	Window
3	Kitchen	Main	16.01	x 14.01	Stainless Steel Appl	B/I Shelves	Breakfast Bar
4	Family	Main	11.68	x 14.01	Hardwood Floor	Window Flr to Ceil	Walk-Out
5	Prim Bdrm	2nd	10.6	x 14.01	Hardwood Floor	B/I Closet	3 Pc Ensuite
6	2nd Br	2nd	14.6	x 10.5	Hardwood Floor	B/I Closet	Window
7	3rd Br	2nd	10.99	x 10.76	Hardwood Floor	B/I Closet	Window
8	4th Br	2nd	10.43	x 10.07	Hardwood Floor	B/I Closet	Window
9	Living	Bsmt	14.01	x 12.01	Concrete Floor	Open Concept	Above Grade Window
10	Kitchen	Bsmt	13.68	x 10.99	Concrete Floor	Stainless Steel Appl	Walk-Out
11	5th Br	Bsmt	12.34	x 10.43	Concrete Floor	B/I Closet	Above Grade Window
12	Br	Bsmt	12.66	x 10.04	Concrete Floor	B/I Closet	Above Grade Window

Client Remks: BONJOUR BOULTON! Spectacular fully renovated 4+2 bedroom, 4 bathroom family home on leafy Boulton Ave in the heart of Riverside/Leslieville, offering nearly 2900 sq ft of carefully curated living space and extraordinarily rare two-car parking. Charming cottage from the street which includes a flowering magnolia tree captivating the neighbourhood every spring. Inside? Elevated modern living; carefully curated and quietly luxurious space. Seller/designer worked diligently to preserve original features from 1878 including the stone fireplace, sky high ceilings (on every level), and the main newel post at the entrance. Substantial, transformative, almost 30 ft, two storey addition - dramatically expands the home's footprint. Main floor interior highlights include nearly 10 ft ceilings, dramatic arches, a family room (adjacent to the kitchen) with massive windows/doors leading to landscaped/hardscaped backyard with parking, and a handy powder room exactly where you need it to be. Every single fixture, appliance, light and detail, chosen with consideration and care. Upstairs, you'll discover 4 bedrooms - all with built-in closet systems - including a peaceful primary suite at the back of the house and away from the chaos. The family bathroom is an absolute showstopper with freestanding tub and wet room design. Lower level/basement was professionally underpinned creating rare 8 ft ceilings throughout. A legal, bright and sunny 2 bedroom basement suite with tucked away walkout, now exists. It is still very much connected to the house and doubles as amazing flex space for guests if you needed it to be so. Legendary Riverside neighbourhood with equally legendary restaurants (hello Bonjour Brioche best brunch of your life), cafes, independent shops, galleries, and access to transit. An easy Yes. The total package in one of Toronto's most beloved hoods. This home lives far larger than its sweet facade would ever suggest. Come and get it.

Inclusions: Main floor kitchen-Frigidaire built-in microwave, Forno oven and range, Aviva hood fan, KitchenAid Fridge, Bosch dishwasher, Hisense wine fridge, and Miele novotronic washer & dryer on the second floor. Basement-Stainless steel LG fridge, stove and dishwasher. Miele novotronic washer dryer. All light fixtures and built-ins not outlined in exclusions.

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



235 Boulton Ave Toronto Ontario M4M 2J8 Toronto E01 South Riverdale Toronto		Sold: \$2,560,000 List: \$2,600,000
Taxes: \$8,227.08/2025 Sold Date: 04/22/2026 SPIS: No Last Status: SLD DOM: 1	For: Sale % Dif: 98	
Att/Row/Townhouse Link: 2 1/2 Storey	Fronting On: E Acreage: 18.55 x 90.87 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3x3rd, 1x3xBsmt
Dir/Cross St: Boulton Ave. & First Ave. Directions: Boulton Ave. & First Ave		

MLS#: E13024916

PIN#:

Legal: PT LT 28 PL 550 City East as in CT955927; T/W CT955927; City Of Toronto

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: Y Heat: Fan Coil, Water / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1888 Yr Built Source: MPAC Apx Sqft: 2000-2500 Roof: Asphalt Shingle, Membrane Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Fireplace/Stove, Library, Park, Public Transit, Rec Centre Interior Feat: Carpet Free, In-Law Capability, Storage, Sump Pump, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Full Survey Year: 2012 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6	x 6	Closet	Porcelain Floor	B/I Shelves
2	Living	Main	13.32	x 10.83	Fireplace	Hardwood Floor	B/I Shelves
3	Dining	Main	13.22	x 13.22	Large Window	Step-Up	Hardwood Floor
4	Kitchen	Main	18.08	x 10.99	Sliding Doors	Centre Island	Hardwood Floor
5	Mudroom	Main	10.14	x 7.19	Pantry	Access To Garage	Porcelain Floor
6	Prim Bdrm	2nd	24.51	x 11.12	4 Pc Ensuite	W/I Closet	Cathedral Ceiling
7	2nd Br	2nd	11.78	x 8.07	Ceiling Fan	B/I Desk	Closet
8	3rd Br	2nd	11.78	x 8.07	Ceiling Fan	B/I Closet	B/I Desk
9	4th Br	3rd	26.77	x 16.4	3 Pc Ensuite	W/O To Sundeck	Hardwood Floor

Client Remks: A 19th century home reinvented for the 21st century. Own a "Sweet" piece of Toronto history at 235 Boulton Avenue. An iconic and rare Victorian corner home that dates back to the 1800's, once a confectionary shop, set across from a charming 150 year old church. The exterior of this corner gem harmoniously blends brick with a contrasting Hardie Board siding. Offering 4 bedrooms, including a third floor loft retreat with a walk out to a private deck and a Primary bedroom with cathedral ceilings, 4pc ensuite, walk in closet and custom built ins. Cozy up by the JOTUL fireplace on the main floor, perfect for relaxing evenings. The self contained 1 bedroom basement apartment provides flexibility for extended family and guests. Enjoy a versatile basement level featuring over 7 ft of clearance. This property boasts a large double garage (Potential laneway housing?) along with 4 car parking, plus 2 additional flankage spaces on First Ave. A truly special opportunity to own a distinctive home with rich history, exceptional space, unbeatable parking and expansion potential in one of Toronto's most vibrant Riverside neighbourhoods.*Bsmt photo from previous lease. Month to month tenant occupied. Tenant has expressed intent to move.

Inclusions: All elfs and ceiling fans, excluding chandelier in dining, 2 washers, 2 dryers, Wolf dual fuel 4 burner range, Kitchen Aid fridge and Dishwasher, all window coverings. All existing bsmt appliances incl fridge, stove. dishwasher and microwave. See attachment for full list of features.

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