

	579 Greenwood Ave Toronto Ontario M4J 4A8 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,449/2025 Sold Date: 05/15/2026 SPIS: No Last Status: SLD DOM: 29			Sold: \$555,000 List: \$599,000 For: Sale % Dif: 93																																																	
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 16.71 x 90 Feet Irreg:		Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4xBsmt, 1x4xMain, 1x4x2nd Dir/Cross St: Danforth/Greenwood Directions: Danforth/Greenwood																																																
MLS#: E13006164 Legal: PPLAN E483 PT LOTS 3 TO 7																																																					
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: 1919 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: 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: 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>15.55</td><td>x 14.11</td><td></td></tr><tr><td>2</td><td>Kitchen</td><td>Main</td><td>13.22</td><td>x 11.78</td><td>W/O To Yard</td></tr><tr><td>3</td><td>Dining</td><td>Main</td><td>13.22</td><td>x 11.48</td><td>Combined W/Kitchen</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>2nd</td><td>14.27</td><td>x 11.71</td><td>Window Closet</td></tr><tr><td>5</td><td>2nd Br</td><td>2nd</td><td>11.22</td><td>x 9.28</td><td>Closet Window</td></tr><tr><td>6</td><td>3rd Br</td><td>2nd</td><td>11.75</td><td>x 7.68</td><td>Closet Window</td></tr><tr><td>7</td><td>Den</td><td>Bsmt</td><td>10.1</td><td>x 8.2</td><td></td></tr></table>		#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	15.55	x 14.11		2	Kitchen	Main	13.22	x 11.78	W/O To Yard	3	Dining	Main	13.22	x 11.48	Combined W/Kitchen	4	Prim Bdrm	2nd	14.27	x 11.71	Window Closet	5	2nd Br	2nd	11.22	x 9.28	Closet Window	6	3rd Br	2nd	11.75	x 7.68	Closet Window	7	Den	Bsmt	10.1	x 8.2					
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1	Living	Main	15.55	x 14.11																																																	
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4	Prim Bdrm	2nd	14.27	x 11.71	Window Closet																																																
5	2nd Br	2nd	11.22	x 9.28	Closet Window																																																
6	3rd Br	2nd	11.75	x 7.68	Closet Window																																																
7	Den	Bsmt	10.1	x 8.2																																																	
Client Remks: Located in Toronto's established east-end neighbourhood, 579 Greenwood Ave presents a rare opportunity for buyers, builders, or investors looking to create a home tailored entirely to their vision. Sold as is, this property is ideal for redevelopment or a custom renovation project. The area is known for its strong community feel, excellent walkability, and convenient access to transit, making daily errands and commuting easy. Nearby schools and local amenities add to the appeal, while the vibrant Danforth district offers a wide selection of shops, cafes, and restaurants just minutes away. A great chance to secure a property in a well-connected Toronto location and bring your dream home to life.																																																					
Inclusions: Sold As Is - Where Is.																																																					
Listing Contracted With: CENTURY 21 KING'S QUAY REAL ESTATE INC. Ph: 905-940-3428																																																					



300 Rhodes Ave Toronto Ontario M4L 3A3 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,456.65/2025 For: Sale % Dif: 127 Sold Date: 05/28/2026 SPIS: No Last Status: SLD DOM: 9		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 12.5 x 110 Feet Irreg:	Rms: 5 Bedrooms: 2 + 1 Washrooms: 2 1x4xUpper, 1x2xLower
Dir/Cross St: Gerrard & Coxwell Directions: North of Gerrard (One way Street)		

MLS#: E13146616 **PIN#:** 210350213
Legal: PT LT 128 PL 1301 TORONTO AS IN CA377916; 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: 1928 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: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: 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	10.24	x 12.4	Hardwood Floor	Imitation Fireplace	East View
2	Dining	Main	11.42	x 12.93	Separate Rm	Open Stairs	West View
3	Kitchen	Main	7.25	x 11.42	Updated	Sliding Doors	W/O To Yard
4	Prim Bdrm	2nd	11.68	x 13.16	Cork Floor	Closet	East View
5	2nd Br	2nd	6.82	x 12.83	Cork Floor	Closet	West View
6	Bathroom	2nd	4.59	x 9.09	4 Pc Bath		
7	Br	Bsmt	10.43	x 12.93	Laminate	Closet	
8	Laundry	Bsmt	5.58	x 12.5			
9	Bathroom	Bsmt	4.49	x 4.92	2 Pc Bath	Updated	Porcelain Floor

Client Remks: Beautifully updated freehold semi-detached in the heart of Toronto's Gerrard & Coxwell community. This charming home offers the perfect alternative to condo living - all the pride of ownership, without the maintenance fees! Get a front-row seat to one of the east end's most welcoming streets, rain or shine, from the covered porch. The open-concept main floor flows from the living room with a decorative fireplace through to the dining area and updated kitchen. Step out to a private backyard with a generous deck and patio - made for long summer evenings, gardening, BBQs, and quiet mornings with coffee. The finished walk-out basement adds a flexible third room, powder room, laundry, and under-porch storage for bikes and gear. Steps to TTC streetcar routes, the Danforth, and The Beaches - enjoy independent cafes, parks, galleries, and shops in one of the east end's most sought-after communities. A true Walker's Paradise, daily errands do not require a car with a walk score of approx. 95 and transit score of 84. Enjoy a village feel in the city! A rare opportunity for first-time buyers, young families, downsizers, or anyone looking for the freedom of freehold living in a welcoming, family-friendly neighbourhood. Note: Carson & Dunlop Home Inspection Available. See link for Property Website, 3D Walkthrough and Floor Plan, Info Sheet and About the Home & Neighborhood.

Inclusions: Existing Kitchen Appliances (Stainless Steel Fridge, Stove, Dishwasher.) Washer & Dryer. Existing blinds and existing ceiling light fixtures. Small Shed in Backyard.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-485-2299



17 Mountalan Ave Toronto Ontario M4J 1H3 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,886.48/2025 Sold Date: 05/25/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$915,000 List: \$699,000 For: Sale % Dif: 131
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 13.08 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x4x2nd	Dir/Cross St: Greenwood/Danforth Directions: 3 Blocks South Danforth/East of Greenwood

MLS#: E13147388	PIN#: 210330119
Legal: PL 483E PT LOT 34	

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1918 Apx Sqft: 1100-1500 Roof: Flat, Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Exterior Feat: Porch Enclosed, Deck Interior Feat: Carpet Free, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 11.25	Large Window	Led Lighting	Hardwood Floor
2	Kitchen	Main	18.34	x 11.25	Open Concept	O/Looks Dining	Porcelain Floor
3	Dining	Main	5.84	x 11.15	W/O To Deck	O/Looks Backyard	Hardwood Floor
4	Br	2nd	13.32	x 11.32	Closet	O/Looks Frontyard	Hardwood Floor
5	Bathroom	2nd	11.91	x 9.88	4 Pc Bath	Skylight	Tile Floor
6	Prim Bdrm	2nd	14.01	x 11.84	3 Pc Ensuite	Skylight	Hardwood Floor
7	Den	Bsmt	15.42	x 10.24	Above Grade Window	Closet	Laminate
8	Laundry	Bsmt	11.91	x 4	Laundry Sink	Led Lighting	Laminate
9	Utility	Bsmt	11.91	x 9.88	Open Concept	Led Lighting	Concrete Floor

Client Remks: Take it all in on Mountalan ~ tucked along a quiet, tree-lined cul-de-sac and just steps from Felstead Park, this thoughtfully renovated Danforth 2-storey semi invites you to slow down and settle in. Updated with permits in 2016, this residence blends function and warmth with effortless style. A charming 3-season sunroom greets you and the perfect perch to start your day with your morning brew, or for stowing bikes and gear, that leads into a light-filled main level with (nearly) 9"FT ceilings that create a lofty vibe. The living space is made for unwinding, while the spacious kitchen flows seamlessly into a sun-soaked dining area has heated porcelain tiled floor and framed by wall-to-wall windows with full southern exposure. Upstairs are Two generous bedrooms each with closets, Two spa-inspired bathrooms means no waiting and creates a bright, easy everyday rhythm. Primary bedroom has 2 closets and private ensuite Bath with skylights to let the sunshine in. The lower level offers a peaceful retreat with a cozy zen den (or 3rd Bdrm), plus laundry and additional utility/storage space. Step out onto your prime south facing large back deck and fully fenced rear yard that has natural slate pavers for low maintenance living. Just three blocks to Danforth's vibrant shops, restaurants, and subway, this is city living with a neighbourhood feel, recognized by Toronto Life as one of the best with a 90.6 ranking score. Ample street permit parking on both sides of the street. "Escape the city without leaving town. Make this your little getaway and slow it all down."

Inclusions: Black Fridge, White Gas Stove, O/H Micro Fan, White Dishwasher, Bar Fridge, Basement Freezer, WiFi enabled Smart Thermostat, All Electric Light Fixtures, All Window Blinds & Rods, All existing Built-in Custom Cabinets (living room & basement), American Standard Gas Furnace (June 2009) and Navien Tankless Water (June 2009).

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



322 Highfield Rd Toronto Ontario M4L 2V5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,120.46/2026 For: Sale % Dif: 122 Sold Date: 06/15/2026 SPIS: No Last Status: SLD DOM: 6		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 12.5 x 92 Feet Irreg:	Rms: 4 + 2 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x2xBsmt
Dir/Cross St: Greenwood/Gerrard in LESLIEVILLE Directions: 3 blocks east of Greenwood, 1-way street running north of Gerrard St. E.		

MLS#: E13418178 **PIN#:** 210360297
Legal: Plan E409 Part Lot 17

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Concrete 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: Clear View, Public Transit Interior Feat: Water Heater	Zoning: Residential Cable TV: A Hydro: Yes Gas: Yes Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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	Main	12.17	x 11.19	Led Lighting	O/Looks Frontyard	Hardwood Floor
2	Kitchen	Main	14.14	x 11.52	Led Lighting	W/O To Deck	Hardwood Floor
3	Dining	Main	14.14	x 11.52	Combined W/Kitchen	Window	Hardwood Floor
4	Prim Bdrm	2nd	12.17	x 11.19	Closet	Window	Laminate
5	2nd Br	2nd	8.99	x 11.38	Closet	Window	Laminate
6	Bathroom	2nd	9.15	x 11.22	4 Pc Bath	Skylight	Tile Floor
7	Den	Bsmt	9.97	x 12.6	2 Pc Bath	Walk-Out	Laminate
8	Laundry	Bsmt	10.01	x 10.01	Laundry Sink	Above Grade Window	Laminate
9	Bathroom	Bsmt	0	0	2 Pc Bath	Wall Sconce Lighting	Tile Floor

Client Remks: The road to Leslieville living starts at 322 Highfield Road ~ tucked along a leafy, tree-lined one-way street in the heart of Leslieville, this beautifully updated character 2-storey semi invites you to slow down and savour city living. Mornings begin on the welcoming front porch with a coffee in hand as the neighbourhood gently comes to life around you. Inside, a thoughtfully designed foyer with stylish wall hooks and noir shoe cabinets creates an effortless landing place before opening into a spacious living room made for relaxing at the end of the day. Beyond, the heart of the home unfolds a warm culinary kitchen outfitted in rich wood cabinetry overlooking an eating area where intimate dinners easily grow into lively gatherings. Centre staircase leads to Two spacious bedrooms, each offering ample closet space and natural light. A skylight bathes the spa-inspired full 4PC bathroom in sunshine, creating a peaceful retreat to start and end each day. The finished lower level adds exceptional versatility with a walk-out to the front of the home, a serene zen den ideal as a home office, reading room, or comfortable space for overnight guests, along with a convenient powder room and full-size laundry / utility room. Conveniently located between 2 parks, Monarch Park and Greenwood Park (pool, skating rink, Summer farmers market, and off-leash dog park) perfectly balances urban convenience with community charm. Direct bus to Greenwood Station or an easy 10-minute walk to the Danforth and subway station. Complete with private parking rear boulevard 1-car parking, 2 bedrooms, 2 bathrooms, and an Address in one of Toronto's most beloved neighbourhoods, this is the kind of home that makes everyday life feel a little more special. Come and claim your little piece of Leslieville.

Inclusions: Fridge, Flat Top stove, Overhead Fan, Dishwasher, All Electric Light Fixtures, All Window Rods/Coverings, Central A/C and Gas Burner & Equipment.

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



819 Craven Rd
Toronto Ontario M4L 2Z7
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$3,152.08/2025 **For:** Sale **% Dif:** 97
Sold Date: 04/23/2026
SPIS: No **Last Status:** SLD **DOM:** 47
Semi-Detached **Fronting On:** W **Rms:** 8
Link: **Acreage:** **Bedrooms:** 2
 2-Storey 11.75 x 78 Feet **Washrooms:** 1
Irreg: 1x4x2nd
Dir/Cross St: Gerrard & Coxwell **Directions:** <https://maps.app.goo.gl/ZPGXFrrJLGEpWf8n6>

MLS#: E12858156 **PIN#:** 210340609
Legal: PT LT 155 PL 1301 TORONTO; PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 155 PL 1301 TWP OF YORK AS IN CT979170 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1	Exterior: Metal/Side	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: None	Drive: None	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Hydro: Municipal
Heat: Heat Pump, Radiant / Electric	Tot Prk Spcs: 0	Water:
A/C: Wall Unit	UFFI:	Water Supply Type:
Central Vac: No	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat: Beach, Cul De Sac, Marina, Park, Public Transit, School	Waterfront:
Apx Sqft: < 700	Interior Feat: Brick & Beam, Carpet	Retirement:
Roof: Shingles	Free, Water Heater	HST Applicable to: Not Subject to HST
Foundation: Unknown	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	9.19	x 5.02	Heated Floor	Large Window	Open Concept
2	Living	Main	8.86	x 10.83	Hardwood Floor	Open Concept	Large Window
3	Dining	Main	8.2	x 8.89	Hardwood Floor	Combined W/Kitchen	Open Concept
4	Kitchen	Main	9.28	x 10.6	Quartz Counter	Backsplash	Large Window
5	Prim Bdrm	2nd	9.28	x 10.17	W/O To Balcony	Hardwood Floor	Large Closet
6	2nd Br	2nd	4.63	x 10.5	Large Window	Hardwood Floor	
7	Bathroom	2nd	4.63	x 7.55	Heated Floor	4 Pc Bath	Window

Client Remks: Why settle for a condo when you can own a freehold home in one of Toronto's most vibrant east end neighbourhoods? Welcome to 819 Craven Rd, a stylish, renovated semi-detached home that offers all the benefits of a 2-bedroom condo without the monthly maintenance fees or shared walls above or below. Inside, you'll find warm hardwood floors throughout, a light-filled front Sun Room with heated flooring, and a beautifully upgraded kitchen with quartz countertops, stainless steel appliances, and a breakfast bar. The open-concept living and dining area is anchored by a striking exposed brick feature wall - adding warmth, texture, and a touch of urban charm that sets this home apart. Upstairs features two bright bedrooms, including a primary with a walk-out balcony and large closet. The spa-like 4-piece bathroom includes heated floors for extra comfort. Outside, relax or entertain on your private backyard patio; your own slice of outdoor space in the city. Located steps to transit, parks, shops, and restaurants, this home is perfect for anyone looking at a condo but would rather own a free-hold property, first-time buyers, downsizers, or anyone looking for that hard-to-find blend of style, character, and full homeownership in Toronto.

Inclusions: Stainless Steel Fridge, Stove, Microwave, B/I Dishwasher. Clothing Washer/Dryer Combo. All ELF's & Window Coverings. Owned Tankless Hot Water Tank.

Listing Contracted With: EXP REALTY **Ph:** 866-530-7737



823 Craven Rd			Sold: \$720,000		
Toronto Ontario M4L 2Z7			List: \$750,000		
Toronto E01 Greenwood-Coxwell Toronto					
Taxes: \$3,687.48/2025		For: Sale	% Dif: 96		
Sold Date: 01/08/2026					
SPIS: No	Last Status: SLD	DOM: 103			
Semi-Detached	Fronting On: E	Rms: 5			
Link:	Acreage:	Bedrooms: 2			
2-Storey	11.48 x 78.19 Feet	Washrooms: 2			
	Irreg:	1x2xMain, 1x4xUpper			
	78.19 ft x 11.48 ft x 78.20				
	ft x 11.48ft				
Dir/Cross St: Coxwell & Greenwood			Directions: Coxwell & Greenwood		

MLS#: E12430742 **PIN#:** 210340607
Legal: PT LT 155 PL 1301 TORONTO; PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 155 PL 1301 TWP OF YORK AS IN CA720805 EXCEPT THE EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Yes Hydro: Yes
Basement: None	Drive: None	Gas: Phone:
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: Cul De Sac, Fenced Yard, Library, Park, Public Transit, School	Retirement:
Apx Sqft: < 700	Exterior Feat: Deck, Patio, Porch	HST Applicable to: Included In
Lot Size Source: GeoWarehouse	Interior Feat: Carpet Free	Sale Price:
Roof: Asphalt Shingle	Security Feat: Smoke Detector	Farm/Agr:
Foundation: Stone		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Main		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	8.3	x 11.98	Open Concept
2	Dining	Main	14.53	x 5.45	Open Concept
3	Kitchen	Main	9.42	x 9.02	W/O To Yard
4	Prim Bdrm	2nd	7.61	x 7.22	O/Looks Backyard
5	2nd Br	2nd	9.22	x 7.22	W/O To Balcony

Client Remks: Welcome to 823 Craven Rd., where lifestyle and comfort converge in your very own slice of heaven. This lovingly maintained 2-bed, 2-bath semi offers the perfect condo alternative for first-time buyers, young families or downsizers looking for a home with heart. With neutral decor throughout, the warm and inviting main floor flows easily from living to dining to kitchen, creating a space as functional as it is charming. Perfect for entertaining or cuddling up after work. The low-maintenance backyard patio provides a shady retreat to gather with friends and family - with a blank wall perfect for projecting movies on nights in, while the upstairs terrace beckons you to unwind with a toast as the sun sets over the city your personal golden hour escape. Tucked into one of Toronto's most vibrant East End communities, you're steps to Greenwood Park, Monarch Park, and the cultural energy of Little India, while The Beaches and Danforth are just minutes away. Explore a neighbourhood alive with notable restaurants, cozy cafes, local breweries, butchers, food shops, schools, library, pet stores and even a bowling alley...with the option to do your errands on foot, the ultimate luxury! Transit options abound, with both subway and streetcar just footsteps away. This is where convenience meets character, and where community becomes home.

