



<b>157 Boulton Ave</b>			<b>Sold: \$770,000</b>		
<b>Toronto Ontario M4J 1B2</b>			<b>List: \$799,000</b>		
Toronto E01 Blake-Jones Toronto					
<b>Taxes:</b> \$3,433/2024			<b>For:</b> Sale		<b>% Dif:</b> 96
<b>Sold Date:</b> 02/03/2025					
<b>SPIS:</b> N		<b>Last Status:</b> SLD		<b>DOM:</b> 12	
Detached		<b>Fronting On:</b> S		<b>Rms:</b> 4	
<b>Link:</b> N		<b>Acreage:</b>		<b>Bedrooms:</b> 1 + 1	
Bungalow		20.01 x 102 Feet		<b>Washrooms:</b> 1	
<b>Irreg:</b>				1x4xMain	
<b>Dir/Cross St:</b> Jones Ave & Boulton Ave					

<b>MLS#:</b> E11935705			<b>PIN#:</b> 210470726		
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Part Fin <b>Fireplace/Stv:</b> N <b>Heat:</b> Baseboard / Electric <b>A/C:</b> None <b>Central Vac:</b> N <b>Apex Age:</b> <b>Apex Sqft:</b> <b>Assessment:</b> POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>		<b>Exterior:</b> Brick / Stone <b>Drive:</b> Other <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b>		<b>Zoning:</b> R (d0.6) <b>Cable TV:</b> A <b>Gas:</b> Y <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown	
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Living	Main	10.4	x 10.14	Laminate Combined W/Kitchen
2	Kitchen	Main	19	x 11.32	Laminate Open Concept
3	Prim Bdrm	Main	10.79	x 10.14	Broadloom Window 4 Pc Bath
4	Rec	Bsmt	22.15	x 12.3	Combined W/Laundry
<b>Client Remks:</b> Approved Plans, Demolition, & Building Permits for a Custom-Built 1900 Sq. Feet 3-bedroom, 4-bathroom home with a private rooftop deck! Surrounded by custom built home on this quiet street with no rear neighbours. Minutes to parks, restaurants, TTC, Gerrard Square, and all amenities. This property might also qualify to build up to 4 legal units, offering excellent rental income potential at the "The Pocket" in the East End of Downtown Toronto. Unbeatable Location. Must See! **EXTRAS** Existing Bungalow on the Property Being Sold As Is.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> <a href="#">SEARCH REALTY</a> 416-993-7653					



**14 Bushell Ave**  
**Toronto Ontario M4M 3B7**  
 Toronto E01 South Riverdale Toronto  
**Taxes:** \$4,056/2024  
**Sold Date:** 04/07/2025  
**SPIS:** N

**Sold: \$1,050,000**  
**List: \$929,000**

**For:** Sale

**% Dif:** 113

**Last Status:** SLD **DOM:** 3

Detached

**Fronting On:** W

**Rms:** 4

**Link:** N

**Acreage:**

**Bedrooms:** 2

Bungalow

25 x 136 Feet

**Washrooms:** 1

**Irreg:**

1x4xMain

**Dir/Cross St:** Jones/Gerrard **Directions:** n/a

**MLS#:** E12061451

**PIN#:** 210460151

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Insulbrick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Lane	<b>Cable TV:</b>	
<b>Basement:</b>	Unfinished	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Radiant / Gas	<b>Tot Prk Spcs:</b>	0	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Other	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Year Built:</b>	1900			<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC			<b>Oth Struct:</b>	
<b>Apx Sqft:</b>	700-1100			<b>Survey Type:</b>	None
<b>Assessment:</b>	2024 <b>POTL:</b>			<b>Spec Desig:</b>	Unknown
<b>POTL Mo Fee:</b>					
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Prime Builders Opportunity in the heart of vibrant Leslieville! Nestled on a quiet, tree-lined street surrounded by well-maintained homes, this detached property sits on an exceptionally deep 25 x 136 ft lot, a rare find in one of Toronto's most sought-after neighborhoods! This property presents the perfect canvas for builders, investors, or end-users looking to create a stunning custom home. Whether you envision a luxurious modern build or a thoughtfully designed renovation, the potential is endless! Located in the heart of vibrant Leslieville, just steps from trendy cafes, boutique shops, parks, and top-rated schools, this property offers the best of urban living with a charming community feel. Seize this incredible opportunity. Your next project starts here!					
<b>Extras:</b> <b>Listing Contracted With:</b> TRUSTWELL REALTY INC.416-498-9995					



**14 Seymour Ave**  
**Toronto Ontario M4J 3T4**  
 Toronto E01 Blake-Jones Toronto  
**Taxes:** \$6,087.11/2024  
**Sold Date:** 04/29/2025  
**SPIS:** N

**Sold: \$1,160,000**  
**List: \$899,000**

**For:** Sale

**% Dif:** 129

**Last Status:** SLD **DOM:** 7

Detached

**Fronting On:** W

**Rms:** 6 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 3 + 1

2 1/2 Storey

25 x 106 Feet

**Washrooms:** 3

**Irreg:**

1x4xMain, 1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Jones and Danforth **Directions:** East off of Jones

**MLS#:** E12095804

**PIN#:** 210470630

**Kitchens:** 2 + 1  
**Fam Rm:** N  
**Basement:** Fin W/O / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Radiant / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Year Built:** 1913  
**Yr Built Source:** MPAC  
**Apx Sqft:** 1500-2000  
**Assessment:** 2024 **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick / Insulbrick  
**Drive:**  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:**

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** None  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	7.81	x 11.29	Window	Separate Rm	Broadloom
2	Living	Main	16.27	x 11.29	Bow Window		
3	Kitchen	Main	13.71	x 11.38	Eat-In Kitchen	4 Pc Bath	W/O To Deck
4	Prim Bdrm	2nd	12.4	x 17.16	W/O To Balcony	Closet	
5	Br	2nd	11.71	x 11.68	Closet	Window	
6	Kitchen	2nd	6.63	x 8.63	Window	4 Pc Bath	
7	Br	3rd	24.54	x 13.81	Window		
8	Living	Lower	11.12	x 10.5	4 Pc Bath		

**Client Remks:** A Rare Opportunity In The Pocket! Welcome to 14 Seymour Ave, a detached 2.5 storey home situated on a tree-lined, family-friendly street in one of Toronto's most sought-after neighborhoods. This 4-bedroom, 3-bathroom home sits on a spacious 25 x 106 ft lot, offering incredible potential to create your dream space. With sun-filled principal rooms, a main floor powder room, and a charming covered front porch, this home exudes warmth and character. Inside, you'll find four generous bedrooms with ample storage, providing plenty of space for families. The thoughtful layout ensures comfort and functionality throughout the home. One of the standout features of this property is the potential to build a 720 sq. ft. garden suite, offering a fantastic opportunity for additional living space, rental income, or a private retreat. Located in The Pocket, this home boasts an 81 Walk Score, making it a true walkers paradise. Enjoy the convenience of nearby bus stops and a 14-minute walk to Donlands subway station, connecting you effortlessly to the rest of the city. Families will love being just steps from Phin Park, top-rated schools, and daycares, while the vibrant shops, cafes, and restaurants of both the Danforth and Gerrard St. are just a short walk away. This is a rare opportunity to put down roots in a tight-knit, welcoming community. If you're looking for the perfect family home or a space to renovate and make your own, 14 Seymour Ave is full of potential. Dont miss your chance to own a piece of The Pocket. Book your showing today!

**Extras:**

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


**361 Rhodes Ave**  
**Toronto Ontario M4L 3A4**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$4,863.96/2024**For:** Sale**Sold:** \$1,275,000**List:** \$999,900**Sold Date:** 04/01/2025**% Dif:** 128**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

**Fronting On:** E**Rms:** 5 + 5**Link:** N**Acreage:****Bedrooms:** 2 + 2

Bungalow

24.19 x 110.25 Feet

**Washrooms:** 2**Irreg:**

1x4xMain, 1x4xBsmt

**Dir/Cross St:** Coxwell & Gerrard **Directions:** .**MLS#:** E12041979**PIN#:** 210350233

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>		<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	Other / Stucco/Plaster		<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Apartment / Walk-Up	<b>Drive:</b>		<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Gar/Gar Spcs:</b>	None / 0	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Drive Park Spcs:</b>	3	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>Tot Prk Spcs:</b>	3	<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>UFFI:</b>		<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Pool:</b>	None	<b>Retirement:</b>	
<b>Apx Sqft:</b>		<b>Prop Feat:</b>		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Family Room, Fireplace/Stove		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	Available
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

**# Room Level Length (ft) Width (ft) Description**

**Client Remks:** One of a kind bungalow in Leslieville. Total wow. Complete gut job with structural changes in 2019 and exterior facelift. Builder's own home! Gorgeous modern finishes on both levels. 10FT cathedral ceilings on main floor. Floor system was raised to provide 7'5" ceiling in the legal basement apartment! Rarely found 3 side-by-side parking spaces. Massive backyard with firepit, huge composite deck and custom built 10x10 shed... one of largest in the area!! Feature wall with electric fireplace, art niche and recycled barn wood mantel. Two skylights. Both kitchens have islands. Separate entrance to legal 2 bedroom basement dwelling (done in 2020). Superior sound proofing between units. Incredibly bright with east/west/north exposure. Both main floor and basement are rented. Month-to-month tenants willing to stay. Don't miss out. Walk in and fall in love Incredible backyard. Easily convert to single dwelling with stairs to basement in place. Older interior photos. Basement viewings only on second showings or during Sunday open house. See basement floor plans and photos. Great spaces & well designed. Public Open House Sunday March 30 from 2-4pm.