Inclusions: Fridge, Stove, Microwave, Washer & Dryer, All Elfs, All Window Coverings

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-231-5000



493 Jones Ave Toronto Ontario M4J 3G8 Toronto E01 Blake-Jones Toronto Taxes: \$3,891/2026 Sold Date: 06/13/2026 SPIS: No Last Status: SLD DOM: 18			Sold: \$775,000 List: \$799,000 For: Sale % Dif: 97
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 16 x 100 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4xMain, 1x4x2nd, 1x4xBsmt Dir/Cross St: Jones and Danforth Directions: Across from School	

MLS#: E13173828 **PIN#:** 210470816
Legal: PT LT 2 PL 443E TORONTO AS IN CT870850; T/W CT870850; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Membrane, Asphalt Shingle Foundation: Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Exceptional income-producing property in the highly sought-after Jones & Danforth neighbourhood, just steps to Donlands Station. This versatile property features three self-contained units, each with two separate entrances/exits, enhancing privacy, safety, and rental flexibility. Main Floor Unit: Spacious 2-bedroom layout with both front and rear access. The main level also offers commercial/office potential (buyer to verify permitted uses), making it ideal for professional services, live/work arrangements, or additional income opportunities. Upper Unit: Bright and functional 1-bedroom suite with front entrance and rear access via private back deck. Excellent natural light and efficient layout attractive to tenants. Basement Unit: Self-contained 1-bedroom suite with approximately 7-foot ceiling height. Features rear entrance plus interior access from the main level. Situated in a high-demand rental pocket steps to transit, Danforth shops, restaurants, schools, and parks. Strong rental appeal driven by location, layout efficiency, and multiple access points. Laneway parking adds valuable convenience and additional tenant appeal. Ideal for investors seeking stable cash flow with upside potential, or end users looking to occupy one unit while generating income from the others. Projected market rents suggest attractive investor returns. A rare opportunity to secure a flexible, income-generating property in one of Toronto's most vibrant east-end communities.					
Inclusions: 3 Fridges, 3 Stoves, 3 Microwaves, 3 sets of Laundry					
Listing Contracted With: <u>KELLER WILLIAMS ADVANTAGE REALTY</u> Ph: 416-465-4545					

	166 Hiawatha Rd		Sold: \$850,000
	Toronto Ontario M4L 2X9		List: \$799,000
	Toronto E01 Greenwood-Coxwell Toronto		
	Taxes: \$4,585/2025	For: Sale	% Dif: 106
Sold Date: 03/05/2026			
SPIS: No		Last Status: SLD	DOM: 8
Semi-Detached		Fronting On: W	Rms: 4 + 1
Link:		Acreage:	Bedrooms: 2 + 1
2-Storey		12.5 x 116 Feet	Washrooms: 2
		Irreg:	1x3x2nd, 1x3xBsmt
Dir/Cross St: Coxwell and Gerrard Directions: Coxwell and Gerrard			

MLS#: E12818080		PIN#: 210350097					
Legal: PT LT 87 PL 1357 TORONTO AS IN CA607734							
Kitchens: 1 Fam Rm: N Basement: Apartment / Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 700-1100 Roof: Flat, Shingles Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Stucco/Plaster / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None					
		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 13.29	Hardwood Floor	Combined W/Sunroom	Fireplace Insert
2	Kitchen	Main	11.06	x 11.38	Renovated	Eat-In Kitchen	W/O To Deck
3	Sunroom	Main	9.09	x 6.59	Large Window	O/Looks Backyard	
4	Prim Bdrm	2nd	11.22	x 13.09	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	11.09	x 7.61	Hardwood Floor	Closet	O/Looks Backyard
6	3rd Br	Bsmt	10.99	x 12.93	Vinyl Floor	Pot Lights	Separate Rm
7	Laundry	Bsmt	7.71	x 5.68	W/O To Deck	Above Grade Window	B/I Ctr-Top Stove
Client Remks: In the heart of the evolving Coxwell & Gerrard pocket, this thoughtfully updated 2+1 bedroom, 2-bath home blends versatility with standout value. Soaring ceilings and a sun-filled enclosed front porch set the tone on the main floor-an ideal spot for a home office, reading nook, or play space. The renovated eat-in kitchen features stainless steel appliances and walks out through sliding doors to a generous deck overlooking the backyard-perfect for summer dinners, weekend entertaining, or peaceful morning coffee. Upstairs, the spacious primary bedroom easily accommodates a king-sized bed, while the skylit bathroom feels bright and airy. The second bedroom is warm and inviting, with a spa-like mural. The lower level expands your options with two separate entrances (front and rear), a full washroom, and its own large private deck. With a laundry area that could be converted to a kitchen, the basement is well-suited for an in-law suite, guest quarters, or potential income opportunity. Major mechanical upgrades add confidence and long-term value, including a new furnace (2024), owned hot water on demand system (2024), updated and rerouted plumbing, backflow valve installation, and new basement flooring. Fresh paint throughout means you can move in and start enjoying right away. And yes-legal front pad parking completes the package. Welcome home! Inclusions: S/S Fridge, Stove, B/I Microwave, Hoodvent, B/I dishwasher, Basement Fridge, two burner counter Cooktop, Stackable washer/dryer, GB & E, CAC, Hot water on demand.							
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-322-8000							



132 Ivy Ave Toronto Ontario M4L 2H7 Toronto E01 South Riverdale Toronto Taxes: \$4,961.90/2026 Sold Date: 03/07/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$925,132 List: \$849,000 For: Sale % Dif: 109
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 18 x 113 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x1xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Greenwood & Gerrard Directions: Turn north on Prust from Gerrard then right on Ivy. Street parking			

MLS#: E12832684 **PIN#:** 210470762
Legal: PT LT 207 PL 404E TORONTO AS IN CA303027; S/T & T/W CA303027; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Fin W/O / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1917 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: No Pool: None Prop Feat: Interior Feat: Workbench	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	11.52	x 10.66	Hardwood Floor	Picture Window	French Doors
2	Dining	Main	12.24	x 9.15	Hardwood Floor	Formal Rm	Large Window
3	Kitchen	Main	15.58	x 11.09	Eat-In Kitchen	W/O To Deck	Tile Floor
4	Prim Bdrm	2nd	15.32	x 12.07	Hardwood Floor	Bay Window	Large Closet
5	2nd Br	2nd	11.25	x 8.5	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	11.25	x 11.09	Hardwood Floor	O/Looks Backyard	Large Window
7	Rec	Bsmt	15.32	x 13.09	Above Grade Window		
8	Kitchen	Bsmt	12.24	x 10.99			
9	Laundry	Bsmt	15.68	x 11.09			

Client Remks: Rarely does an opportunity like 132 Ivy come along. Since 1961, only one family has called this house home, filling these walls with over 60 years of memories from summer BBQs to kids playing until the streetlights came on. Now, this home is looking for a new family to start their own 60-year legacy. It features a classic front porch perched above the street that is perfect for morning coffees and connecting with the vibrant local community. Inside, you will find an untouched layout with great bones & approximately 1,675 sq. ft. of total living space. The main living areas showcase original character with hardwood floors and traditional deep baseboards. The eat-in kitchen is a great size. There are 3 good sized bedrooms including a primary bedroom highlighted by a large bay window, with lots of natural light. A significant advantage is the separate entrance to the basement, which houses a recreation room and wet bar, offering excellent potential for a future income suite or additional family space. While the finishes reflect a different era, the foundation for happiness is already here! The laneway parking was removed to enlarge the back yard, but there's the potential to add it back or just enjoy a larger than average yard for the neighbourhood. An amazing chance to roll up your sleeves to create your dream home in a great South Riverdale location.

Inclusions: All light fixtures, blinds & window coverings, 2 fridges, stove, range hood, basement freezer, washer, dryer, electric fireplace in basement, BBQ in yard & all garden accessories. All items in as-is condition with no warranties.

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



58 Chatham Ave
Toronto Ontario M4J 1K6
 Toronto E01 Blake-Jones Toronto
Taxes: \$4,736/2025 **For:** Sale **% Dif:** 104
Sold Date: 05/28/2026
SPIS: No **Last Status:** SLD **DOM:** 7
 Semi-Detached **Fronting On:** N **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 16 x 100 Feet **Washrooms:** 1
Irreg: 1x3x2nd
Dir/Cross St: Jones Ave & Danforth Ave
Directions:
 1 block south on Euston, Byron or Greenwood from Danforth. Street is a one way west.

MLS#: E13154028 **PIN#:** 210470049
Legal: PCL 15-1 SEC M450; PT LT 15 N/S CHATHAM AV PL M450 TORONTO COMM AT A POINT IN THE NLY LIMIT OF CHATHAM AV WHERE THE SAME IS INTERSECTED BY THE PRODUCTION SLY OF THE CENTRE LINE OF PARTITION WALL BTN THE DWELLING ON THE LANDS HEREIN DESCRIBED AND THAT IMMEDIATELY TO THE E THEREOF, THE SAID POINT BEING DISTANT 12 FT MORE OR LESS MEASURED WLY THEREON FROM THE S ELY ANGLE OF SAID LT 15; THENCE NLY TO AND ALONG THE SAID CENTRE LINE OF PARTITION WALL AND THE PRODUCTION THEREOF NLY IN ALL 100 FT...etc

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Radiant, Water / Gas A/C: None Central Vac: No Apx Age: 51-99 Year Built: 1928 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: Alum Siding / Brick 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: Patio, Porch Interior Feat: Carpet Free, On Demand Water Heater, Water Heater Owned Security Feat: Alarm System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.79	x 4.1	Ceramic Floor		
2	Living	Main	11.32	x 8.76	Hardwood Floor	Picture Window	Wood Trim
3	Dining	Main	14.14	x 9.88	Hardwood Floor	Casement Windows	Wood Trim
4	Kitchen	Main	12.66	x 9.68	Pantry	W/O To Garden	Casement Windows
5	Prim Bdrm	2nd	14.17	x 10.17	Hardwood Floor	South View	Closet
6	2nd Br	2nd	9.58	x 7.74	Hardwood Floor	Closet	Casement Windows
7	3rd Br	2nd	13.06	x 9.91	Hardwood Floor	Closet	Casement Windows
8	Utility	Bsmt	35.93	x 12.27	Unfinished	Combined W/Laundry	Above Grade Window

Client Remks: Classic 3 bedroom brick semi in "The Pocket"! A premium Danforth Ave. location & a walker's paradise; 4 mins to Donlands station; 8 min to Pape station; a sunny green field directly across the street, all the best of The Danforth, shopping, cafes, the library, Greektown & Phin Park mere steps away. 4 min walk to The Only Cafe & Douce France. Original wood trim, doors & oak hardwood floors throughout, updated kitchen & bathroom, new windows 2023, roof 2024, updated wiring, on demand hot water tank (owned). A generous parking space off the lane & large storage shed. Wilkinson Elementary, Earl Grey Snr, Riverdale Collegiate school districts, Holy Name reg & french immersion programs. Check out <https://www.thepocket.ca/thepocketneighbourhood>!

Inclusions: All existing: electric light fixtures, on demand hot water tank (owned) , gas fired boiler, window blinds, fridge, stove, dishwasher, washer, dryer.

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY **Ph:** 416-690-2181



54 Chatham Ave Toronto Ontario M4J 1K6 Toronto E01 Blake-Jones Toronto Taxes: \$4,630/2025 Sold Date: 04/01/2026 SPIS: No Last Status: SLD DOM: 15		Sold: \$825,000 List: \$899,000 For: Sale % Dif: 92
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 16 x 100 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4xBsmt, 1x4x2nd
Dir/Cross St: Chatham & Euston Ave Directions: Laneway parking bahind home, off Ben Kerr Lane		

MLS#: E12893480 **PIN#:** 210470047
Legal: PCL 14-2 SEC M450; PT LT 14 N/S CHATHAM AV PL M450 TORONTO; PT LT 15 N/S CHATHAM AV PL M450 TORONTO COMM AT A POINT IN THE NLY LIMIT OF CHATHAM AV WHERE THE SAME IS INTERSECTED BY THE PRODUCTION SLY OF THE CENTRE LINE OF PARTITION WALL BTN THE DWELLING ON THIS LAND AND THAT IMMEDIATELY TO THE E THEREOF THE SAID POINT BEING DISTANT 44 FT MORE OR LESS MEASURED WLY THEREON FROM CON'T

Kitchens: 1 Fam Rm: N Basement: Apartment / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	8.56	x 10.56	
2	Dining	Ground	8.56	x 13.98	
3	Kitchen	Ground	12.43	x 8.63	
4	Br	2nd	13.16	x 8.89	
5	Br	2nd	7.64	x 9.94	
6	Br	2nd	13.85	x 9.78	
7	Rec	Bsmt	12.43	x 9.94	
8	Br	Bsmt	13.16	x 9.78	

Client Remks: Welcome to 54 Chatham Avenue-a classic Toronto semi-detached home ready for its next chapter. Offering 3 bedrooms, a functional layout, and the rare bonus of a separate entrance to the basement, this property is the perfect canvas for investors, renovators, or end-users looking to create something truly special. Set on a quiet, established street, this home comes with the added convenience of a dedicated parking spot-an increasingly valuable feature in the city. Inside, the home requires a full renovation, presenting a unique chance to redesign and customize every detail to your taste or investment strategy. Whether you're planning a full-scale transformation, creating a multi-unit income property, or restoring it as a beautiful single-family home, the potential here is undeniable. Located in a vibrant Toronto neighbourhood with easy access to transit, parks, schools, and local amenities, 54 Chatham Ave offers the ideal balance of urban convenience and community charm. If you've been waiting for a project with upside, flexibility, and long-term value-this is it. Opportunities like this don't come around often.

Listing Contracted With: ACCSELL REALTY INC. **Ph:** 416-477-2300



54 Glenside Ave Toronto Ontario M4L 2T5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,776.30/2025 For: Sale % Dif: 120 Sold Date: 01/24/2026 SPIS: No Last Status: SLD DOM: 4		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 27.5 x 90 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x4xUpper, 1x3xBsmt, 1x2xMain Dir/Cross St: Greenwood and Gerrard Directions: Greenwood and Gerrard

MLS#: E12712914 **PIN#:** 210360197
Legal: PT LT 13 PL 486E TORONTO AS IN CA328654; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Library, Park, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.3	x 10.6	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	12.07	x 8.01	Hardwood Floor	Combined W/Living	W/O To Yard
3	Kitchen	Main	13.78	x 9.97	Stainless Steel Appl	Granite Counter	Open Concept
4	Den	Bsmt	14.37	x 14.11	B/I Shelves	Broadloom	3 Pc Bath
5	Prim Bdrm	2nd	11.98	x 11.98	Hardwood Floor	Large Window	Large Closet
6	2nd Br	2nd	9.61	x 8.89	Hardwood Floor	Closet	Window
7	3rd Br	2nd	13.19	x 8.99	Hardwood Floor	Closet	Window

Client Remks: Welcome to this beautifully finished 3-bedroom semi-detached home located at 54 Glenside Ave, set in one of Toronto's established and highly sought-after east-end neighbourhoods. Move right in and enjoy a strong sense of community, excellent walkability, and easy access to everyday amenities, transit, parks, and schools. With an outstanding Walk Score of 93, this truly is a walker's paradise, offering a vibrant mix of local shops, cafes, restaurants, and services, all conveniently connected to downtown, steps to the 506 streetcar line, bus routes, and nearby subway access. Enjoy being just moments from Greenwood Park, featuring a swimming pool, outdoor skating rink, playgrounds, and picnic areas, as well as popular local destinations such as the Leslieville and East York Farmers' Markets. Families will appreciate the proximity to highly regarded schools, including Riverdale Collegiate Institute, Roden Public School, and Ecole secondaire Michelle-O'Bonsawin. Whether you're looking for outdoor recreation, excellent educational options, or a dynamic, walkable urban lifestyle, this neighbourhood delivers an exceptional quality of life.

Inclusions: All Electric Light Fixtures, Fridge, Stove, Washer, Dryer

Listing Contracted With: UNION CAPITAL REALTY **Ph:** 289-317-1288



92 Walpole Ave		Sold: \$840,000
Toronto Ontario M4L 2J1		List: \$899,000
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$3,691/2024	For: Sale	% Dif: 93
Sold Date: 01/09/2026		
SPIS: No	Last Status: SLD	DOM: 73
Semi-Detached	Fronting On: N	Rms: 5
Link:	Acreage:	Bedrooms: 2
2-Storey	12.83 x 100 Feet	Washrooms: 1
	Irreg:	1x4x2nd
Dir/Cross St: Greenwood / South Of Danforth Directions: Greenwood / South Of Danforth		

MLS#: E12486119

PIN#: 210340378

Legal: PT LT 3 PL 432E TORONTO AS IN CA287319; 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: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Interior Feat: Water Heater Owned, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig: Hydro: Phone: Municipal Sewers N Included In Garden Shed Unknown Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.91	x 4.49	Skylight	South View	Ceramic Floor
2	Living	Main	11.75	x 10.33	Hardwood Floor	South View	Pot Lights
3	Kitchen	Main	11.91	x 10.33	Hardwood Floor	Modern Kitchen	Quartz Counter
4	Dining	Main	10.01	x 7.58	Hardwood Floor	W/O To Patio	French Doors
5	Prim Bdrm	2nd	11.84	x 10.33	Hardwood Floor	Double Closet	Skylight
6	2nd Br	2nd	9.91	x 9.91	Hardwood Floor	Double	Vaulted Ceiling
7	Laundry	Lower	15.16	x 9.74			

Client Remks:

A Rare One-of-a-Kind Opportunity! This stunning, fully renovated semi-detached home offers elevated living in one of the area's most sought-after communities. Perched gracefully above street level, it blends style, comfort, and function in a picture-perfect setting. Step inside to discover magazine-worthy interiors featuring an open-concept layout with a gourmet kitchen and dining area that seamlessly walk out to a beautiful patio and tiered backyard on a deep lot-perfect for entertaining or unwinding in your private oasis. The dream kitchen showcases quartz countertops, a matching backsplash, custom cabinetry, and premium stainless steel appliances. Gorgeous hardwood flooring and abundant pot lights flow throughout, creating a warm, modern atmosphere. The beautifully renovated bathroom features elegant finishes, while the bedrooms impress with cathedral and vaulted ceilings complemented by 4 skylights that fill the home with natural light. Enjoy peace of mind with fully owned mechanicals, including a tankless hot water heater, furnace, AC, and humidifier. This turn-key residence is ready for you to move in and embrace the exceptional lifestyle it offers. Nestled between 2 of Toronto's most cherished green spaces, this home places you steps from splash pads, rinks, pools, dog parks, and the beloved Leslieville Farmers' Market. Located in the coveted Roden PS and Riverdale CI catchments, and surrounded by transit, daily essentials, and local favourites like Lake Inez, Left Field Brewery, and Maha's, everything you need is just a short walk away. Enjoy easy access to Woodbine Beach, the Leslie Street Spit, and the Don Valley Trail system and more.

Inclusions:

All Kitchen appliances: LG S/S Fridge, LG S/S Stove, LG S/S B/I Dishwasher, Whirlpool S/S B/I Microwave. Bosch stackable Washer & Dryer. All Custom window coverings and Electric light fixtures. Carrier furnace. AC. Navien Tankless Hot Water Heater.

Listing Contracted With:

RE/MAX REALTRON REALTY INC. Ph: 905-508-9500



25 Harriet St
Toronto Ontario M4L 2E8
 Toronto E01 South Riverdale Toronto
Taxes: \$4,532/2025 **For:** Sale **% Dif:** 122
Sold Date: 02/21/2026
SPIS: No **Last Status:** SLD **DOM:** 2
Sold: \$1,100,000
List: \$899,900
Link: 2-Storey
Fronting On: S
Acreage: 18.04 x 119.98 Feet
Irreg: 120 EAST SIDE, 15.97 REAR
Rms: 5 + 3
Bedrooms: 2
Washrooms: 2
 1x4x2nd, 1x2xBsmt
Dir/Cross St: GERRARD & LESLIE
Directions: RUNS E/W BETWEEN LESLIE & HASTINGS, NORTH OF GERRARD

MLS#: E12804414 **PIN#:** 210450146
Assignment: No **Fractional Ownership:** No
Legal: PART LOT B PLAN 676 - NO SURVEY AVAILABLE

Kitchens: 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 51-99 Year Built: 1930 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: MPAC 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 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit Exterior Feat: Landscaped, Patio Interior Feat: Carpet Free, On Demand Water Heater: Water Heater Owned Security Feat: Smoke Detector	Zoning: RESIDENTIAL Cable TV: Gas: 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
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.12	x 3.38	Wood Floor	W/O To Porch	
2	Dining	Main	13.48	x 9.51	Wood Floor	O/Looks Frontyard	Separate Rm
3	Kitchen	Main	13.19	x 10.99	Breakfast Bar	Eat-In Kitchen	B/I Shelves
4	Living	Upper	15.49	x 12.99	Gas Fireplace	W/O To Deck	South View
5	Prim Bdrm	2nd	11.68	x 11.48	Wood Floor	Closet	O/Looks Frontyard
6	2nd Br	2nd	11.58	x 9.02	Wood Floor	Closet	South View
7	Family	Lower	21.19	x 12.5	W/O To Yard	Gas Fireplace	Combined W/Office
8	Laundry	Lower	13.88	x 12.8	2 Pc Bath		
9	Rec	Lower	12.7	x 10.7	B/I Shelves		

Client Remks: Discover The Soul Of Harriet Street. This Enchanting Century Home Is Perfectly Nestled Between The Community-Driven "Pocket" And The Trend-Setting Energy Of Leslieville. Boasting A Versatile Layout With Carpet-Free Flooring Throughout, The Home Unfolds Into Spacious Principal Rooms, Including A One-Of-A-Kind Upper-Level Retreat With A Gas Fireplace With A Walkout To Deck. Relax And Take In The South Views Of The Tree-Lined Fenced Yard With Stunning, Mature Gardens Featuring An Extraordinary Japanese Maple. Urban Life Is At Your Doorstep: Stroll To The Vibrant Shops Of Queen East, The Cool New Gerrard Street Cluster, Or The Sprawling Green Space Of Greenwood Park. Commuting Is A Breeze With Private Two-Car Lane Parking And The 506 Streetcar Is Just Steps Away. For The Outdoor Enthusiast, The Martin Goodman Trail And Leslie Street Spit Are Only A Short Drive Away. Meticulously Maintained For Two Decades And Move-In Ready For Spring-Just In Time To See The Tulip Tree And Perennials Come Into Bloom, The "Funky-Retro" Kitchen With A Breakfast Bar Is Perfect For Entertaining With Newer Appliances And Loads Of Storage. This Deceptively Spacious Residence Has Been Cherished By The Same Owner For 20 Years With Outstanding Neighbours. Driving Into The Tree-Lined Neighbourhood Feels Like An Escape To A Ravine-Like Setting In The Heart Of The City. This Has All The Feels. Extensive List Of Upgrades Attached To MLS. floor plans attached
Inclusions: 2026 - Maytag Double Door Fridge W/Water Dispenser, Whirlpool Flat Top Range, Miele B/I Dishwasher, Wine Fridge, 2 Gas Fireplaces, Front Load Kenmore Washer/Dryer, 2 Ceiling Fans, All Elf's, Stand-Up Freezer (Moffat). 2023 HVAC + Heat Pump, 70K Lennox Furnace, Ecobee Smart Thermostat, Tankless Water Heater, Garden Shed. Home inspection report - SEE EXTENSIVE LIST OF UPGRADES ATTACHED. Wide lot frontage too..

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



11 Quarry Crt Toronto Ontario M4J 5A6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,757/2024 For: Sale % Dif: 97 Sold Date: 04/18/2026 SPIS: No Last Status: SLD DOM: 175		
Semi-Detached Link: 3-Storey	Fronting On: S Acreage: 15 x 80 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 3 1x4x2nd, 1x4x3rd, 1x2xBsmt Dir/Cross St: Danforth/Greenwood Directions: Greenwood

MLS#: E12482442 **PIN#:** 210340032
Legal: Plan M 1978 Lot 19

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 31-50 Year Built: 1982 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Double Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Water Heater	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	12.4	x 12.4	Hardwood Floor	W/O To Deck
2	Dining	Ground	10.1	x 6.89	Hardwood Floor	O/Looks Living
3	Kitchen	Ground	9.45	x 7.38	Ceramic Floor	B/I Dishwasher
4	Br	2nd	12.43	x 9.12	Broadloom	Closet
5	2nd Br	2nd	12.43	x 9.12	Broadloom	Closet
6	3rd Br	3rd	12.43	x 9.12	Broadloom	Closet
7	4th Br	3rd	12.3	x 10.66	Broadloom	Closet
8	Rec	Bsmt	19.03	x 11.81	Brick Fireplace	Wet Bar

Client Remks: Private Family Friendly Neighbourhood In Community Formerly Known As "Old Riverdale." Open Concept Ground Floor That Walks Out To Back Deck, Skylight, Recreation Room With Brick Fireplace And Wet Bar, Stroll To The Danforth Or Gerrard Street For A Fabulous Array of Cuisine, Cafes & Shops. Swim, Bike, Skate, Walk The Dog, Nearby Monarch Park's Fantastic Facilities, Steps To TTC, Needs An Update, Walk Score 78, Transit Score 83, Bike Score 73

Inclusions: Refrigerator, Stove, Built-In Dishwasher, Central Air Conditioning, Washer, Dryer, Window Coverings, Electric Light Fixtures, Gas Burner & Equipment

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



36 Lount St Toronto Ontario M4J 5A1 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,961.90/2025 Sold Date: 06/08/2026 SPIS: No Last Status: SLD DOM: 20			Sold: \$975,000 List: \$990,000 For: Sale % Dif: 98
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 15 x 80 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 2 2x4	Dir/Cross St: Greenwood And Danforth Directions: Danforth/Greenwood

MLS#: E13145270 **PIN#:** 210340183
Legal: Pcl 187-1 Sec M1978; Lt 187 Pl M1978

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Poured Concrete 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: Central Vacuum, Fenced Yard, Park, Public Transit Interior Feat: Central Vacuum	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	Dining	Main	9.32	x 8.33	Hardwood Floor		
2	Kitchen	Main	8.83	x 7.84	Ceramic Floor	O/Looks Frontyard	
3	Living	Ground	12.4	x 11.75	Hardwood Floor	W/O To Deck	Open Concept
4	3rd Br	2nd	12.34	x 7.97	Hardwood Floor	Window	Closet
5	Den	3rd	12.37	x 7.91	Hardwood Floor		
6	Prim Bdrm	3rd	12.34	x 11.48	Hardwood Floor	Window	Closet
7	Laundry	Bsmt	12.34	x 11.42	Concrete Floor	Above Grade Window	
8	Utility	Bsmt	12.07	x 11.25	Concrete Floor	Combined W/Laundry	

Client Remks: Welcome to this charming Toronto home perfectly positioned in one of the city's most vibrant and connected east-end neighbourhoods. Nestled just steps from the TTC and the Bloor/Danforth subway line, this home offers the ideal blend of urban convenience, community feel, and everyday comfort. Inside, thoughtful updates provide peace of mind, including a newer roof (2023), quartz Kitchen counters, updated windows, skylight, and central vacuum system. A large crawl space offers exceptional storage, while two-car parking adds rare convenience in the city. Outside, enjoy a fully fenced backyard - perfect for entertaining, gardening, kids, or pets. Location is everything, and this address truly delivers. Enjoy a short walk to Monarch Park featuring an off-leash dog park, playground, arena, and pool, plus nearby Greenwood Park with even more family and pet-friendly amenities. Spend weekends exploring the Danforth's beloved cafes, restaurants, boutiques, and local shops, all just moments from your door. Whether you're a first-time buyer, young family, down-sizers, or investor. This home offers an incredible opportunity to own in a highly sought-after Toronto neighbourhood known for its walkability, transit access, green spaces, and strong sense of community.

Inclusions: Electric light fixtures, all window coverings, Frigidaire stainless steel fridge '23, Frigidaire stainless-steel built-in dishwasher, Frigidaire stainless steel stove '23 GE washer, Amana dryer

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



64 Chatham Ave		Sold: \$1,272,000
Toronto Ontario M4J 1K6		List: \$999,000
Toronto E01 Blake-Jones Toronto		
Taxes: \$4,849/2025	For: Sale	% Dif: 127
Sold Date: 03/30/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: N	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	16 x 100 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x2xBsmt
Dir/Cross St: Jones/Danforth		
Directions: Between Greenwood and Jones one block south of Danforth		

MLS#: E12907844 **PIN#:** 210470052
Legal: PCL 16-3 SEC M450; PT LT 16 N/S CHATHAM AV PL M450 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: 1928 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: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: None HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.89	x 12.2	Open Concept	Hardwood Floor
2	Dining	Main	13.94	x 12.89	Open Concept	Hardwood Floor
3	Kitchen	Main	12.73	x 9.68	Eat-In Kitchen	Stainless Steel Appl W/O To Deck
4	Prim Bdrm	2nd	14.7	x 10.53	W/W Closet	Picture Window Hardwood Floor
5	2nd Br	2nd	13.25	x 9.45	Double Closet	Hardwood Floor
6	3rd Br	2nd	9.74	x 7.84	Closet	Hardwood Floor
7	Rec	Bsmt	35.56	x 12.2	2 Pc Bath	Laminate
8	Utility	Bsmt	10.37	x 4.82		

Client Remks: This is an incredible opportunity to get a beautifully updated home in "The Pocket", a highly desirable community-oriented Danforth neighbourhood. This wonderful home overlooks the Eastern Commerce Collegiate playing field and features an open concept with refinished hardwood floors (2025), a wonderful newer kitchen with a Chef's Bertazonni gas oven and a walkout to a large deck and spacious professionally fully landscaped yard, with a cool rollup door (installed in 2024) that, when open, allows parking on a stone driveway with EV charger! The large primary bedroom has a huge picture window overlooking the playing field where its southern exposure allows natural sunlight to flood in! The basement is completely finished with a recreation room and 2 piece washroom. The home also features a Hybrid heat pump (combo electric heat pump with high efficiency furnace 2023), Eco windows and doors throughout 2022, Backwater valve 2021, even though the basement is dry. The location of this home is special and it's all about community! See attachment in this listing for links to articles about this fabulous community. Short walk to Donlands Subway station, Phin Park, Greektown, and the great Danforth retail strip of restaurants and shops.

Inclusions: Fridge, stove, dishwasher, washer, dryer, electric light fixtures, ev charger, shed in the backyard, storage containers on the back and front porch, freezer in the basement, electric fireplaces

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



49 Ravina Cres Toronto Ontario M4J 3L9 Toronto E01 Blake-Jones Toronto Taxes: \$5,166/2025 Sold Date: 05/27/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,301,000 List: \$999,000 For: Sale % Dif: 130
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 17 x 95.16 Feet Irreg:	Rms: 9 Bedrooms: 4 + 1 Washrooms: 1 1x4x2nd	Dir/Cross St: Danforth Ave & Pape Ave Directions: Danforth Ave & Pape Ave

MLS#: E13147776 **PIN#:** 210470946
Legal: PT LT 65 PL 443E TORONTO AS IN CT582821; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 1921 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit Interior Feat: Carpet Free, 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	12.76	x 10.24	
2	Dining	Main	13.48	x 9.74	
3	Kitchen	Main	13.16	x 9.15	
4	Breakfast	Main	13.16	x 9.15	
5	Prim Bdrm	2nd	13.25	x 12.01	
6	2nd Br	2nd	10.17	x 6.76	
7	3rd Br	2nd	10.83	x 8.01	
8	Office	2nd	7.84	x 7.41	
9	4th Br	3rd	14.01	x 10.5	

Client Remks: Tucked away on one of the most charming streets in Toronto's sought-after neighbourhood, "The Pocket," 49 Ravina Crescent offers the perfect blend of character, comfort, and urban convenience. This spacious 4-bedroom, well-loved home features bright, inviting living spaces, a functional layout ideal for everyday living and entertaining, and a private outdoor retreat backing onto Phin Park - providing a rare and peaceful green space setting in the heart of the city. Thoughtful updates throughout complement the home's timeless charm, creating a warm and welcoming atmosphere from the moment you arrive. Located in a vibrant, family-friendly neighbourhood, residents enjoy easy access to parks, local cafes, restaurants, and boutique shops along the Danforth. Just minutes to TTC subway access, top-rated schools, and nearby green spaces, this location offers exceptional connectivity while maintaining a true community feel. Whether you're enjoying a quiet morning walk through the tree-lined streets, spending time in Phin Park, or exploring the best of Toronto's east end, 49 Ravina Crescent delivers an outstanding lifestyle opportunity in one of the city's most beloved neighbourhoods.

Inclusions: All Appliances Offered "As Is" Condition: Fridge, Stove, Washer, Dryer, All Electronic Light Fixtures and All Window Coverings.

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



52 Glenside Ave Toronto Ontario M4L 2T5 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$950,000 List: \$1,028,000
Taxes: \$4,630/2025	For: Sale	% Dif: 92
Sold Date: 06/22/2026		
SPIS: No	Last Status: SLD	DOM: 15
Duplex Link: Bungalow	Fronting On: W Acreage: 29.5 x 90 Feet Irreg:	Rms: 5 + 3 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x4xLower
Dir/Cross St: Greenwood/Gerrard Directions: Greenwood/Gerrard		

MLS#: E13411686 **PIN#:** 210360196
Legal: PT LT 12 PL 486E TORONTO AS IN CA575088, S/T INTEREST IN CA575088; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1949 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.17	x 10.5	
2	Dining	Main	7.38	x 6.73	
3	Kitchen	Main	13.12	x 8.53	
4	Prim Bdrm	Main	11.15	x 10.01	
5	2nd Br	Main	9.51	x 9.51	
6	Great Rm	Lower	21.98	x 11.81	
7	Kitchen	Lower	10.5	x 9.51	
8	Br	Lower	10.5	x 9.84	

Client Remks: Rare Redevelopment Opportunity In One Of Toronto's Most Desirable East-End Neighbourhoods. Sold In "As Is, Where Is" Condition. Existing Solid Brick Bungalow Situated On A 30-Foot Wide Lot With Private Driveway Parking. An Exceptional Opportunity For Builders, Investors, Or End Users Looking To Create Their Dream Home. Building Permit Has Already Been Approved And Will Be Included In The Sale, Offering Significant Time And Cost Savings For The Next Owner. Conveniently Located In The Highly Sought-After Leslieville Area, Steps To Parks, Schools, Public Transit, Queen Street East Shops & Restaurants, And Just Minutes To Downtown Toronto, The Beach, And Major Highways. A Rare Chance To Secure A Ready-To-Build Property In A Prime Location.