**Extras:****Listing Contracted With:** ALLARD REAL ESTATE SERVICES INC.416-708-1803




**40 Ivy Ave**  
**Toronto Ontario M4L 2H7**

Toronto E01 South Riverdale Toronto

**Taxes:** \$3,526.35/2024**For:** Sale**Sold:** \$1,285,000**List:** \$999,000**Sold Date:** 06/11/2025**% Dif:** 129**SPIS:** N**Last Status:** SLD**DOM:** 7

Detached

**Fronting On:** N**Rms:** 6 + 2**Link:** N**Acreage:****Bedrooms:** 2 + 1

1 1/2 Storey

25.5 x 125 Feet

**Washrooms:** 2**Irreg:**

1x4x2nd, 1x3xBsmt


**Dir/Cross St:** N.Gerrard/E.Leslie **Directions:** N.Gerrard/E.Leslie**MLS#:** E12194582**PIN#:** 210471033

<b>Kitchens:</b>	1	<b>Exterior:</b>	Alum Siding / Vinyl Siding	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>		<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	0	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	700-1100		Fenced Yard, Library, Park, Public Transit,	<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>		School, Wooded/Treed	<b>Oth Struct:</b>	Fence - Full, Garden Shed, Shed
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	Available
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	9.71	x 6.82	O/Looks Garden	Large Window	South View
2	Living	Main	17.29	x 15.22	Combined W/Dining	Hardwood Floor	O/Looks Garden
3	Dining	Main	17.29	x 15.22	Combined W/Living	Breakfast Bar	Hardwood Floor
4	Kitchen	Main	10.14	x 10.5	O/Looks Backyard	Sliding Doors	Stainless Steel Appl
5	Prim Bdrm	2nd	10.5	x 8.99	O/Looks Garden	South View	Closet
6	2nd Br	2nd	10.5	x 10.4	O/Looks Backyard	Closet	Ne View
7	Rec	Lower	9.15	x 7.51	Broadloom	Finished	
8	Den	Lower	7.84	x 6.5	Broadloom	Finished	Window

**Client Remks:** One turn off a bustling street and everything changes. The pace slows. The noise fades. There, tucked away on a quiet, tree-lined, one-way street, sits 40 Ivy Ave-a proud detached home that feels more like a hidden retreat than a downtown address: soaring mature trees, a beautifully landscaped garden and the sounds of birds chirping. No traffic. No chaos. It feels like the countryside. Situated on a sunny, south-facing 25x125ft lot, the home backs onto a lush, forested area offering uninterrupted, ever-changing views of nature. A welcoming front foyer offers a practical entryway into the cozy, cottage-like space. Work from home from your sun-filled, south-facing office overlooking your serene, garden. The open-concept living areas are full of character, anchored by warm wood ceilings that blend timeless charm with modern design. The stunning custom kitchen is thoughtfully designed with generous counter space, abundant storage, premium appliances, and porcelain countertops. Walk out to a professionally designed, backyard oasis perfect for entertaining or simply relaxing under a canopy of trees. Inc 2 storage sheds. Upstairs, two bedrooms offer lush, peaceful views. The charming primary has a pitched roof and custom closet and is flooded with natural light. The second bedroom has soaring ceilings, custom built-ins, and ample clever storage. The 4-piece bath features a skylight, clawfoot tub and heated floors. The finished basement adds even more flexibility with a cozy rec room for the kids or guest suite. It also features a stylish three-piece bath, laundry area, and an open space ideal for a second office, or extra storage. While it may feel like a secret hideaway, you're just steps from everything: schools, restaurants, grocers, parks, cafes, the heart of Leslieville, and nearby Greektown. The city is at your doorstep, but here it feels a world away. 40 Ivy ave isn't just a house. It's a rare kind of magic. A storybook setting for your next chapter. Welcome home.

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



PSR, Brokerage

**745 Craven Rd**  
**Toronto Ontario M4L 2Z7**  
Toronto E01 Greenwood-Coxwell Toronto  
**Taxes:** \$5,686.55/2024      **For:** Sale      **% Dif:** 100  
**Sold Date:** 02/01/2025  
**SPIS:** N      **Last Status:** SLD      **DOM:** 3

Detached      **Fronting On:** E      **Rms:** 6 + 1  
**Link:** N      **Acreage:**      **Bedrooms:** 2 + 1  
2-Storey      17.96 x 83 Feet      **Washrooms:** 3  
                         **Irreg:**      1x2xMain, 1x2xLower, 1x5x2nd  
**Dir/Cross St:** Coxwell Ave & Gerrard St