Inclusions: Stove, Washer, Dryer, Fridge. (As Is)

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 905-764-8688



252 Highfield Rd Toronto Ontario M4L 2V5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,946.81/2025 Sold Date: 01/26/2026 SPIS: No Last Status: SLD DOM: 4			Sold: \$1,300,000 List: \$1,049,000 For: Sale % Dif: 124
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.96 x 96.5 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 2 1x5x2nd, 1x4xBsmt	Dir/Cross St: Greenwood and Gerrard Directions: One way North of Gerrard

MLS#: E12720400			PIN#: 210360263		
Assignment: No			Fractional Ownership: No		
Legal: PT LT 5 PLAN 409E TORONTO AS IN CT975175 S/T CT975175 EXCEPT THE EASEMENT THEREIN;CITY OF TORONTO					
Kitchens: 1		Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Public Transit, School Exterior Feat: Deck, Landscaped, Porch Interior Feat: Auto Garage Door Remote, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning:		
Fam Rm: N			Cable TV:	Hydro:	
Basement: Fin W/O / Full			Gas:	Phone:	
Fireplace/Stv: N			Water:	Municipal	
Heat: Forced Air / Gas			Water Supply Type:		
A/C: Central Air			Sewer:	Sewers	
Central Vac: No			Waterfront:		
Apx Age: 100+			Retirement:		
Year Built: 1919			HST Applicable to	Included In	
Yr Built Source: MPAC			Sale Price:		
Apx Sqft: 1100-1500			Farm/Agr:		
Lot Size Source: GeoWarehouse			Oth Struct:		
Roof: Flat, Shingles			Survey Type:	None	
Foundation: Unknown			Spec Desig:	Unknown	
Assessment: POTL:	N				
POTL Mo Fee:					
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.63	x 14.07	Bamboo Floor	Open Concept	Large Window
2	Dining	Main	12.7	x 9.55	Bamboo Floor	Combined W/Living	Crown Moulding
3	Kitchen	Main	12.2	x 11.45	Bamboo Floor	Custom Backsplash	Breakfast Bar
4	Mudroom	Main	7.28	x 7.15	Bamboo Floor	Closet	
5	Prim Bdrm	2nd	10.4	x 12.99	Hardwood Floor	Closet	
6	2nd Br	2nd	7.91	x 10.2	Hardwood Floor	Closet	
7	3rd Br	2nd	13.19	x 7.58	Hardwood Floor	Closet	
8	Bathroom	2nd	7.91	x 8.4	5 Pc Bath	Tile Floor	Double Sink
9	Family	Bsmt	27.79	x 12.27	Broadloom	Above Grade Window	
10	Mudroom	Bsmt	6.99	x 6.27	Tile Floor	Closet	Walk-Out
11	Bathroom	Bsmt	6.99	x 6.3	Tile Floor	4 Pc Bath	
12	Utility	Bsmt	13.91	x 7.05			

Client Remks: Home Sweet Home - a thoughtfully updated and beautifully styled 3-bedroom semi that delivers comfort, charm, and modern convenience. The main floor offers a bright, open-concept layout with a spacious living and dining area. The generous kitchen features abundant cabinetry, Dekton countertops, and a breakfast bar perfect for casual meals. A cozy nook with its own closet leads to sliding glass doors and a deck, creating an effortless indoor-outdoor flow. Upstairs, the renovated bathroom is a standout, showcasing a large double-sink vanity and a separate linen closet in the hallway. The primary bedroom includes an additional closet and a large east-facing window that fills the room with morning light. Engineered hardwood and bamboo flooring run throughout the main and second levels as well as crown molding. The lower level continues the open-concept feel, complete with a 4-piece bathroom and a rear mudroom walk-out - plus yet another convenient closet. Outside, the fully fenced front yard with privacy screening leads to a charming front porch. The low-maintenance rear deck offers direct access to the garage and laneway. This home is ideally located just steps from the lively shops and flavours of Little India, and only a short walk to Greenwood park, Monarch Park, Roden Public school, Equinox Holistic Alternative School, Leslieville, Maha's Egyptian Brunch, Lazy Daisy Cafe, and countless other local gems. TTC bus and streetcar routes are within easy walking distance, with quick connections to the Danforth subway line. A stylish, move-in-ready home in one of the east end's most dynamic neighbourhoods - this one truly checks all the boxes.

Inclusions: Fridge 2024, Stove 2024, built-in dishwasher 2024, washer and dryer, kitchen exhaust hood, electric light fixtures, two ceiling fans, all window coverings, garage door opener and control, central air, recycling shed, 3 Ikea Wardrobes in basement, Shelves in laundry room and garage, shelf on main floor, shelves in middle bedroom and back bedroom, 2 corrugated planter boxes on deck, 3 marble coat hooks, metal storage baskets in basement bathroom

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



31 Unity Rd Toronto Ontario M4J 5A3 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,482.22/2025 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 5			Sold: \$1,315,000 List: \$1,049,000 For: Sale % Dif: 125
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 15 x 80 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x4x3rd, 1x5x2nd, 1x2xBsmt	Dir/Cross St: Danforth Ave & Greenwood Ave Directions: East of Greenwood Ave

MLS#: E13005872	PIN#: 210340210
Legal: PLAN M1978 LOT 203	

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: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane, Covered Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove, 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: Spec Desig:	Hydro: Phone: Municipal Sewers None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Large Closet
2	Living	Main	13.85	x 12.3	Hardwood Floor
3	Dining	Main	9.12	x 8.04	Hardwood Floor
4	Kitchen	Main	12.3	x 11.71	Renovated
5	2nd Br	2nd	11.58	x 12.24	Hardwood Floor
6	3rd Br	2nd	8.92	x 12.3	Double Closet
7	Prim Bdrm	3rd	28.97	x 12.37	Hardwood Floor
8	Office	3rd	0	0	Hardwood Floor
9	Rec	Bsmt	17.19	x 11.71	Gas Fireplace
10	Laundry	Bsmt	9.28	x 12.3	2 Pc Bath

Client Remks: Pull out your checklist - this one ticks every box. Fully renovated and move-in ready, this stylish 3+1 bedroom, 3-bath home sits on a family-friendly street in a coveted east-end community. The landscaped front yard with deck and sandbox is a neighbourhood gathering spot where kids play and parents mingle. A smart vestibule with hall closet keeps the elements out and the clutter contained. Inside, white-oak engineered floors, pot lights, and a sunken living room with sliding doors to the deck create a bright, modern flow that blends indoor comfort with outdoor living. The white shaker kitchen shines with stone counters, stainless steel appliances, an integrated dishwasher, a breakfast bar, and an open connection to the dining room for effortless entertaining. Upstairs, two generous bedrooms feature hardwood floors and double closets, paired with an updated bathroom offering double sinks and excellent storage. The king-size, sun-filled primary suite is a true retreat with an ensuite bath, his-and-her closets, and an airy work-from-home space. The finished basement delivers high ceilings, pot lights, a sleek gas fireplace with beautiful tile, and a lounge-worthy media area perfect for movie nights, plus a convenient powder room. A dedicated laundry room with full-size machines adds impressive storage and function. The fully fenced backyard offers a spacious deck, stone seating area, and private parking under the carport and a storage shed and spot for garbage bins! All of this is set in one of Toronto's most desirable east-end neighbourhoods with quick access to transit, top-rated schools, and a vibrant mix of cafes, restaurants, breweries, and shops. Monarch Park's 5 hectares of green space - with an off-leash area, outdoor pool, splash pad, and winter rink - is moments away. Walk 13 minutes to the Danforth subway and enjoy easy access to Leslieville and The Beaches. A rare opportunity in a connected, amenity-rich community.

Inclusions: Fridge, stove, dishwasher, micro/rangehood, washer & dryer. All ELF's. all window blinds. Furnace ('20) & AC ('20), curtain rods, outdoor lights. Central Vacuum (As-Is), Floating Entertainment Shelf in Basement.

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

	4 Felstead Ave Toronto Ontario M4J 1G2 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,321.38/2025 For: Sale % Dif: 119 Sold Date: 03/26/2026 SPIS: No Last Status: SLD DOM: 2		Sold: \$1,250,000 List: \$1,049,000
	Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.12 x 132.66 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4, 1x3 Dir/Cross St: Danforth & Greenwood Directions: Danforth & Greenwood

MLS#: E12914978 **PIN#:** 210330094

Legal: PT LT 19 PL 483E TORONTO AS IN CA721357; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding 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, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Privacy, Porch Interior Feat: Sump Pump, Water Heater Owned	Zoning: Cable TV: Yes Hydro: Yes Gas: Yes Phone: Yes Water: Municipal 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	13.32	x 13.48	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	10.5	x 10.99	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	14.99	x 10.01	Hardwood Floor	Stainless Steel Appl	Quartz Counter
4	Mudroom	Main	5.68	x 4.99	Slate Flooring	W/O To Deck	Window
5	Prim Bdrm	2nd	12.5	x 11.52	Broadloom	His/Hers Closets	Bay Window
6	2nd Br	2nd	13.16	x 8.17	Broadloom	Window	Pocket Doors
7	3rd Br	2nd	9.25	x 10.43	Hardwood Floor	Window	B/I Shelves
8	Bathroom	2nd	7.09	x 5.41	4 Pc Bath	Soaker	Window
9	Rec	Bsmt	12.99	x 12.34	Broadloom	Pot Lights	Window
10	Laundry	Bsmt	10.99	x 9.58	Stainless Steel Appl	Pot Lights	Closet
11	Bathroom	Bsmt	7.41	x 5.35	3 Pc Bath	Glass Doors	Slate Flooring

Client Remks: Warmth & Beauty Envelope You Upon Entering This Gorgeous 3-Bed, 2-Bath Family Home: Luxurious Hardwood Floors, Crown Mouldings & Pot Lights, Open Concept Living & Dining Room, Stunning Custom Kitchen with Quartz Countertops, Custom Cabinetry & Stainless-Steel Appliances! A Large Primary Bedroom with Double Closets & Bay Window, 2 Kids Bedrooms, & A Beautifully Renovated 4 Piece Bath, Round Out The Upper Floor. Plus, A Finished Open Concept Lower-Level Featuring Pot Lights, Creamy Berber Carpet & A Renovated Bathroom with Glass Shower & Slate Floors! Landscaped Front-To-Back with Large. Rear Garden. Tons of Street Parking. Steps to Schools, Parks, TTC, Bars and Restaurants. 5 mins to Greek Town or Leslieville & 10 mins to the Beach... Welcome Home!

Inclusions: Stainless Steel Appliances (2018): Fridge, Gas Stove, Hood Fan, B/I Dishwasher. Front Load Washer, Front Load Dryer (2026). Furnace (2023). Above-Grade Windows (2023), Basement Windows (2020). Rear Deck (2020). Sump Pump & Indoor & Outdoor Waterproofing (2019). Newer Roof (2017). Kitchen Reno. (2018). Bathrooms Reno. (2020). New Basement Berber Carpet (2026). Rear Garden Shed (as is). Ice Maker (as is).

Listing Contracted With: ENGEL & VOLKERS TORONTO CENTRAL **Ph:** 416-628-1357



292A Woodfield Rd Toronto Ontario M4L 2X1 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,037/2025 For: Sale % Dif: 114 Sold Date: 03/24/2026 SPIS: No Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.25 x 100 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x4xLower
Dir/Cross St: Gerrard & Greenwood Directions: GPS		

MLS#: E12890752 PIN#: 210360387 Legal: PT LT 48-49 PL 409E TORONTO AS IN ET101123, S/T & T/W ET101123; CITY OF TORONTO		
Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1930 Yr Built Source: Plans Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat, Shingles Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane, Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Fireplace/Stove, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Porch Interior Feat: Carpet Free, On Demand Water Heater, Sump Pump, Upgraded Insulation, Water Heater Owned Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Fence - Partial, Storage Survey Type: None Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4	x 14.07	Hardwood Floor	W/O To Deck	Combined W/Living
2	Living	Main	9.25	x 14.07	Hardwood Floor	Fireplace	Stained Glass
3	Dining	Main	9.12	x 12.27	Hardwood Floor	Combined W/Living	Window
4	Kitchen	Main	12.76	x 10.56	Stainless Steel Appl	W/O To Deck	Granite Counter
5	Prim Bdrm	2nd	10.7	x 11.06	Hardwood Floor	Closet	Window
6	2nd Br	2nd	6.92	x 11.58	Hardwood Floor	Closet	Window
7	3rd Br	2nd	12.76	x 8.01	Hardwood Floor	Window	West View
8	Bathroom	2nd	6.92	x 5.31	Heated Floor	Tile Floor	Renovated
9	Rec	Lower	12.76	x 22.44	Open Concept	Vinyl Floor	Finished
10	Bathroom	Lower	5.15	x 7.45	4 Pc Bath	Window	Tile Floor
11	Laundry	Lower	7.32	x 11.88	Laundry Sink	Stone Counter	Tile Floor

Client Remks: Right Where You Belong - 292A Woodfield Road. This classic east-end semi perfectly blends historic charm with thoughtful modern upgrades. Set on a low maintenance lot with coveted laneway parking and undeniable Leslieville warmth, this beautifully maintained home offers three bedrooms, two bathrooms, and the timeless character that makes these spaces so beloved. The main floor unfolds into a bright open-concept living, dining, and kitchen space designed for effortless entertaining and everyday living. The sun-drenched kitchen offers ample counter and cupboard space, granite countertops, a breakfast bar and stainless steel appliances including a brand new Fisher & Paykel fridge. Step out to a large sun-soaked deck to enjoy the sunny west exposure - bonus outdoor storage area below! Upstairs, three spacious bedrooms feature large windows and excellent proportions, complemented by a hallway linen closet for additional storage. The beautifully renovated bathroom feels like a boutique spa retreat with radiant in-floor heating, elegant natural stone flooring, Italian wall tile, glass walk-in shower with rain shower fixtures, and a premium Toto toilet with integrated bidet. Structural upgrades include reinforced joists and new copper plumbing lines. The full-height basement offers excellent additional space, including a large laundry area (with brand new Miele Excellence Washer/Dryer) and second bathroom. Enjoy peace of mind knowing many of the major upgrades have already been taken care of, including upgraded 200 amp electrical service (for that EV), new aluminum siding with R7.5 exterior insulation, new eavestroughs and downspouts, upgraded exterior window capping, and an owned high-efficiency tankless hot water system. Located in one of Toronto's most beloved east-end communities, you're just steps to the cafes, restaurants, and local shops, parks, vibrant neighbourhood festivals, TTC and excellent school catchments. A true east-end classic - right where you belong.

Inclusions: Stainless steel appliances; brand new Fisher & Paykel fridge, stove, microwave W/ hoodfan, dishwasher. All window coverings and existing light fixtures, new Miele Excellence washer and dryer, all bathroom mirrors, and Arlmont & Co. attached cantilever umbrella. The City has recently replaced the lead water service with a inch copper line and upgraded the sewer connection to a 6-inch PVC pipe, providing additional peace of mind. Public Open Houses: Thursday, March 19th 4:00-7:00pm & Saturday 21/Sunday 22 12:00-4:00pm.

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



118 Mountjoy Ave Toronto Ontario M4J 1J8 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,218.28/2025 For: Sale % Dif: 122 Sold Date: 04/30/2026 SPIS: No Last Status: SLD DOM: 8			Sold: \$1,341,000 List: \$1,099,000
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.67 x 81 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: DANFORTH/GREENWOOD Directions: E. OF GREENWOOD/S. OF DANFORTH

MLS#: E13032902 PIN#: 210320150 Legal: PT. LOT 146-147, PL 463E TORONTO AS IN CA642856, S/T & T/W CA642856			
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: 1914 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Slab Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.89	x 16.47	Hardwood Floor	Open Concept	Electric Fireplace
2	Dining	Main	10.07	x 6.27	Hardwood Floor	Open Concept	
3	Kitchen	Main	11.55	x 14.86	Renovated	Centre Island	Pantry
4	Prim Bdrm	2nd	12.5	x 11.38	Bay Window	Hardwood Floor	Closet
5	2nd Br	2nd	11.75	x 9.38	Closet	Hardwood Floor	Window
6	3rd Br	2nd	9.58	x 10.7	Hardwood Floor	Closet	Window
7	Rec	Bsmt	13.75	x 27.2	3 Pc Bath	Closet	B/I Shelves

Client Remks: 118 Mountjoy Avenue is a truly special home, filled with warmth, character, and incredible natural light throughout. This beautifully maintained property offers a bright, open layout with sought-after south-facing exposure, hardwood floors, and exceptional storage, including a spacious walk-in pantry - perfect for effortless everyday living. The renovated kitchen is both stylish and functional, featuring high-end appliances, a wine fridge (hello!), and generous prep and storage space, ideal for both daily use and entertaining. Designer light fixtures from Elte and The Lighthouse Co. elevate the interior, while original details such as exposed brick, classic moldings, a traditional mantle, and brass hardware add timeless character. A charming bay window in the primary bedroom fills the space with soft, natural light throughout the day and is complemented by updated blinds. A versatile rear sunroom extends the living space - perfect as a sun-filled home office, cozy reading nook, or additional family area. The lower level adds even more flexibility, ideal for movie nights, a playroom, or a dedicated workspace. A beautiful, custom-designed nursery by ALEXANDRA GATER adds an element of thoughtful design. Outdoors, enjoy quiet evenings soaking up the sun on the inviting front porch, while the private, leaf-shaded backyard with new turf offers a cool and tranquil retreat - perfect for relaxing or hosting summer BBQs with family/friends. Ideally located just a 5-minute walk (96 walk score), to all the Danforth shops, restaurants (including Michelin star, *Wood Owl*!), cafes, subway, and Monarch Park, it is also surrounded by excellent amenities including top-rated daycares such as Blossoming Minds, highly regarded schools including Earl Haig Secondary and Ecole Secondaire Michelle-O'Bonsawin. This is a home that truly offers the best of east-end living and its incredible community!! YOUTUBE SEARCH - ALEXANDRA GATER DIY SURPRISE BOHO NURSERY MAKEOVER.