**MLS#:** E11946248      **PIN#:** 210340626

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Alum Siding / Brick <b>Drive:</b> Available <b>Gar/Gar Spcs:</b> None / 0 <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Beach, Fenced Yard, Fireplace/Stove, Hospital, Public Transit, Rec Centre, School	<b>Zoning:</b> <b>Cable TV:</b> Y <b>Hydro:</b> Y <b>Gas:</b> Y <b>Phone:</b> Y <b>Water:</b> Municipal <b>Water Supply:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.83	x 6.89	Double Closet	Window	Tile Floor
2	Living	Main	14.6	x 12.93	Open Concept	Combined W/Kitchen	Hardwood Floor
3	Kitchen	Main	13.19	x 12.27	Open Concept	Renovated	Hardwood Floor
4	Dining	Main	11.12	x 8.73	W/O To Deck	Open Concept	Hardwood Floor
5	Prim Bdrm	2nd	12.89	x 10.14	W/O To Deck	B/I Closet	Hardwood Floor
6	2nd Br	2nd	13.29	x 7.91	B/I Closet	Window	Hardwood Floor
7	3rd Br	2nd	11.98	x 6.76	Window	Recessed Lights	Hardwood Floor

**Client Remks:** Prepare to be Wowed by this tastefully renovated detached home, perfectly located in one of Torontos most vibrant neighbourhoods. Thoughtfully designed with top-tier finishes and hardwood flooring throughout, this home seamlessly blends style and functionality. The open-concept main floor features a gourmet chef's kitchen with a gas stovetop, a cozy fireplace, a powder room, and a walkout to a private deck and fenced yard ideal for entertaining. Upstairs, the oversized primary bedroom boasts its own private deck, creating a true retreat. The second bedroom impresses with a vaulted ceiling, hardwood flooring, and a skylight that brightens the hallway. The spa-like five-piece family bath includes a soaker tub and a rainfall shower-head for ultimate relaxation. The finished basement offers a flexible third bedroom or office space, perfect for guests or remote work. Located in a prime Leslieville pocket, this home is steps from Monarch Park (featuring swimming, skating, and a dog park), a short stroll to the Greenwood Park Farmers Market, and within walking or biking distance to the Beaches, Gerrard Street, and Queen Street East shopping and dining. Excellent access to transit, biking routes, and street permit parking available. Absolutely move-in ready, just unpack and enjoy! Offers anytime.

**Extras:**

**Listing Contracted With:** [PSR416-360-0688](#)



**30 Shudell Ave**  
**Toronto Ontario M4J 1C7**  
 Toronto E01 Blake-Jones Toronto  
**Taxes:** \$5,658/2024  
**Sold Date:** 05/02/2025

**Sold: \$1,400,000**  
**List: \$999,000**

**For:** Sale **% Dif:** 140

**SPIS:** N **Last Status:** SLD **DOM:** 1

Detached **Fronting On:** N **Rms:** 6 + 1  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 22 x 123 Feet **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x3xLower  
**Dir/Cross St:** Jones and Danforth **Directions:** East off of Jones Ave

**MLS#:** E12116034

**PIN#:** 210470361


<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b>	<b>Cable TV:</b>
<b>Basement:</b> Fin W/O	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 0	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b> Fireplace/Stove	<b>Retirement:</b>
<b>Year Built:</b> 1898		<b>Farm/Agr:</b>
<b>Yr Built Source:</b> MPAC		<b>Oth Struct:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Survey Type:</b> Available
<b>Assessment:</b> 2024 <b>POTL:</b>		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 9.09	Window	Fireplace	Hardwood Floor
2	Dining	Main	12.17	x 13.29	Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	15.99	x 13.29	Eat-In Kitchen	Centre Island	Hardwood Floor
4	Prim Bdrm	2nd	9.81	x 13.25	Combined W/Sunroom	Closet	Hardwood Floor
5	Sunroom	2nd	5.71	x 13.25	Combined W/Br	Broadloom	
6	Br	2nd	10.24	x 7.55	Window	Closet	Hardwood Floor
7	Br	2nd	10.17	x 13.25	Bow Window	Closet	Hardwood Floor
8	Rec	Lower	15.26	x 12.37	Window	3 Pc Bath	Broadloom
9	Laundry	Lower	11.45	x 5.71	Laundry Sink	Ceramic Floor	
10	Utility	Lower	23.56	x 6.17			

**Client Remks:** Welcome to 30 Shudell Avenue A Rare Gem in The Pocket Nestled in the coveted neighbourhood of The Pocket, this beautifully renovated, detached home blends historic charm with modern comfort. Built circa 1898, it stands as one of the oldest and most charming homes in the community thoughtfully updated for todays family living. Drenched in natural light, the home features spacious principal rooms adorned with beautiful original wood trim and large windows throughout. The inviting living room offers a cozy electric fireplace, creating a warm and welcoming space to gather. The heart of the home is the family-sized eat-in kitchen, equipped with stainless steel appliances, a large island with breakfast bar, granite countertops, expansive windows, and a walk-out to a gorgeous backyard perfect for relaxing, entertaining, or enjoying family time. Offering 3 bedrooms and 2 bathrooms, there's plenty of space for comfortable family living. The fully finished lower level includes a generous family/recreation room, a 3-piece bathroom, and a laundry room ideal for a home office, guest suite, or play area. There's also an exciting opportunity to build a garden suite, adding even more flexibility and value to this exceptional property. Enjoy the best of urban living with an 88 Walk Score, walking distance to the shops, restaurants, and cafes of the Danforth, and a short stroll to Phin Parka beloved local gathering spot. Only a 12-minute walk to Downlands Station ensures easy access to downtown. Offering character, community, and a vibrant lifestyle, 30 Shudell Avenue is ready to welcome its next family.