Inclusions: Stainless steel refrigerator/freezer, gas stove; microwave oven, black built-in Bosch dishwasher, wine fridge; washer and dryer, custom blinds, brand new furnace (2026), humidifier, hot water tank (2023). Please see attached list of all upgrades and improvements. Note: there is a capped gas line for a BBQ!

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



203 Parkmount Rd Toronto Ontario M4J 4V5 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,412,000 List: \$1,099,900
Taxes: \$5,248.41/2026 Sold Date: 06/02/2026 SPIS: No Last Status: SLD DOM: 7	For: Sale % Dif: 128	
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 15.8 x 127.5 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Danforth/Coxwell Directions: Ask Siri ;)		

MLS#: E13174996 **PIN#:** 210310010
Legal: PT LT 13-14 PL 411E TORONTO AS IN CA252665; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Rolled, Metal Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Vinyl Siding 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: Deck, Patio, Porch Interior Feat: In-Law Suite, On Demand Water Heater, 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: Phone: Municipal Sewers None N Included In None Unknown

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.2	x 9.25	Hardwood Floor	Open Concept	Window
2	Dining	Main	15.42	x 10.66	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Main	13.45	x 12.96	Hardwood Floor	Centre Island	Combined W/Laundry
4	Bathroom	Main	4.79	x 3.22	2 Pc Bath		
5	Prim Bdrm	2nd	13.52	x 11.38	W/O To Balcony	Hardwood Floor	B/I Closet
6	2nd Br	2nd	13.52	x 7.91	Hardwood Floor	Closet	
7	3rd Br	2nd	11.12	x 8.23	Hardwood Floor	Closet	
8	Bathroom	2nd	8.4	x 6.66	4 Pc Bath	Tile Floor	
9	Rec	Bsmt	29.07	x 12.4	Laminate		
10	Kitchen	Bsmt	12.07	x 8.33	B/I Stove	Combined W/Laundry	
11	Bathroom	Bsmt	7.87	x 3.71	Tile Floor		

Client Remks: Have you been waiting for that special home that is modern, while also warm and welcoming? This is it. 203 Parkmount Road is perfectly placed just steps to the Danforth, Coxwell and Greenwood TTC stations - making the city your playground. Just a block from Monarch Park, imagine taking a stroll, going for a swim, a skate, or just throwing down a blanket, opening a bottle of wine and have a picnic while you watch the world go by - or the kids grow up. The main floor of this home is warm and inviting. The hardwood floors are warm and inviting. The gorgeous kitchen with quartz tops and butcher block island will be the star of your house warming party surrounded by your friends and family, with clear views out of the new windows to the trees lined boulevards on the street and the garden at the rear. The main floor powder room is convenient for guests and perfect for keeping you eye on the kids as they potty train. Upstairs the bathroom is a genuine sanctuary with large soaker tub, stylish tile, and beautiful vanity. The 3 bedrooms feature great windows, good space, and more storage than the average semi. The primary bedroom walks out to a balcony that spans the width of the home nestled among the treetops, perfect for that morning cup of coffee or enjoying a book. In the basement, you have the option to use the space to house guests or your in-laws as there's a separate entrance, a kitchenette, and plumbing/electrical for laundry, or enjoy it yourself as a rec room or the ultimate kids' crash pad. The backyard is ready for dinner parties al fresco! No need to worry about parking as you can fit 2-cars (that's right... 2-cars!) on your private laneway parking pad when needed. Life needs balance, and 203 Parkmount Road offers you that and then some. Note the 2 car lane parking is narrower than the city by-law for 2 cars but it can fit 2 cars and has been used as such.

Inclusions: Fisher & Paykel Stainless Steel Refrigerator, KitchenAid Stainless Steel Natural Gas Oven, KitchenAid Stainless Steel Microwave, Paneled Built-In Dishwasher, GE Washing Machine on Main Floor and Samsung Dryer on Main Floor, Built-In Cooktop in Basement, Bar Fridge in Basement, Vent Hood in Basement, Furnace, Air Conditioner, All Electrical Light Fixtures.

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



6 Redwood Ave Toronto Ontario M4L 2S6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$7,104/2026 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 57			Sold: \$1,025,000 List: \$1,100,000 For: Sale % Dif: 93
Link: 3-Storey	Fronting On: W Acreage: 50 x 115 Feet Irreg:	Rms: 30 Bedrooms: 7 Washrooms: 6 6x4	Dir/Cross St: Greenwood/Gerrard Directions: Greenwood/Gerrard

MLS#: E12842360 PIN#: 210360092 Legal: LT 26 PL 376E TORONTO; LT 26 PL 1454 TORONTO; CITY OF TORONTO		
Kitchens: 6 Fam Rm: N Basement: Other Fireplace/Stv: Y Heat: Other / Gas A/C: None Central Vac: No Apx Age: 100+ Year Built: 1915 Yr Built Source: MPAC Apx Sqft: 3500-5000 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Other Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 6 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Fireplace/Stove 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: Shed Survey Type: Unknown Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 6-unit multi-residential building in prime Leslieville location. Comprised of five 1-bedroom and one 2-bedroom unit. Strong east-end neighbourhood with excellent walkability and transit access. Property offers both development and rental repositioning potential. Being sold as-is, where-is with no representations or warranties. Buyer to assume all existing tenants. Ideal opportunity for experienced investors.					
Listing Contracted With: <u>KELLER WILLIAMS REFERRED URBAN REALTY</u> Ph: 416-572-1016					



647 Rhodes Ave
Toronto Ontario M4J 4X5
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$4,403.86/2025 **For:** Sale **% Dif:** 96
Sold Date: 04/02/2026
SPIS: No **Last Status:** SLD **DOM:** 29
Semi-Detached **Fronting On:** E **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 2 + 2
 2-Storey 15.42 x 120 Feet **Washrooms:** 4
 Irreg: 1x3x2nd, 1x3x2nd, 1x2xMain, 1x4xBsmt
Dir/Cross St: Danforth & Coxwell
Directions: Approx. halfway down Rhodes just South of Danforth and West of Coxwell.

MLS#: E12845556 **PIN#:** 210310243
Legal: PT LT 141 PL 835 MIDWAY AS IN CA231843 S/T & T/W CA231843; 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: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stone / Vinyl Siding Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Other, Public Transit, Rec Centre, School Interior Feat: On Demand Water Heater	Zoning: 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		14.6	x 13.25	Pot Lights	Wood Floor	Staircase
2	Office		10.76	x 9.25	Window	Wood Floor	
3	Kitchen		12.07	x 10.76	Combined W/Dining	Stainless Steel Appl	Stone Counter
4	Family		6.99	x 10.33	W/O To Patio	Overlook Patio	Marble Floor
5	Prim Bdrm		10.01	x 13.32	3 Pc Ensuite	B/I Closet	Wood Floor
6	2nd Br		10.76	x 8.23	B/I Closet	O/Looks Backyard	Wood Floor
7	Rec		12.24	x 12.34	Laminate	Closet	
8	Utility		10.66	x 5.51	Laundry Sink	Combined W/Laundry	

Client Remks: This Rhodes leads to home! You have been searching for a home with modern finishes, but you like homes with character.. You want renovated with no work to do, but you enjoy a little charm. You crave a living space that isn't just like "every other house you see week after week", but it has to offer realistic, real life functionality and a sensible, spacious layout. 647 Rhodes Ave is exactly that. A beautiful semi-detached 2+2 bedroom, 4 washroom, 2 storey home, nestled almost equidistant from Danforth and Hanson. An uncommon abundance of space for a semi detached home of this style and in this neighbourhood. Two second storey bedrooms, the large primary equipped with a beautiful ensuite, and a second washroom all on one level. The main floor is laid out with a picturesque staircase off the living room and only few steps down the hall to your office. It's an ideal work from home set up, or if needed, can be easily converted into a third bedroom. A surplus of space in the basement offers another opportunity for a 4th bedroom/guest room, or entertainment space. The kitchen is fully equipped with top of the line stainless appliances, porcelain tiles, and an eye catching hood fan. The dining area has doubled as a family room so you can keep an eye on the little ones or the conversations fluid while you're preparing a 5 star meal. A private fenced yard serves as your backdrop while you share a table with your loved ones. You can step out to your new deck (2021) and walk right into your renovated garage to warm up your car without ever having to scrape snow off of your windows again. Rhodes Avenue is one of the most coveted avenues in the East end. Steps from Danforth, Greenwood Subway, Monarch Park, the list is seemingly endless. We could go on and on and on, but seeing is believing. Book your private showing today and don't miss this opportunity!

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



17 Mountnoel Ave Toronto Ontario M4J 1H7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,116/2025 For: Sale % Dif: 115 Sold Date: 03/30/2026 SPIS: No Last Status: SLD DOM: 7		
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 19.92 x 100 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4xBsmt
Dir/Cross St: S of Danforth/E of Greenwood Directions: S of Danforth/E of Greenwood		

MLS#: E12907838 **PIN#:** 210330145
Legal: PT LT 51-52 PL 483E TORONTO AS IN ET133333; T/W & S/T ET133333; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Other Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Mutual Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Sauna, Storage, Central Vacuum	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	Sunroom	Main	13.78	x 6.07	Picture Window		
2	Living	Main	14.83	x 13.62	Open Concept	Electric Fireplace	Hardwood Floor
3	Dining	Main	12.86	x 11.84	Built-In Speakers	Hardwood Floor	
4	Kitchen	Main	14.14	x 12.37	Centre Island	Stainless Steel Appl	W/O To Deck
5	Prim Bdrm	2nd	20.34	x 20.18	Vaulted Ceiling	His/Hers Closets	W/I Closet
6	2nd Br	2nd	12.47	x 8.2	W/O To Balcony	Closet	Hardwood Floor
7	3rd Br	2nd	12.43	x 8.43			
8	Rec	Bsmt	22.8	x 14.14	Laminate		
9	Bathroom	Bsmt	13.68	x 11.12			
10	Utility	Bsmt	9.38	x 3.87			

Client Remks: This fantastic home was completely renovated in 2015 with a two storey front addition. The addition includes an insulated and heated sunroom that is ideal for a work at home space or a place to unwind and chill. The main level is open concept with hardwood flooring throughout, fireplace in living room, centre island in kitchen, a 2 piece powder room, and walkout to a fabulous professionally landscaped yard that features a large deck, hot tub, and a spacious and functional shed for extra storage. The primary bedroom on the second level, which benefitted from the addition and is very large, has a breathtaking vaulted ceiling, electric fireplace, along with two walk-in closets and a sitting area. This level also has laundry, a skylight and two other generously sized bedrooms - one has a walkout to a balcony that overlooks the backyard. There's a separate entrance to a completely finished basement with a full bathroom and a sauna which is ideal for relaxing in after soaking in the backyard hot tub. This home also has built-in speakers/sound system, instant hot water, high efficiency furnace, central air, shatter proof windows, a cold storage room, Hepa air filter system, Culligan water purifier, and central vacuum. Great Danforth location with Felstead Park just steps away at the end of the street, Monarch Park swimming pool, Monarch Park Collegiate with International Baccalaureate program, bus closeby on Greenwood Avenue, or a short walk to Greenwood subway.

Inclusions: Two fridges in kitchen, gas stove, dishwasher, washer, dryer, hot tub, sauna, electric light fixtures, instant hot water, furnace, central air, Culligan water purifier, Hepa air filter system

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



176 Gillard Ave Toronto Ontario M4J 4N8 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,093/2025 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 91			Sold: \$1,038,000 List: \$1,149,000 For: Sale % Dif: 90
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 13.6 x 104 Feet Irreg:	Rms: 9 + 5 Bedrooms: 3 + 2 Washrooms: 4 1x3xMain, 1x4x2nd, 1x3xBsmt, 1x3xBsmt	Dir/Cross St: Danforth Ave & Greenwood Ave Directions: Danforth Ave & Greenwood Ave

MLS#: E12811038 **PIN#:** 210320103
Legal: PT LT 97-101 PL 463E TORONTO AS IN CT117275, S/T & T/W CT117275: CITY OF TORONTO

Kitchens: 2 + 2 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 1920 Apx Sqft: 1500-2000 Lot Shape: Rectangular Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Sale Price: In Addition To Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	A Hydro: Yes Phone: A
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.91	x 18.77	Hardwood Floor	Window	
2	Dining	Main	9.91	x 18.77	Hardwood Floor	Window	
3	Sunroom	Main	9.91	x 6.07	W/O To Garden	Picture Window	
4	Kitchen	Main	8.43	x 9.25	Hardwood Floor	Stainless Steel Appl	Quartz Counter
5	Br	Main	8.5	x 12.01	Hardwood Floor	Window	Closet
6	Kitchen	2nd	14.5	x 7.58	Hardwood Floor	Quartz Counter	Window
7	Br	2nd	8.99	x 12.4	Hardwood Floor	Closet	Balcony
8	Br	2nd	14.5	x 11.68	Hardwood Floor	Window	Closet
9	Living	2nd	8.17	x 8.99	Sunken Room	Hardwood Floor	Picture Window
10	Br	Bsmt	8.99	x 12.01	Laminate	Closet	
11	Living	Bsmt	8.01	x 13.75	Laminate		
12	Kitchen	Bsmt	7.09	x 9.15	Laminate	Stainless Steel Appl	Quartz Counter
13	Br	Bsmt	12.93	x 10.33	Laminate		
14	Kitchen	Bsmt	9.48	x 5.74	Ceramic Floor		

Client Remks: Beautifully renovated semi-detached home in the sought-after Monarch Park neighbourhood. This incredible property features 4 separate units, offering endless possibilities. The upper unit boasts a 2-bedroom apartments, while the main floor unit includes 1 bedroom. Additionally, there is a 1-bedroom unit and a bachelor unit in the basement. Each unit on the main floor and upper level has its own laundry facilities. With the option for laneway housing, this versatile property is a rare find with great potential for investors or multi-generational families. Conveniently located near TTC, subway, downtown, and excellent schools. Please see virtual tour for more photos and a 3D walk through of the home.

Inclusions: All existing appliances & light fixtures in all 4 Units

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



431 Jones Ave Toronto Ontario M4J 3G6 Toronto E01 Blake-Jones Toronto Taxes: \$4,698/2025 Sold Date: 05/13/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,140,000 List: \$1,149,000 For: Sale % Dif: 99
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.5 x 100 Feet Irreg:	Rms: 10 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Jones and Danforth Directions: Jones and Danforth

MLS#: E13089546 **PIN#:** 210471178
Legal: PT LT 11 CON 1 FTB TWP OF YORK AS IN CA160101; S/T & T/W CA160101; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Sep Entrance / Finished Fireplace/Stv: Y Heat: Forced Air, Heat Pump / Electric, Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat, Membrane Foundation: Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Concrete Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Landscaped, Privacy, Patio, Porch Enclosed, Recreational Area Interior Feat: On Demand Water Heater Security Feat: Other, Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Spec Desig:
		Hydro: Phone: Municipal Sewers

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.22	x 10.93	Combined W/Dining	Hardwood Floor	Large Window
2	Dining	Main	14.86	x 14.6	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	12.99	x 10.17	Combined W/Dining	Tile Floor	Walk-Out
4	Prim Bdrm	2nd	13.35	x 13.09	Large Window	B/I Closet	Hardwood Floor
5	2nd Br	2nd	10.6	x 9.35	Window	B/I Shelves	Hardwood Floor
6	3rd Br	2nd	6.86	x 9.35	Window	Hardwood Floor	
7	Bathroom	2nd	13.58	x 10.04	Heated Floor	4 Pc Bath	Combined W/Laundry
8	Br	Bsmt	10.1	x 14.6	Closet	Window	Hardwood Floor
9	Living	Bsmt	14.93	x 14.6	Combined W/Kitchen	Combined W/Laundry	Hardwood Floor
10	Kitchen	Bsmt	13.75	x 6.53	Combined W/Living	Walk-Out	
11	Bathroom	Bsmt	8.33	x 4.3	3 Pc Bath		

Client Remks: From the moment you step inside, this home simply flows. With over 1,200 sq ft of living, the main level moves seamlessly from living to dining to kitchen, right out to a backyard and studio unlike any other. A private spa oasis awaits, complete with a gym, sauna, and cold plunge. Entertaining here isn't just easy, it's an experience. Thoughtfully equipped for modern living, the home features automatic blinds, a Nest smart thermostat, Ring camera, and a pin pad locking system. Comfort and security, quietly handled. For buyers who want it all to themselves, this home delivers in every way. And for those looking to offset their mortgage, the self-contained basement suite offers the perfect opportunity - whether as a rental unit or a private nanny suite. It's the kind of flexibility that changes the financial picture of homeownership entirely. Offering 3+1 bedrooms and 2 beautifully upgraded bathrooms - the second floor boasts heated floors and a dedicated laundry room. These are the details you notice every single morning. This home is as practical as it is impressive. Steps to a bus stop, a 10-minute walk to the subway, and surrounded by top schools, shops, and restaurants - you're not just buying a home, you're buying into the neighbourhood.

Inclusions: All appliances, sauna, all built in cabinetry, couch in basement
Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071



292 Highfield Rd		Sold: \$1,120,000
Toronto Ontario M4L 2V5		List: \$1,190,000
Toronto E01 Greenwood-Coxwell Toronto		
Taxes: \$5,271.06/2025	For: Sale	% Dif: 94
Sold Date: 03/10/2026		
SPIS: No	Last Status: SLD	DOM: 54
Att/Row/Twnhouse	Fronting On: W	Rms: 6 + 1
Link:	Acreage:	Bedrooms: 3
2-Storey	12.5 x 103.5 Feet	Washrooms: 2
	Irreg:	1x3x2nd, 1x3xBsmt
Dir/Cross St: Gerrard St. E/Greenwood Ave. Directions: N/A		

MLS#: E12699742 **PIN#:** 210360282
Legal: PT LT 12 PL 409E TORONTO AS IN CT598262; CITY OF TORONTO

Kitchens: 1	Exterior:	Zoning:
Fam Rm: N	Stucco/Plaster / Vinyl Siding	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive: None	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, Place Of	HST Applicable to Included In
Roof: Unknown	Worship, Public Transit, School	Sale Price:
Foundation: Unknown	Interior Feat: Carpet Free	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev: Lower		Spec Desig:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.72	x 11.55	Hardwood Floor	Pot Lights	Open Concept
2	Kitchen	Main	13.58	x 9.94	Hardwood Floor	Stainless Steel Appl	Stone Counter
3	Dining	Main	10.04	x 8.04	W/O To Deck	Sliding Doors	Hardwood Floor
4	Prim Bdrm	2nd	11.61	x 10.73	Double Closet	Hardwood Floor	Ceiling Fan
5	2nd Br	2nd	10.5	x 8.4	O/Looks Backyard	Closet	Hardwood Floor
6	3rd Br	2nd	9.97	x 8.6	Hardwood Floor	Closet	Skylight
7	Rec	Bsmt	12.57	x 10.93	Laminate	Pot Lights	W/O To Yard
8	Office	Bsmt	8.86	x 6.14	Tile Floor	3 Pc Bath	
9	Mudroom	Bsmt	8.86	x 3.64	Tile Floor	W/O To Yard	

Client Remks: Welcome to the Big Little House-where style, space, and smart upgrades come together in the heart of the East End! With 3 bedrooms, a surprisingly spacious layout, and a sleek white kitchen with quartz counters and stainless steel appliances, this home is made for real life (and a little bit of showing off). Slide open the doors to your two-tiered deck and private yard-hello, summer BBQ season! Upstairs, all bedrooms come with closets (yes, even the third one), and the bathroom is straight out of a magazine. The finished basement? Fully loaded with a rec room, office nook, 3-piece bath, and two separate entrances-ideal for in-laws, income potential, or your next creative escape. Just steps to TTC, parks, schools, and all the best eats in Leslieville. This is your chance to live in one of Money Sense's "Top Neighbourhoods to Buy In" and BlogTO's "Top 5 Neighbourhoods on the Rise." Don't sleep on it-this one's got it all.

Inclusions: Stainless Steel Appliances, Fridge, Stove Dishwasher, Washer, Dryer, All Elfs, Furnace, Cac, and water heater (replaced in 2024).

Listing Contracted With: CENTURY 21 MYPRO REALTY **Ph:** 416-686-1500



148 Mountjoy Ave Toronto Ontario M4J 1K2 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,505,000 List: \$1,198,000
Taxes: \$4,758.29/2025	For: Sale	% Dif: 126
Sold Date: 05/12/2026		
SPIS: No	Last Status: SLD	DOM: 8
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 16.67 x 80 Feet Irreg:	Rms: 6 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xBsmt
Dir/Cross St: Mountjoy Ave and Parkmount Rd Directions: Hey Google, take me to 148 Mountjoy		

MLS#: E13076808 **PIN#:** 210320347
Legal: PT LT 332-333 PL 463E TORONTO AS IN ET106784, S/T & T/W ET106784; CITY OF TORONTO.

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1919 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick, Concrete 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: Fenced Yard, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Interior Feat: Sump Pump, 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: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Mountjoy at its peak - come climb with me! A renovation completed with real living in mind, where equal care was given to what's behind the walls as what meets the eye. Start with the fully underpinned basement, professionally completed with permits and offering a 7' finished ceiling height. Properly waterproofed with weeping tile, a sump pump, and a backwater valve, spray-foam insulated and finished, this is a lower level done the right way - all updated plumbing, no shortcuts, no guesswork. Behind the scenes, all major systems have been addressed: new mechanicals, a new roof, and updated electrical. On the main floor, the space has been completely opened up to create a bright, functional layout anchored by an oversized island - perfect for everyday living or entertaining. Expansive 8.5' sliding doors seamlessly connect to a newly landscaped backyard, bringing in natural light and extending your living space outdoors. Upstairs, the bathroom has been fully renovated with a focus on both function and finish, and thoughtful storage has been added throughout. Each bedroom includes its own closet, while the king-sized primary offers luxurious space, large windows, and room to truly unwind in. The location ties it all together - just one block south of the Danforth, nestled between Monarch Park and Felstead Park, and within walking distance to two subway stations. Situated in the Earl Haig Public School District. A rare opportunity to own a home where the work was done with intention AND with immaculate style. Inclusions: Refrigerator, Dishwasher, Electric Stove, Clothes Washer/Clothes Dryer, All Existing Electric Light Fixtures, Curtain Rods (Curtains excluded), Furnace/AC/Hot water tank, Shelf in Furnace Room, Shed Listing Contracted With: REAL ESTATE HOMEWARD Ph: 416-698-2090					



106 Parkmount Rd Toronto Ontario M4J 4V4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,142.87/2026 Sold Date: 06/05/2026 SPIS: No Last Status: SLD DOM: 21			Sold: \$1,242,500 List: \$1,198,000 For: Sale % Dif: 104
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.62 x 90 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: Danforth/Coxwell Directions: Danforth/Coxwell

MLS#: E13135784 **PIN#:** 210320320
Legal: PT LT 304-305 PL 463E TORONTO AS IN CA248052, S/T & T/W CA248052; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N 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 Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: 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	9.84	x 5.81	Hardwood Floor	Combined W/Dining	Open Concept
2	Dining	Main	9.84	x 5.81	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	4.72	x 5.61	Concrete Floor	Open Concept	Stainless Steel Appl
4	Prim Bdrm	2nd	4.86	x 5.51	Hardwood Floor	Large Window	Large Closet
5	2nd Br	2nd	3.48	x 3.84	Hardwood Floor	Window	Closet
6	3rd Br	2nd	3.48	x 4.59	Hardwood Floor	Window	Closet
7	Den	Main	0	0	Window		
8	4th Br	Bsmt	0	0	Window		

Client Remks: Get ready to fall in love with 106 Parkmount Rd! 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. 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, A chic newly updated eat-in kitchen with stainless steel appliances. Sliding doors walk out to the back porch and deep fully fenced yard. 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, or a dedicated home office. The finished walk-out basement has been completely renovated with new flooring, insulation, pot lights and a gorgeous 4 piece bathroom. Perfect as a rec room, office or guest room. Mutual drive to 1 Garage parking space adds to the convenience. Set in one of Toronto's most loved neighbourhoods. Ideally located just a 5-minute walk (96 walk score), to all the Danforth shops, restaurants (including Michelin star, *Wood Owl*), cafes, subway, and Monarch Park, it is also surrounded by excellent amenities including top-rated daycares such as Blossoming Minds, highly regarded schools including Earl Haig Secondary and Ecole Secondaire Michelle-O'Bonsawin. This is a home that truly offers the best of east-end living and its incredible community!!

Inclusions: Stainless Steele Fridge, S/S Stove, S/S Dishwasher, S/S Range-Hood, Washer, Central Air conditioner, All Window Covering.

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. **Ph:** 416-494-5955



118 Ivy Ave Toronto Ontario M4L 2H7 Toronto E01 South Riverdale Toronto Taxes: \$5,165.49/2025 Sold Date: 06/01/2026 SPIS: No Last Status: SLD DOM: 7			Sold: \$1,335,000 List: \$1,199,000 For: Sale % Dif: 111
Semi-Detached Link: 2-Storey	Fronting On: N Acreage: 17.17 x 112 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x2xMain, 1x3xBsmt	Dir/Cross St: Gerrard and Greenwood Directions: North Of Gerrard, W Of Greenwood

MLS#: E13168782 **PIN#:** 210470755
Legal: PT LT 202 PL 404E TORONTO AS IN CA770581; S/T & T/W CA770581; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance 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, Flat Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Exterior Feat: Porch Interior Feat: Water Heater Owned, 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	0	0	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	0	0	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	0	0	Ceramic Floor	Breakfast Bar	W/O To Garden
4	Prim Bdrm	2nd	0	0	Hardwood Floor	Closet	Large Window
5	2nd Br	2nd	0	0	Hardwood Floor	Closet	Window
6	3rd Br	2nd	0	0	Hardwood Floor	Window	
7	Rec	Bsmt	0	0	3 Pc Bath	Open Concept	
8	Laundry	Bsmt	0	0			

Client Remks: Beautifully maintained semi-detached home in the heart of Leslieville on a quiet tree-lined street. Bright and full of natural light, this stylish home offers a fantastic layout with spacious rooms, high ceilings, and plenty of character throughout. The ground floor features a spacious open-concept living and dining area, ideal for both everyday family living and entertaining. A convenient main floor powder room adds practicality, while the bright kitchen includes a breakfast island and overlooks the large private backyard - perfect for keeping an eye on kids while cooking, or enjoying family time, relaxing, and entertaining outdoors. The second floor offers 3 spacious bedrooms and a full bathroom. The finished basement, complete with a separate entrance, provides exceptional additional living space with a large rec room, renovated 3-piece bathroom, and plenty of storage. Enjoy the welcoming front porch, laneway parking, and the comfort of a lovingly cared-for home in one of Toronto's most vibrant and family-friendly neighbourhoods. The rear laneway opens onto a dynamic stretch of beloved local businesses, including Left Field Brewery, Pilot Coffee Roasters, and Soul Chocolate - offering some of the city's best coffee, craft beer, and chocolate just steps from your door.

Inclusions: Fridge, Stove, Dishwasher, Washer and Dryer, Electrical Light Fixtures, Window coverings, Basement Freezer

Listing Contracted With: REALOSOPHY REALTY INC. **Ph:** 647-347-7325



1149 Craven Rd Toronto Ontario M4J 4V7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,746/2026 Sold Date: 04/21/2026 SPIS: No Last Status: SLD DOM: 31			Sold: \$1,120,000 List: \$1,199,900 For: Sale % Dif: 93
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 13.12 x 82.49 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4x3rd, 1x3x2nd, 1x3xBsmt	Dir/Cross St: Danforth Ave/Coxwell Ave Directions: Danforth Ave/Coxwell Ave

MLS#: E12905976 **PIN#:** 210310073
Legal: PLAN 1301 PT LOT 191 CON 1 FB PT LOT 8 RP 64R 14996 PARTS 69 & 70

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: 1997 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: 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	Kitchen	Main	20.93	x 16.01	Tile Floor	Stainless Steel Appl	Open Concept
2	Dining	Main	19	x 11.98	Hardwood Floor	Combined W/Living	Open Concept
3	Living	Main	19	x 11.98	Hardwood Floor	Combined W/Dining	Open Concept
4	2nd Br	2nd	11.98	x 13.85	Hardwood Floor	Window	Closet
5	3rd Br	2nd	11.98	x 15.42	Hardwood Floor	Window	Closet
6	Prim Bdrm	3rd	23.16	x 11.98	Hardwood Floor	Ensuite Bath	Closet
7	Rec	Bsmt	24.84	x 17.75	Laminate	Pot Lights	Open Concept

Client Remks: Welcome to 1149 Craven Road, a beautifully maintained freehold townhome nestled in Toronto's vibrant East Danforth community, just steps from the energy and charm of the Danforth. This bright and inviting home features a functional open-concept main floor with a stylish white kitchen overlooking the living and dining area, creating a perfect space for both everyday living and entertaining. Walk out through glass doors to a spacious private terrace, ideal for morning coffee, summer dining, or relaxing outdoors. The home features hardwood flooring throughout. The upper level offers a spacious primary bedroom with vaulted ceilings and a spa-inspired ensuite featuring a separate glass shower and Jacuzzi tub, creating a comfortable retreat. The professionally finished basement with pot lights and laminate flooring provides additional living space ideal for a recreation room, home office, or guest area. Located in one of Toronto's most walkable and sought-after neighbourhoods, you are just steps from the vibrant Danforth known for its renowned restaurants, cafes, bakeries, and boutique shops. Enjoy nearby green spaces including Monarch Park with its pool, skating rink, sports fields, and community centre. Excellent transit access with the subway and multiple transit routes nearby makes commuting to downtown Toronto quick and convenient. With great schools, strong community feel, and countless amenities at your doorstep, this home offers the perfect blend of urban lifestyle and neighbourhood charm. No maintenance or POTL Fees!!!

Inclusions: Fridge, Stove, Dishwasher, Over the range Microwave, washer and dryer. All ELFS and window coverings
Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-665-2500



1166 CRAVEN Rd Toronto Ontario M4J 0A2 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,142.87/2025 For: Sale % Dif: 97 Sold Date: 03/18/2026 SPIS: No Last Status: SLD DOM: 30		
Att/Row/Townhouse Link: 3-Storey	Fronting On: W Acreage: 17.81 x 53.64 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x3xGround, 2x4x3rd
Dir/Cross St: Danforth/Coxwell Directions: Danforth / Coxwell		

MLS#: E12791556 **PIN#:** 210310371
Legal: PART LOTS 8 & 9 PLAN 411E, TORONTO

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Year Built: 2010 Yr Built Source: Builder Apx Sqft: 1100-1500 Roof: Flat Foundation: Concrete Assessment: POTL: Y POTL Mo Fee: 215 Laundry lev:	Exterior: Stone / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	3rd Br	Ground	42.29	x 27.13	3 Pc Ensuite	Hardwood Floor	B/I Shelves
2	Living	2nd	47.38	x 44.55	Hardwood Floor	Combined W/Dining	Open Concept
3	Dining	2nd	24.54	x 24.21	Hardwood Floor	Combined W/Living	Open Concept
4	Kitchen	2nd	44.55	x 30.15	W/O To Balcony	Quartz Counter	Ceramic Back Splash
5	Prim Bdrm	3rd	48.88	x 33.37	Hardwood Floor	4 Pc Ensuite	B/I Closet
6	2nd Br	3rd	49.18	x 34.02	Hardwood Floor		

Client Remks: Fabulous freehold executive townhome unit in a rarely offered luxury enclave in the heart of the Danforth. Located in the vibrant Greenwood-Coxwell neighbourhood, just steps to Danforth Avenue, this highly sought-after residence offers an exceptional layout and refined finishes throughout. The gourmet kitchen features stainless steel appliances, quartz countertops, marble backsplash, and a walk-out to a spacious 16' covered balcony-perfect for outdoor dining and entertaining. The open-concept living and dining area showcases stunning oak hardwood floors, 9' ceilings, and expansive windows that flood the space with natural light. Upstairs, the primary bedroom offers two closets and a private 4-piece ensuite with glass shower and elegant marble and porcelain finishes. A second bedroom, additional 4-piece bath, and convenient upper-level laundry complete the floor. The versatile ground-level third bedroom with 3-piece ensuite is ideal as a guest suite, office, or private studio. Enjoy two incredible outdoor spaces, including a massive rooftop terrace with panoramic city views and a balcony off the kitchen and abundant storage throughout, including convenient attic storage space.. Additional highlights include an upgraded glass stair railing, built-in garage with direct access, and low-maintenance living. Steps to Monarch Park, pool, off-leash area, shops, transit, and top-rated schools. With a Walk Score of 92, this is urban living at its finest. OPEN HOUSE SATURDAY and SUNDAY 2-4PM.

Inclusions: Stainless steel KitchenAid fridge, stove, and dishwasher, plus washer and dryer. Gas line and electrical connections, built-in speakers, all existing electrical fixtures, and water line on the rooftop terrace. Window coverings included. Murphy bed, garage door opener, custom closets. Please note: The second-level bedrooms feature hardwood floors in excellent condition, consistent with the rest of the unit; they are currently covered with high-quality broadloom.

Listing Contracted With: ZOLO REALTY **Ph:** 416-898-8932

	1073 Craven Rd Toronto Ontario M4J 4V7 Toronto E01 Greenwood-Coxwell Toronto		Sold: \$1,155,000 List: \$1,250,000
	Taxes: \$3,197/2025 Sold Date: 06/18/2026 SPIS: No Last Status: SLD DOM: 10	For: Sale % Dif: 92	
	Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.48 x 85.53 Feet Irreg:	Rms: 6 + 1 Bedrooms: 2 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4xBsmt
	Dir/Cross St: Danforth Ave. and Coxwell Ave. Directions: Danforth Ave. and Coxwell Ave.		

MLS#: E13416122 Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 187 PL 1301 TWP OF YORK; PT LT 187 PL 1301 TORONTO AS IN CA13838		PIN#: 210310086
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: No Apx Age: Year Built: 2025 Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Stucco/Plaster / Wood Gar/Gar Spcs: None / 0 Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Fenced Yard, Hospital, Library, Marina, Public Transit Exterior Feat: Porch Interior Feat: Carpet Free, Sump Pump Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Accessibility Feat: Accessible Public Transit Nearby HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Fence - Full, Shed Survey Type: Unknown Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.7	x 11.81	Hardwood Floor	Pot Lights	O/Looks Frontyard
2	Dining	Main	21.82	x 8.89	Hardwood Floor	Skylight	Pot Lights
3	Kitchen	Main	13.12	x 9.42	Centre Island	Stained Glass	Quartz Counter
4	Breakfast	Main	13.12	x 7.55	Hardwood Floor	Pot Lights	W/O To Deck
5	Prim Bdrm	2nd	14.4	x 13.12	B/I Closet	Picture Window	4 Pc Ensuite
6	2nd Br	2nd	13.48	x 10.66	B/I Closet	Picture Window	Hardwood Floor
7	Great Rm	Bsmt	31.17	x 11.98	Hardwood Floor	4 Pc Bath	Window

Client Remks: Located in the vibrant Greenwood-Coxwell pocket near Danforth Avenue, this newly built home offers a thoughtful blend of modern design and everyday comfort. With close to 2,000 square feet of living space, it features 2 spacious bedrooms with wall unit closet organizers and 4 well-appointed bathrooms, making it ideal for those who value both style and functionality. The home showcases high-end finishes throughout, with careful attention to detail in every room. The exterior stands out with reclaimed wood at the front, adding warmth and character, while the rear features a sleek stucco finish for a clean, contemporary look. Inside, the layout is bright and open, designed for both living and entertaining. The dining area is a true focal point, featuring a dramatic two-story ceiling with 2 skylights that fills the space with natural light. A modern glass-panel stair railing enhances the open feel, seamlessly connecting the levels with a sleek, contemporary touch. The kitchen is designed for both style and practicality, boasting a quartz countertop with matching backsplash and a striking waterfall island at the center. Cabinets and counter space line both sides, providing ample storage and workspace for all your culinary needs. One of the high lights is the two-level deck, accessible from both the primary bedroom and the kitchen, offering a private outdoor space that overlooks the backyard-perfect for relaxing or entertaining. Situated in a friendly, community-oriented neighborhood, you'll enjoy easy access to shops, cafes, parks, and transit along the Danforth, steps to Greenwood TTC. While there is no dedicated parking, street parking permits are available through the city. This is a rare opportunity to own a brand new modern home in one of Toronto's most connected and welcoming east-end communities.