**Extras:**

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



**275 Hastings Ave**  
**Toronto Ontario M4L 2L9**  
Toronto E01 South Riverdale Toronto  
**Taxes:** \$5,758.08/2024  
**Sold Date:** 04/01/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold: \$1,403,000**  
**List: \$999,999**  
**For:** Sale  
**% Dif:** 140

Detached  
**Link:** N  
3-Storey

**Fronting On:** W  
**Acreage:**  
19 x 120 Feet  
**Irreg:**

**Rms:** 7  
**Bedrooms:** 3 + 1  
**Washrooms:** 2  
1x4x2nd, 1x4x3rd

**Dir/Cross St:** Leslie/Gerrard **Directions:** East side of Hastings Avenue

**MLS#:** E12041553  
**Assignment:** N

**PIN#:** 210450456  
**Fractional Ownership:** N

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Part Fin  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Electric  
**A/C:** None  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:** 1500-2000  
**Assessment:** **POTL:** N  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Brick  
**Drive:** Mutual  
**Gar/Gar Spcs:** Detached / 1  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 1  
**UFFI:** No  
**Pool:** None  
**Prop Feat:** Fireplace/Stove

**Zoning:**  
**Cable TV:** A  
**Gas:** **Hydro:** Y  
**Water:** **Phone:** Municipal  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:** N  
**Farm/Agr:**  
**Oth Struct:**  
**Survey Type:** Available  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.51	x 4.04	Tile Floor	Stained Glass	
2	Living	Main	13.02	x 12.2	Tile Floor	Large Window	B/I Shelves
3	Dining	Main	10.37	x 13.16	Tile Floor	Open Concept	Combined W/Living
4	Kitchen	Main	13.02	x 12.99	Centre Island	Tile Floor	W/O To Yard
5	Prim Bdrm	2nd	13.12	x 11.45	Hardwood Floor	Window	
6	Den	2nd	12.37	x 9.78	Window	Hardwood Floor	
7	2nd Br	2nd	13.12	x 10.33	Hardwood Floor	Window	B/I Shelves
8	3rd Br	3rd	13.81	x 11.48	Hardwood Floor	Window	Closet
9	Play	3rd	13.81	x 16.96	Hardwood Floor	Window	Fireplace
10	Laundry	Bsmt	12.63	x 8.92	Laundry Sink	Tile Floor	
11	Workshop	Bsmt	12.07	x 6.4	Concrete Floor		

**Client Remks:** Welcome to this beautifully maintained detached home nestled in the vibrant and sought-after South Riverdale neighbourhood of Toronto. Offering 3+1 spacious bedrooms and 2 full bathrooms, this property combines classic charm with thoughtful updates perfect for families or those looking to grow into their space. Step inside to find an abundance of natural light pouring through large windows, creating a warm and inviting atmosphere throughout. The layout offers flexibility with multiple living areas and a bonus room that can serve as a home office, guest room, or playroom. Love to entertain? Youll enjoy the private outdoor space ideal for summer BBQs, morning coffee, or relaxing under the stars. Plus, the detached garage provides convenient parking and additional storage with Laneway house potential. With trendy cafes, shops, parks, and top-rated schools just steps away, this home offers the best of urban living in one of Torontos most dynamic communities.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY416-443-0300





<b>63 Lamb Ave</b>			<b>Sold: \$1,470,000</b>		
<b>Toronto Ontario M4J 4M4</b>			<b>List: \$1,279,000</b>		
Toronto E01 Greenwood-Coxwell Toronto					
<b>Taxes:</b> \$5,772/2024		<b>For:</b> Sale	<b>% Dif:</b> 115		
<b>Sold Date:</b> 06/20/2025					
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 16			
Detached	<b>Fronting On:</b> E	<b>Rms:</b> 7 + 3			
<b>Link:</b> N	<b>Acreage:</b>	<b>Bedrooms:</b> 4 + 1			
2-Storey	25 x 118 Feet	<b>Washrooms:</b> 3			
	<b>Irreg:</b>	1x4x2nd, 1x3xMain, 1x3xBsmt			
<b>Dir/Cross St:</b> Danforth and Greenwood			<b>Directions:</b> Danforth and Greenwood		