Inclusions: Existing stainless steel fridge, stove, B/I microwave range hood, dishwasher. Existing Stacked washer and dryer. New furnace and tankless hot water heater are owned. Existing all electrical light fixtures. B/I wall unit closet organizers.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 905-828-1122



354 Highfield Rd Toronto Ontario M4L 2V6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,375.74/2025 For: Sale % Dif: 98 Sold Date: 06/10/2026 SPIS: No Last Status: SLD DOM: 35			Sold: \$1,245,000 List: \$1,265,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 24.75 x 101.08 Feet Irreg:	Rms: 10 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x4xBsmt, 1x2xGround Dir/Cross St: Greenwood & Gerrard Directions: Greenwood & Gerrard	

MLS#: E13090628 **PIN#:** 210340333
Legal: PT LT 1-2 PL 796E TORONTO AS IN CA745688 T/W & S/T CA745688; CITY OF TORONTO

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: Year Built: 1960 Yr Built Source: MPAC Apx Sqft: 700-1100 Roof: Shingles Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre Exterior Feat: Deck, Privacy Interior Feat: Storage Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: 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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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.73	x 10.89	French Doors	Hardwood Floor
2	Living	Main	14.73	x 8.5	Hardwood Floor	
3	Kitchen	Main	10.7	x 9.78	Breakfast Bar	Hardwood Floor
4	Foyer	Main	18.41	x 7.09	Closet	Hardwood Floor
5	Br	2nd	10.2	x 15.12	Closet	Hardwood Floor
6	2nd Br	2nd	8.73	x 11.42	Window	Hardwood Floor
7	3rd Br	2nd	10.4	x 9.25	B/I Bookcase	Hardwood Floor
8	Rec	Lower	24.08	x 12.47	Fireplace	Pot Lights

Client Remks: The high life on Highfield! Detached garage, front yard straight from heaven, backyard is private and cozy. Stroll inside and be greeted by urban luxury; a generous front hall closet, a powder room perfectly located down the hall followed by an intentionally designed kitchen complete with a breakfast bar. The light soaked living room and enormous dining room are perfect for hosting holidays, game nights or intimate parties. The basement has soaring ceilings with a gas fireplace, mudroom, full bath and separate entrance. The primary is oversized also drenched in natural light, the two other bedrooms are big with large closets, massive windows and built-in bookshelf. Walk to Lake Inez, Maha's, Black Pony Cafe, Left Field/Godspeed and all the other east end gems. TTC around the corner, Monarch Park, Greenwood Park and of course the Beaches for the outdoor lovers.

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

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



10 Redwood Ave Toronto Ontario M4L 2S6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,806/2025 Sold Date: 06/06/2026 SPIS: No Last Status: SLD DOM: 40			Sold: \$1,245,000 List: \$1,288,000 For: Sale % Dif: 97
Duplex Link: 2-Storey	Fronting On: E Acreage: 25 x 115 Feet Irreg:	Rms: 11 + 1 Bedrooms: 4 + 1 Washrooms: 2 1x4xMain, 1x4x2nd	
Dir/Cross St: Greenwood & Gerrard Directions: Redwood Ave is a one way street going north			

MLS#: E13052168 **PIN#:** 210360094
Legal: Pt Lt6 A Pl D48 Toronto

Kitchens: 2 Fam Rm: Y Basement: Part Fin / Sep Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Driveway: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Beach, Family Room, Fenced Yard, Library, Park, School Interior Feat: In-Law Capability, On Demand Water Heater, Separate Hydro Meter	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	12.01	x 14.76	Hardwood Floor		
2	Dining	Main	9.51	x 14.4	Hardwood Floor		
3	Kitchen	Main	8.07	x 11.58			
4	Prim Bdrm	Main	8.23	x 14.4	Hardwood Floor	Walk-Out	Closet
5	Br	Main	8.01	x 14.5	Hardwood Floor	Closet	
6	Kitchen	2nd	8.83	x 9.09	Laminate		
7	Living	2nd	10.24	x 14.99	Laminate		
8	Br	2nd	7.84	x 14.24	Laminate	W/I Closet	
9	Den	2nd	6.33	x 12.24			
10	Rec	Bsmt	16.99	x 45.34	Unfinished		

Client Remks: Legal Duplex in Prime Leslieville Location! Welcome to 10 Redwood Ave, a rare opportunity on a quiet one-way street just steps to everything this vibrant neighbourhood has to offer. Enjoy being moments from Greenwood Park, local cafes, boutique shops, and an incredible variety of restaurants- featuring some of the East End's best hidden gems. This versatile property offers 2 self-contained units with separate meters, making it ideal for investors, multi-generational living, or live-and-rent scenarios. The upper unit has been fully renovated with modern finishes, while the main floor retains its original charm and awaits your personal touch. Offering a total of 5 bedrooms and 2 bathrooms, there's plenty of space and flexibility. The second-floor unit features a walkout to a private patio overlooking the backyard-perfect for relaxing or entertaining. Includes rare garage parking plus additional parking, a valuable bonus in this location. A fantastic opportunity in one of Toronto's most sought-after communities!

Inclusions: Fridge (x 2), Stove (x 2), Dishwasher, Range Hood (x 2), Washer, Dryer, Combo Washer/Dryer, Window Coverings, Existing Light Fixtures

Listing Contracted With: CENTURY 21 PERCY FULTON LTD. Ph: 416-298-8200



1521 Danforth Ave Toronto Ontario M4J 5C3 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,225.37/2025 For: Sale % Dif: 89 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 58		
Att/Row/Townhouse Link: 3-Storey	Fronting On: S Acreage: 13.45 x 56.43 Feet Irreg:	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x4x3rd, 1x2xUpper, 1x3xLower
Dir/Cross St: Danforth and Coxwell Directions: Siri, take me to 1521 Danforth Ave		

MLS#: E12919652 **PIN#:** 210310341
Vacant Land Condo: No
Legal: PT BLK G PL 1301 TORONTO PT 10-11 64R14996 S/T & T/W CA556773 S/T RIGHT IN CA556773; S/T CA429954; 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: 16-30 Year Built: 1998 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: N POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Public Transit, School Interior Feat: Other	Zoning: CR3(c2;r2.5*2219) Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: Under Contract: Air Conditioner 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	Upper	12.5	x 21.98	Open Concept	Hardwood Floor	Combined W/Dining
2	Dining	Upper	12.5	x 21.98	Open Concept	Hardwood Floor	Combined W/Living
3	Kitchen	Upper	12.5	x 11.98	Double Sink	W/O To Balcony	South View
4	Br	2nd	12.5	x 12.5	Closet	Window	Hardwood Floor
5	Prim Bdrm	2nd	12.5	x 12.99	Vaulted Ceiling	Closet	Hardwood Floor
6	Br	3rd	12.5	x 8.89	Hardwood Floor	W/O To Deck	South View
7	Other	Main	12.5	x 23	Laminate	Large Closet	
8	Other	Lower	12.5	x 10.99	3 Pc Bath	Broadloom	

Client Remks: Welcome to 1521 Danforth Avenue - a rare opportunity to own a versatile live/work residence in one of Toronto's most dynamic and connected neighbourhoods. Above, the thoughtfully designed residential space offers three well-proportioned bedrooms, ideal for families, professionals, or those seeking flexibility. The primary suite is a true retreat, featuring vaulted ceilings that create an airy, light-filled atmosphere. The living space flows seamlessly, with a functional kitchen that opens onto a private balcony - perfect for your morning coffee or a quiet evening unwind. One level up, an expansive rooftop deck provides the ultimate outdoor escape, ideal for entertaining, dining, or relaxing above the city. On the main floor, a fully functional retail space offers exceptional flexibility - ideal for entrepreneurs looking to run a business from home, or for those seeking additional income through a commercial tenant. Whether owner-occupied or leased out, this space adds a valuable and rare income-generating component. Additional features include built-in one-car parking garage - a true convenience in this vibrant, walkable location. Set along the lively Danforth corridor, you're surrounded by an incredible mix of cafes, restaurants, shops, and everyday amenities, all just steps to transit for effortless commuting. Highlights: Rare live/work opportunity with main floor retail space/ 3-bedroom residential layout with flexible living options/ Vaulted ceilings in the primary bedroom/ Private balcony off the kitchen + expansive rooftop deck/ Built-in garage for 1-car parking/ High-visibility Danforth location with strong foot traffic Ideal for end-users, entrepreneurs, or investors. -A unique opportunity to blend lifestyle, convenience, and income potential in one exceptional property.

Inclusions: Existing Fridge, Stove, Dishwasher, Washer (x2), Dryer (x2), Main Air Conditioning Unit (owned), All electric light fixtures, All window coverings

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



31 Myrtle Ave Toronto Ontario M4M 2A4 Toronto E01 South Riverdale Toronto Taxes: \$4,690/2025 Sold Date: 04/29/2026 SPIS: No Last Status: SLD DOM: 1			Sold: \$1,294,500 List: \$1,299,000 For: Sale % Dif: 100
Semi-Detached Link: 2 1/2 Storey	Fronting On: S Acreage: 13.5 x 93 Feet Irreg:	Rms: 7 Bedrooms: 4 Washrooms: 1 1x4x2nd	Dir/Cross St: Gerrard and Jones Directions: Turnon to Myrtle from Jones

MLS#: E13051190 Assignment: No Legal: PT LT 47 PL 702 CITY EAST AS IN ER55124; CITYOFTORONTO		PIN#: 210460177 Fractional Ownership: No Vacant Land Condo: No	
Kitchens: 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air, Heat Pump / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle, Flat Foundation: Brick Assessment: 2025 POTL: N 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: Beach, Fenced Yard, Library, Park, Public Transit, School Exterior Feat: Patio, Privacy, Porch Interior Feat: Carpet Free, Floor Drain, Generator - Partial Security Feat: Smoke Detector	Zoning: R(d0.6*741) Cable TV: A Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Heater HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: A

Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Ground	12.6	x 8.43	Vinyl Floor	Large Window	Combined W/Living
2	Living	Ground	14.6	x 9.25	Vinyl Floor	Large Window	
3	Kitchen	Ground	12.27	x 12.17	O/Looks Backyard	Stainless Steel Appl	
4	Mudroom	Ground	5.22	x 6.5	Vinyl Floor	Above Grade Window	
5	Rec	Bsmt	40.16	x 12.2	Combined W/Laundry	Walk-Out	
6	4th Br	2nd	7.55	x 12.2	O/Looks Backyard	Large Window	Vinyl Floor
7	3rd Br	2nd	11.19	x 6.59	Casement Windows	Closet	Vinyl Floor
8	Prim Bdrm	2nd	14.57	x 12.2	Closet	O/Looks Frontyard	
9	2nd Br	3rd	16.5	x 12.2	W/O To Deck	French Doors	Cathedral Ceiling

Client Remks: 31 Myrtle is a light-filled corner semi in the heart of South Riverdale - a quiet street, just steps from Gerrard/Jones where you are surrounded by some of the east end's best cafes, restaurants, and local favourites, with fabulous parks (Greenwood and Withrow) nearby and easy transit access at your doorstep. This is a unique property - offering 4-bedrooms, parking and a thoughtful balance between timeless character and meaningful upgrades. Original details bring warmth and authenticity, while key improvements - including updated windows, refreshed flooring, modern appliances, and a fully re-wired electrical system - offer everyday comfort and peace of mind. The main floor is bright and functional, with the kitchen flowing seamlessly to a mudroom and a fully enclosed backyard - ideal for easy indoor-outdoor living. Upstairs, 3 bedrooms and a family bath provide flexibility for growing families, guests, or work-from-home needs. The standout third-floor retreat elevates the home entirely - featuring soaring cathedral ceilings, the 4th bedroom, and a walkout to a private, sunny southwest-facing deck. The basement is currently used as a rec room and laundry, but offers untapped potential for those looking to expand, customize, or explore future income opportunities. Offers welcomed anytime - no offer date!

Inclusions: Stainless Steel Fridge/Freezer, Dishwasher, Gas Stove, Hood, All ELFs, Washer/Dryer and laundry counter. Generac generator (as is - not connected to panel)

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



121 Ivy Ave Toronto Ontario M4L 2H8 Toronto E01 South Riverdale Toronto		Sold: \$1,629,000 List: \$1,299,999
Taxes: \$5,565.16/2025	For: Sale	% Dif: 125
Sold Date: 06/23/2026		
SPIS: No	Last Status: SLD	DOM: 6
Semi-Detached	Fronting On: S	Rms: 9 + 2
Link:	Acreage:	Bedrooms: 4
2 1/2 Storey	18.75 x 120 Feet	Washrooms: 2
	Irreg:	1x5x2nd, 1x3xLower
Dir/Cross St: Greenwood Ave & Gerrard St E		
Directions: Take Dundas to Greenwood, turn on Prust then on Ivy		

MLS#: E13457048

PIN#: 210450261

Legal: PT LT 128-129 PL 404E TORONTO AS IN CA621152, S/T & T/W CA621152; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Fin W/O	Drive:	Gas:
Fireplace/Stv: Y	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: Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000	Interior Feat: In-Law Capability	HST Applicable to Included In
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle, Membrane		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

Water Body Type: Bay

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.33	x 3.9	
2	Living	Main	15.32	x 14.4	Hardwood Floor
3	Dining	Main	12.83	x 12.17	Hardwood Floor
4	Kitchen	Main	14.83	x 10.66	Hardwood Floor
5	Pantry	Main	6.43	x 5.84	Hardwood Floor
6	Prim Bdrm	2nd	13.09	x 12.99	Hardwood Floor
7	2nd Br	2nd	11.91	x 9.84	
8	3rd Br	2nd	12.01	x 7.91	
9	4th Br	3rd	12.93	x 12.01	
10	Play	Lower	14.24	x 11.42	
11	Great Rm	Lower	20.01	x 14.57	
12	Exercise	Ground	10.76	x 8.33	

Client Remks: Leslieville charm. Incredible function. Open Concept. Backyard cabana/studio included! This 2.5-storey brick Edwardian has seen \$300k in reno's! Tucked onto a quiet, tree-lined street in the heart of Leslieville, this reno'd family home blends timeless architecture with thoughtful modern updates and a backyard that feels like a private urban retreat. Inside, exposed brick, hardwood floors, and generous proportions tell the story of the home's history, while a stunning main-floor renovation brings it firmly into the present. The custom kitchen is designed for real life, complete with a walk-in pantry worthy of a boutique cafe - featuring wine storage, beverage fridge, prep space, and an incredible amount of storage. Four spacious bedrooms provide flexibility for growing families, while the light-filled third floor offers endless possibilities as a home office, studio, or guest suite. The finished lower level features a ground-level walkout and offers excellent potential for an in-law suite, income apartment, or additional family living space. Come outside - the mature trees, perennial gardens, and thoughtfully-designed landscaping create a magical setting for outdoor dining, entertaining, gardening, or simply unwinding after a long day. Then the detached backyard studio adds valuable bonus space, with the custom cedar sauna creating the ultimate at-home wellness retreat. With renovated bathrooms, second-floor laundry, updated HVAC, central air, front-pad parking (not licensed), and countless improvements throughout, this is the kind of home that rarely comes along - rich in character, beautifully updated, and ready for its next chapter. Leslieville living at its very best. All steps to home...transit, Greenwood Park playground, swimming, dog park, skating rink and trail, and Gerrard's coolest spots.