<b>MLS#:</b> E12195863	<b>PIN#:</b> 210320044
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<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Drive:</b>	<b>Cable TV:</b>
<b>Basement:</b> Apartment / Sep Entrance	<b>Gar/Gar Spcs:</b> None / 0	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive Park Spcs:</b> 0	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 0	<b>Water Supply:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>Pool:</b> None	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Prop Feat:</b>	<b>Retirement:</b>
<b>Year Built:</b> 1918		<b>Farm/Agr:</b>
<b>Yr Built Source:</b> MPAC		<b>Oth Struct:</b>
<b>Apx Sqft:</b> 1100-1500		<b>Survey Type:</b> None
<b>Assessment:</b> 2024 <b>POTL:</b>		<b>Spec Desig:</b> Unknown
<b>POTL Mo Fee:</b>		
<b>Laundry lev:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.11	x 12.27	Hardwood Floor	Large Window	French Doors
2	Dining	Main	10.5	x 14.53	Hardwood Floor	W/O To Deck	Glass Doors
3	Foyer	Main	7.74	x 6.99	Hardwood Floor	Closet	
4	Kitchen	Main	9.22	x 14.53	Vinyl Floor	Renovated	Stainless Steel Appl
5	Prim Bdrm	2nd	10.37	x 15.72	Hardwood Floor	Double Closet	O/Looks Backyard
6	2nd Br	2nd	9.88	x 13.19	Hardwood Floor	Closet	Large Window
7	3rd Br	2nd	9.84	x 12.89	Hardwood Floor	West View	Large Window
8	4th Br	2nd	9.38	x 12.6	Hardwood Floor	Combined W/Office	Large Window
9	Office	2nd	5.74	x 8.2	Hardwood Floor	Combined W/Br	O/Looks Backyard
10	Rec	Bsmt	13.32	x 13.06	Tile Floor	Combined W/Kitchen	Large Closet
11	Kitchen	Bsmt	9.48	x 4.2	Tile Floor	Combined W/Living	
12	Br	Bsmt	8.89	x 15.52	Tile Floor	3 Pc Ensuite	

**Client Remks:** Welcome to 63 Lamb Avenue - A Charming DETACHED home in the heart of Danforth/Monarch Park. Nestled on a quiet, tree-lined street in one of Toronto's most vibrant and family-friendly neighbourhoods, this beautifully updated detached home offers the perfect blend of character, comfort, and convenience. With 4 spacious bedrooms plus a sunroom/office on the second floor, and generous principal rooms on the main level, there's plenty of space for growing families or those who love to entertain. The stunning main floor has been thoughtfully renovated with engineered white oak flooring in the foyer, living, and dining rooms, new vinyl in the kitchen and main floor bath, and a gorgeous custom kitchen featuring new cabinetry, countertops, backsplash, and sink all freshly painted and move-in ready. A separate entrance leads to a finished basement in-law suite complete with its own kitchen and full bathroom, offering great flexibility for extended family or rental potential. Enjoy summer evenings in the charming, low-maintenance backyard with a deck perfect for dining or relaxing. Located just a short walk to the Danforth's vibrant shops, cafes, restaurants, and Greenwood subway station, or head south to Monarch Park, with its lush green space, outdoor pool, playground, dog park, pickleball courts and seasonal skating rink. This is more than a house its a true community. Come see why homes (and neighbours) like this are so rare to find.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY416-231-5000


**84 Glenside Ave**  
**Toronto Ontario M4L 2T5**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$6,044.19/2024**For:** Sale**Sold:** \$1,482,000**List:** \$1,179,000**Sold Date:** 02/05/2025**% Dif:** 126**SPIS:** N**Last Status:** SLD**DOM:** 6

Detached

**Fronting On:** W**Rms:** 8**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

29.05 x 90 Feet

**Washrooms:** 4**Irreg:**

1x3xLower, 1x2xMain, 2x4x2nd

**Dir/Cross St:** Gerrard / Greenwood**MLS#:** E11947095**PIN#:** 210360212

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Private	<b>Cable TV:</b>	
<b>Basement:</b>	Finished	<b>Gar/Gar Spcs:</b>	Attached / 1	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>	Fireplace/Stove	<b>Retirement:</b>	
<b>Apx Sqft:</b>				<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.62	x 12.43	Hardwood Floor	Fireplace	Combined W/Dining
2	Dining	Main	13.85	x 16.4	Hardwood Floor	Picture Window	Combined W/Living
3	Kitchen	Main	8.89	x 10.33	Vinyl Floor	Eat-In Kitchen	W/O To Deck
4	Prim Bdrm	2nd	17.72	x 13.12	4 Pc Ensuite	Large Closet	Picture Window
5	2nd Br	2nd	7.87	x 14.57	Vinyl Floor	Closet	
6	3rd Br	2nd	7.97	x 11.68	Vinyl Floor	Closet	
7	Den	2nd	7.55	x 5.84	Hardwood Floor	Picture Window	
8	Rec	Lower	15.85	x 14.67	Hardwood Floor	3 Pc Bath	

**Client Remks:** Welcome to this charming detached 3-bedroom, 4-bathroom home in the heart of Leslieville, one of Toronto's most sought-after neighbourhoods. Nestled on a quiet, tree-lined street, this spacious home offers a perfect blend of modern comforts and classic charm. Step inside and be greeted by the large, sun-filled main floor, where natural light pours in through oversized windows, highlighting the rich hardwood floors and creating an inviting atmosphere. The cozy wood-burning fireplace serves as the heart of the living room, perfect for relaxing evenings or entertaining guests. The thoughtfully designed open-concept layout includes a spacious kitchen with plenty of storage and counter space, ideal for cooking and gathering with friends and family. A dining area flows seamlessly into the living room, offering a great space for both casual and formal entertaining. Upstairs, you'll find three generously sized bedrooms, including a master suite with its own en-suite bathroom. Each bedroom offers ample closet space and large windows, ensuring comfort and tranquility. With four bathrooms in total, convenience and privacy are always a priority. The attached garage provides direct access into the home, making it easy to come and go year-round. Whether you need extra storage or a secure spot for your car, this garage is a great bonus. Located just steps from the vibrant shops, cafes, and restaurants of Leslieville, as well as parks and transit, this home offers both peaceful living and urban convenience. Don't miss your chance to own a piece of this dynamic, thriving community. Call Glenside Home today!

**Extras:****Listing Contracted With:** RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303


**1220 Gerrard St E**  
**Toronto Ontario M4L 1Y6**

Toronto E01 South Riverdale Toronto

**Taxes:** \$6,087.11/2024**For:** Sale**Sold:** \$1,500,000**List:** \$1,589,900**Sold Date:** 03/10/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 34

Detached

**Fronting On:** N**Rms:** 7 + 2**Link:** N**Acreage:****Bedrooms:** 3

2 1/2 Storey

21 x 110 Feet

**Washrooms:** 3**Irreg:**

1x2xGround, 1x4x2nd, 1x4x3rd

**Dir/Cross St:** Gerrard West of Greenwood**MLS#:** E11954706**PIN#:** 210450433

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Lane	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Part Fin / Sep Entrance	<b>Gar/Gar Spcs:</b>	Detached / 1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	N	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	Municipal
<b>Heat:</b>	Water / Gas	<b>Tot Prk Spcs:</b>	1	<b>Water Supply:</b>	
<b>A/C:</b>	Wall Unit	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>	Fenced Yard, Library, Park, Public Transit, Rec Centre, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>	1500-2000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	23.75	x 15.19	B/I Closet	Pot Lights	Combined W/Dining
2	Dining	Ground	23.75	x 15.19	Bay Window	Stained Glass	Plank Floor
3	Kitchen	Ground	14.73	x 14.3	Breakfast Bar	Renovated	Quartz Counter
4	Mudroom	Ground	0	0	W/O To Yard		
5	Br	2nd	11.84	x 8.86	B/I Shelves	Closet Organizers	Ceiling Fan
6	Br	2nd	12.04	x 8.86	B/I Shelves	Ceiling Fan	Plank Floor
7	Br	2nd	15.12	x 11.02	Bay Window	Ceiling Fan	Plank Floor
8	Prim Bdrm	3rd	14.47	x 12.7	4 Pc Ensuite	His/Hers Closets	Plank Floor
9	Rec	Bsmt	22.11	x 13.65	Hardwood Floor		
10	Utility	Bsmt	14.34	x 13.65	Walk-Out	Laundry Sink	Hardwood Floor

**Client Remks:** Say hello to this stunning Leslieville gem, completely reimagined from the studs in 2022! With spray foam insulation, new windows, doors, hardware, radiators, and updated mechanical systems. The main floor open-concept layout has soaring 9-ft ceilings, modern pot lights, & a chef's kitchen with a breakfast bar for 4, quartz countertops, ample cabinetry, & plenty of storage. A convenient 2-piece powder room completes the main level. Luxurious heated bathroom floors & plank flooring add warmth & style. Surprisingly quiet as the house is set back from & above the street. Stay comfortable year-round with three heat pumps & individual temperature controls on every floor. The versatile 4th bedroom can be used as a light-filled family room. The basement is ready for your finishing touches just add drywall! Outside, enjoy the laneway-access garage with one-car parking & a gas line for your BBQ. This home is the perfect Leslieville dream!! Conveniently located in a neighborhood with a Walk Score of 95! You're steps from shops, restaurants, and transit. Nearby Greenwood Park offers an amazing farmer's market, skating rink, pool, playground, dog park, & baseball fields.