Inclusions: Please See Schedule B

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



1 Ravina Cres		Sold: \$1,605,000
Toronto Ontario M4J 3L9		List: \$1,395,000
Toronto E01 Blake-Jones Toronto		
Taxes: \$6,644/2025	For: Sale	% Dif: 115
Sold Date: 01/19/2026		
SPIS: No	Last Status: SLD	DOM: 7
Semi-Detached	Fronting On: E	Rms: 6 + 2
Link:	Acreage:	Bedrooms: 3
2-Storey	18 x 90 Feet	Washrooms: 3
	Irreg:	1x2xMain, 1x4x2nd, 1x3xLower
Dir/Cross St: Danforth Ave. / Jones Ave. Directions: The Pocket		

MLS#: E12687472	PIN#: 210470922
Assignment: No	Fractional Ownership: No
Legal: PT LT 53 PL 443E TORONTO AS IN ER109311; CITY OF TORONTO	Vacant Land Condo: No

Kitchens: 1 Fam Rm: N Basement: Fin W/O / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Private Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck Interior Feat: Auto Garage Door Remote, Floor Drain, In-Law Capability, Storage Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Residential Cable TV: Yes Gas: Yes Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: N Under Contract: Hot Water Heater HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Yes Phone: Yes
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.44	x 15.26	Hardwood Floor	Pot Lights	Open Concept
2	Dining	Main	12.01	x 9.84	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	14.83	x 10.99	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Prim Bdrm	2nd	15.16	x 12.99	Hardwood Floor	W/W Closet	W/O To Deck
5	2nd Br	2nd	11.75	x 9.88	Hardwood Floor	Wainscoting	Closet
6	3rd Br	2nd	11.75	x 8.6	Hardwood Floor	Window	Closet
7	Rec	Lower	27.59	x 13.42	Walk-Out	Above Grade Window	Pot Lights
8	Laundry	Lower	7.25	x 5.84	Tile Floor	Pot Lights	Laundry Sink
9	Utility	Lower	8.17	x 4.17	Tile Floor		

Client Remks: Welcome to 1 Ravina Crescent, ideally positioned on a tree-lined street in the heart of The Pocket. This well-maintained home offers three bedrooms and three bathrooms, a practical layout for everyday living, and a rare two-car garage. This sunlit home blends thoughtful updates with functionality. Inside, the open-concept main floor feels bright and welcoming. The living and dining areas are well suited to daily life and casual entertaining, offering flexibility in layout and use. The kitchen features stainless steel appliances, white quartz countertops, and a spacious centre island with built-in storage. A convenient powder room and a walk-out to the rear yard complete this level. The second floor features two comfortable secondary bedrooms, including closets each equipped with custom storage solutions. The sun-filled primary suite includes efficient built-in closets with deep drawers and shelving, along with a private walk-out to the renovated roof patio. A generous four-piece bathroom and a hallway linen closet complete the upper level. The lower level adds valuable versatility with a large recreation room offering additional storage and a walk-out to the rear yard, doubling as a practical mudroom or the potential for an in-law suite. This level also includes a three-piece bathroom and separate laundry room. Outside, the backyard features an interlock patio framed by landscaped gardens, while direct access to the two-car garage, and loft storage adds everyday convenience. Located in The Pocket, known for its walkability, parks, local cafes, and close-knit community, 1 Ravina Crescent is within the coveted Wilkinson School District, nearby amenities, steps to transit at Pape & Donlands Subway Stations and soon to be Ontario Line, offering a comfortable home in one of Toronto's most welcoming neighbourhoods.

Inclusions: Frigidaire Gallery Refrigerator and Freezer, Frigidaire Gallery Oven and Stovetop Combination, Frigidaire Stainless Steel Dishwasher, Stainless Steel Range Hood, Whirlpool Duet Washing Machine, Whirlpool Duet Dryer, Furnace and Heating Equipment, Air Conditioner and Cooling Equipment, Window Treatments, All Electronic Light Fixtures (Except where excluded)

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910



68 Prust Ave Toronto Ontario M4L 2M8 Toronto E01 South Riverdale Toronto		Sold: \$1,480,000 List: \$1,549,000
Taxes: \$6,890.45/2026 Sold Date: 06/03/2026 SPIS: No Last Status: SLD DOM: 14	For: Sale % Dif: 96	
Link: 2-Storey	Fronting On: W Acreage: 20 x 119 Feet Irreg:	Rms: 6 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x3x2nd, 1x3xBsmt
Dir/Cross St: Greenwood // Gerrard Directions: North of Gerrard, East of Jones, West of Greenwood		

MLS#: E13151122	PIN#: 210450221
Legal: Lt 162 Pl 404E Toronto; City Of Toronto	

Kitchens: 1 Fam Rm: N Basement: Finished / W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air, Wall Unit Central Vac: No Apx Age: Year Built: 1912 Apx Sqft: 1100-1500 Lot Shape: Rectangular Lot Size Source: MPAC Roof: Asphalt Rolled, Asphalt Shingle Foundation: Brick Assessment: \$898,000 / 2026 POTL: 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, Fireplace/Stove, Public Transit, Terraced, Wooded/Treed Exterior Feat: Porch, Deck Interior Feat: Carpet Free, Built-In Oven, Countertop Range	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	16.44	x 15.68	Gas Fireplace
2	Dining	Main	13.35	x 9.42	Combined W/Living
3	Kitchen	Main	12.17	x 16.01	W/O To Deck
4	Prim Bdrm	2nd	16.44	x 13.55	3 Pc Ensuite
5	2nd Br	2nd	10.53	x 10.47	Closet
6	3rd Br	2nd	10.4	x 11.19	Closet
7	Rec	Bsmt	16.44	x 14.27	3 Pc Bath
8	4th Br	Bsmt	12.14	x 13.09	W/O To Patio

Client Remks: Tucked away on a quintessentially quiet Leslieville street, 68 Prust Ave is the XL semi-detached home your family has been waiting for. With over 2,200 sq. ft. of finished living space on a deep lot, this 3+1 bedroom, 4-bathroom home offers rare scale and effortless flow. The main floor lives wide featuring high ceilings over 9ft, a powder room (without sacrificing space), and a dining area sized for true entertaining of a large group. The kitchen features a sleek drop-in gas range, wall oven + microwave, thoughtful storage, and a walk-out to a private deck nestled among the trees. Upstairs, the king-sized primary suite offers that hard-to-find ensuite bath and is completed with a bay window + built-in closets. Two additional, bright bedrooms provide ample space for a growing family. The lower level is the real gem here with over 7 and 8ft ceilings, above-grade windows, a huge rec room, a 3-pc bath, and a flexible space ideal for a bedroom, gym, or hobby area...plus a walk-out to the patio. A two-tiered yard allows for dining, gardens, and space for the littles (and parents!) to move about --- With its proximity to Greenwood Park, a brewery, a roastery, a chocolatier, terrific restaurants, the TTC, good street parking, and great neighbours; you'll be glad you are here.

Inclusions: Fridge, Gas Range, Vent Hood, Wall and Microwave Oven, Dishwasher. All Window Coverings and Light Fixtures.
Listing Contracted With: REALOSOPHY REALTY INC. Ph: 647-347-7325



19 Ravina Cres			Sold: \$1,800,000
Toronto Ontario M4J 3L9			List: \$1,599,000
Toronto E01 Blake-Jones Toronto			
Taxes: \$6,537.93/2025		For: Sale	% Dif: 113
Sold Date: 02/20/2026			
SPIS: No	Last Status: SLD	DOM: 3	
Semi-Detached	Fronting On: E	Rms: 11 + 3	
Link:	Acreage:	Bedrooms: 3 + 2	
3-Storey	19.5 x 100 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x3x3rd, 1x4xBsmt	
Dir/Cross St: The Pocket - South of Danforth off Jones			
Directions: The Pocket - South of Danforth off Jones			

MLS#: E12793476 **PIN#:** 210470931
Legal: PLAN 443E N PT LOT 57

Kitchens: 1 + 1 Fam Rm: Y Basement: Fin W/O / Sep Entrance 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: 1500-2000 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: POTL: 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: Family Room, Fenced Yard, Library, Public Transit, School Interior Feat: Auto Garage Door Remote Security Feat: Carbon Monoxide Detectors, Smoke Detector	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 Year: 1977 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.91	x 15.88	Hardwood Floor	Large Window	Open Concept
2	Dining	Ground	15.03	x 9.97	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Ground	12.86	x 15.45	Hardwood Floor	W/O To Yard	Quartz Counter
4	Solarium	Ground	7.68	x 5.77	Hardwood Floor	Large Window	Separate Rm
5	Mudroom	Ground	4.86	x 5.31	Tile Floor	W/O To Yard	Separate Rm
6	Family	2nd	15.03	x 13.22	Hardwood Floor	W/O To Deck	B/I Bookcase
7	2nd Br	2nd	8.79	x 11.65	Hardwood Floor	W/W Closet	4 Pc Bath
8	3rd Br	2nd	12.86	x 8.46	Broadloom	Window	B/I Bookcase
9	Den	2nd	7.68	x 5.77	Broadloom	Large Window	Separate Rm
10	Laundry	2nd	3.12	x 6.4	Tile Floor	Separate Rm	
11	Prim Bdrm	3rd	15.03	x 16.27	Hardwood Floor	3 Pc Ensuite	W/O To Sundeck
12	Kitchen	Bsmt	10.43	x 6.5	Tile Floor	Above Grade Window	Modern Kitchen
13	Living	Bsmt	15.03	x 12.73	Laminate	Above Grade Window	Open Concept
14	Br	Bsmt	9.51	x 10.3	Laminate	W/W Closet	4 Pc Bath

Client Remks: Beautifully restored exceptionally spacious, this 3+2 bdrm, 3bath home spans 3 storeys, ideally located on premium Ravina Cres in the heart of The Pocket, one of the most sought-after family-friendly neighbourhoods. Enjoy your coffee on the veranda before entering this bright main flr which blends modern comfort with old-world charm, open concept living, dining & kitchen wrapped in warm blond engineered hwd floors, an open wood staircase and a crisp monochromatic white palette. Vintage-inspired details, decorative fireplace, brick wall all the way to the 3rd flr, wide-plank flrs and soaring 9 ft ceilings. Get creative in the oversized kitchen w/quartz countertops & SS appliances. A solarium off the kitchen offers a peaceful breakfast retreat o/looking the backyard and Phin Park, while the mudroom is ideal for friendly drop-ins. The 2nd floor features a stunning, sun-filled family room complete w/decorative fireplace, custom built-in bookcases, and a walk-out to the upper deck, creating the perfect space to relax & unwind. Perfect for summer evenings or cozy winter nights. This space can easily convert into a generous fourth bdrm. The 2nd bdrm is large & boasts w-to-w closets. The 3rd bdrm features a tandem den/office with clear park views, ideal for a home office, a nursery, or a serene yoga space for morning sun salutations. A new spa-like 4 PC bath & new laundry complete this level. The expansive 3rd flr primary suite is a retreat offering a new spa-inspired 3 PC ensuite w/glass shower & skylight and boasts a lovely window seat & natural light from the glass door walk-out to the lower rooftop, roof should be inspected & guardrails installed if used as a w/out. Above ground basement finished & accessed separately via backyard, great added value w/1 bdrm, 4PC bath, living rm, kitchen & laundry. Laneway 2-car garage functioning as 1-1/2 parking. A truly exceptional home in an unbeatable neighbourhood. Some ext photos were taken in summer.

Inclusions: All Stainless Steel Appliances: Fisher & Paykel Fridge, Samsung Range, Hood, Panasonic Microwave, Miele Dishwasher, Bosch Washer & Dryer on 2nd floor (all appliances < 3 yrs). All ELFS (except dining rm & pimary bdrm fixture). All Window Coverings. Bsmt: SS Fridge,



5 Ravina Cres Toronto Ontario M4J 3L9 Toronto E01 Blake-Jones Toronto Taxes: \$7,473/2025 Sold Date: 05/02/2026 SPIS: No Last Status: SLD DOM: 2			Sold: \$2,200,000 List: \$1,749,000 For: Sale % Dif: 126
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 20.11 x 90 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x4x3rd, 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Danforth and Jones			Directions: South on Jones to Ravina

MLS#: E13061486 **PIN#:** 210470924
Legal: PLAN E 443 PT LOT 54

Kitchens: 1 + 1 Fam Rm: N Basement: Sep Entrance / Finished / Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Yes Apx Age: 100+ Year Built: 1917 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Privacy Interior Feat: Built-In Oven, Carpet Free, Central Vacuum, In-Law Suite	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	16.67	x 14.37	Hardwood Floor	Pot Lights	W/O To Yard
2	Dining	Main	28.54	x 16.01	Hardwood Floor	Combined W/Kitchen	Bay Window
3	Kitchen	Main	28.54	x 16.01	Hardwood Floor	Centre Island	Renovated
4	2nd Br	2nd	15.26	x 12.7	Hardwood Floor	W/W Closet	W/O To Deck
5	3rd Br	2nd	12.96	x 12.27	Hardwood Floor	W/O To Deck	W/W Closet
6	Prim Bdrm	3rd	15.72	x 15.68	4 Pc Ensuite	W/I Closet	O/Looks Park
7	Bathroom	3rd	15.52	x 11.58	Soaker	Separate Shower	Window
8	Rec	Bsmt	10.1	x 13.58	Hardwood Floor	W/O To Patio	Open Concept
9	Kitchen	Bsmt	11.22	x 13.58	Hardwood Floor	Stainless Steel Appl	Pot Lights
10	4th Br	Bsmt	9.48	x 8.66	Hardwood Floor	3 Pc Ensuite	Pot Lights

Client Remks: Welcome to 5 Ravina Crescent. One of The Pocket's most beloved streets - tree-lined, front-porch-friendly, and the kind of block where neighbours actually know each other's names. This stunning 20-ft wide, 3-storey semi has been fully renovated with intention. White oak hardwood throughout. Custom millwork at every turn. High ceilings that breathe. The main floor is an entertainer's dream. The open-concept living space is anchored by a gas fireplace with custom built-in cabinetry, and floor-to-ceiling windows that frame something you don't often see in the city - a professionally landscaped backyard that overlooks onto Phin Park. Mature trees. Green space. No neighbours behind you. Just park. The kitchen is the real thing. Quartz countertops, top-of-the-line stainless appliances, gas stove, pot filler, wine fridge, and an oversized centre island with serious seating. This is where dinner parties start and don't end until late. Head upstairs to find two spacious bedrooms on the second floor, both with high ceilings, generous closet space, and walkouts to a private deck. A spa-style 4-piece bath with an oversized shower. Second floor laundry too. Then the third floor. The entire level belongs to the primary suite. A walk-in closet. A luxurious 4-piece ensuite with soaker tub and oversized shower. Custom built-in bookcases. A fireplace. A vaulted ceiling with a New York-style skylight wrapped in six side windows. And views of the park that you have to stand in front of to fully understand. The finished lower level offers a self-contained 1-bedroom suite with separate entrance - perfect for a nanny, guests, a home office, or rental income. A family room rounds it out for movie nights and hangouts. Triple A school catchment: Wilkinson Junior Public, Earl Grey Senior, and Riverdale Collegiate. Steps to Phin Park's playing field. Everything The Pocket is known for, right outside your door. 2500 Sq.Ft. Of Living Space. Some homes check boxes. This one raises the bar.

Inclusions: S/S Bosch built-in oven, Bosch built-in microwave, double door fridge, built-in dishwasher, washer & dryer on second floor. Basement: fridge, stove, built in microwave & washer. Electric light fixtures, GB&E, CAC, CVAC. See feature attachment for full list of upgrades and features.

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



114 Ivy Ave Toronto Ontario M4L 2H7 Toronto E01 South Riverdale Toronto Taxes: \$6,859.76/2025 Sold Date: 05/22/2026 SPIS: No Last Status: SLD DOM: 9			Sold: \$1,826,000 List: \$1,849,000 For: Sale % Dif: 99
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 17.5 x 112 Feet Irreg:	Rms: 7 + 2 Bedrooms: 4 + 1 Washrooms: 2 1x4x2nd, 1x3xBsmt	Dir/Cross St: Greenwood And Gerrard Directions: West of Greenwood North Of Gerrard

MLS#: E13122756 **PIN#:** 210470753
Legal: PT LT 200-201 PL 404E TORONTO AS IN CT209384, S/T & T/W CT209384; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, School Exterior Feat: Deck, Landscaped, Porch Interior Feat: Carpet Free, Sump Pump, Water Heater Security Feat: Alarm System	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Garden Shed Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.62	x 6.86	Picture Window	Pot Lights	Hardwood Floor
2	Dining	Main	12.2	x 10.04	Open Concept	Pot Lights	Hardwood Floor
3	Kitchen	Main	16.24	x 13.94	Renovated	Window Flr to Ceil	Walk-Out
4	Prim Bdrm	2nd	14.6	x 11.48	W/W Closet	O/Looks Backyard	Hardwood Floor
5	2nd Br	2nd	9.97	x 8.33	Closet	Hardwood Floor	Window
6	3rd Br	2nd	14.5	x 11.42	W/W Closet	Hardwood Floor	Bow Window
7	4th Br	3rd	19.82	x 14.53	Skylight	Hardwood Floor	B/I Shelves
8	Rec	Bsmt	13.65	x 9.97	Pot Lights	Window	
9	Br	Bsmt	13.12	x 10.53	Pot Lights	Window	

Client Remks: DEFINING PERFECTION! 114 Ivy Avenue is a masterclass in modern design and urban sophistication. This completely renovated, 2.5-storey semi-detached home is a rare find, flooded with natural light and finished with an uncompromising eye for detail. The open-concept main floor is anchored by a chef-inspired kitchen that balances beauty with utility - featuring sprawling marble countertops, custom warehouse-style windows, and an abundance of smart storage. The ARCHITECTURAL CENTERPIECE is a striking floor-to-ceiling glass wall that seamlessly connects the interior to a private deck, professionally landscaped yard, and two-car parking. Upstairs, the primary suite offers a serene retreat with expansive wall-to-wall built-in closets. The versatile third floor serves as a "choose your own adventure" space: a dreamy, sun-drenched home office or a spacious fourth bedroom. The finished lower level provides a cozy family room for movie nights and hangouts, a guest bedroom, and a dedicated laundry area. Showing a perfect "10+," this home feels like a designer's personal timeless residence. Consider these ELEGANT DETAILS: Front foyer herringbone limestone floor, 9ft ceilings on main, bianco carrara marble titchen counters w/ waterfall gable, marble tile in bathroom and laundry, oak floors throughout, pot lights, built-in wardrobes in primary and second bedrooms, solid wood interior doors, *STEPS TO Transit, Greenwood Park Playground, Swimming, Dog Park, Skating Rink And Trail, Pilot Coffee Roasters, Soul Chocolate, Left Field Brewery, Maha's, And The Best of City Living. A Tremendous Opportunity to own in one of Toronto's most desirable neighbourhoods* *Qualifies For A Laneway House*

Inclusions: Existing: Fisher & Paykel Fridge, Bertazzoni Range, Built-In Dishwasher, S/S Microwave, Samsung Washer And Dryer, Carrier Furnace (2024) And Central Air Conditioner (2024), All Elfs, All Window Coverings, Bathroom Mirrors, Tankless Hot Water Heater, And Garden Shed.

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