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


**341 Rhodes Ave**  
**Toronto Ontario M4L 3A4**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$7,689/2024**For:** Sale**% Dif:** 99**Sold Date:** 06/03/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Detached

**Fronting On:** E**Rms:** 8 + 1**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

25 x 110 Feet

**Washrooms:** 4**Irreg:**1x2xMain, 1x5x2nd, 1x4x2nd,  
1x4xBsmt**Dir/Cross St:** Coxwell & Gerrard **Directions:** Rhodes Ave**MLS#:** E12172686**PIN#:** 210350240

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick / Stone	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Private	<b>Cable TV:</b>	<b>Hydro:</b>
<b>Basement:</b>	Fin W/O / Finished	<b>Gar/Gar Spcs:</b>	Attached / 1	<b>Gas:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	Municipal
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	3	<b>Water Supply:</b>	
<b>A/C:</b>	Central Air	<b>UFFI:</b>	No	<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	New	<b>Prop Feat:</b>	Family Room, Fenced Yard, Fireplace/Stove, Hospital, Place Of Worship, Public Transit, School	<b>Retirement:</b>	
<b>Apx Sqft:</b>	1500-2000			<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>			<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>				<b>Survey Type:</b>	None
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.32	x 13.58	Hardwood Floor	Gas Fireplace	
2	Family	Main	10.07	x 15.35	Gas Fireplace	Combined W/Dining	Window
3	Kitchen	Main	9.84	x 11.88	B/I Appliances	Combined W/Dining	Stainless Steel Appl
4	Dining	Main	9.81	x 9.71	French Doors	Hardwood Floor	Open Concept
5	Prim Bdrm	2nd	12.07	x 15.19	5 Pc Ensuite	W/I Closet	Gas Fireplace
6	2nd Br	2nd	10.33	x 13.94	Hardwood Floor	W/O To Balcony	Double Closet
7	3rd Br	2nd	9.32	x 11.68	Hardwood Floor	Double Closet	Window
8	Laundry	2nd	7.58	x 6.17	Quartz Counter	B/I Shelves	Laundry Sink
9	Rec	Bsmt	19.95	x 15.58	Broadloom	Pot Lights	W/O To Patio
10	Office	Bsmt	9.28	x 24.28	Pot Lights		

**Client Remks:** Stunning detached 10-year new contemporary 3+1 bed, 4 bath home with built-in garage & additional 2 car parking on the drive! Premium wide 25 foot lot. Over 2,500 sq ft of thoughtfully designed living space. Featuring 10.5 ceilings, rich dark hardwood floors, and a show stopping open-concept main floor with gas fireplace, custom Phillip Jeffries mural, and high-end stylish kitchen with stone counters, Bosch & GE appliances, and lots of storage & counter space. Double French door walk-out to a private backyard oasis with deck and gas bbq hookup. Convenient main floor powder room. Double coat closet. Pot lights & stylish light fixtures throughout. Large skylight cascades natural light down the switchback staircase. Spectacular second floor with the most stylish laundry room we've ever seen. Large quartz folding table and washing station for clothes or a medium sized dog! Luxurious primary suite with 50 electric fireplace and stone facade, walk-in closet, pendulum lighting and spa-like 5-piece ensuite with double sink, large soaker tub & heated floors. Two additional large bedrooms, including one with walk-out to a covered cedar terrace. Perfect for morning coffees or drinks at sundown. Four-piece main bath with heated floors, a gorgeous vanity and resin sink, porcelain shower wall with rain shower head & wand, Wall of Mother of Pearl accent tile, brass fixtures. Absolutely stunning! Bright finished basement features a large media room (perfect for hosting movie nights) with walk-out to backyard, cold cellar, full 4-piece bath w/ heated floors, and an office easily converted to a 4th bedroom. Lots of storage under the stairs. Includes direct garage access, keypad entry & camera doorbell. Located on a quiet street in Leslieville, steps to parks, schools, transit, Indian Bazaar, & some of the city's best restaurants & bars. Easy access to downtown.

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




**147 Parkmount Rd**  
**Toronto Ontario M4J 4V3**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$5,507.72/2024**For:** Sale**% Dif:** 94**Sold Date:** 04/01/2025**SPIS:** N**Last Status:** SLD**DOM:** 54

Detached

**Fronting On:** E**Rms:** 7 + 3**Link:** N**Acreage:****Bedrooms:** 3 + 1

2-Storey

20 x 126 Feet

**Washrooms:** 4**Irreg:**1x2xMain, 1x3x2nd, 1x5x2nd,  
1x3xBsmt**Dir/Cross St:** Danforth & Coxwell**MLS#:** E11959085**PIN#:** 210310035

**Kitchens:** 1 + 1  
**Fam Rm:** Y  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apx Age:**  
**Apx Sqft:**  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Lower

**Exterior:** Alum Siding / Brick  
**Drive:** Lane  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 2  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Park, Public Transit, School

**Zoning:**  
**Cable TV:**  
**Gas:** **Hydro:**  
**Water:** **Phone:**  
**Water Supply:** Municipal  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	14.01	x 5.84	Closet	O/Looks Frontyard	Hardwood Floor
2	Living	Main	14.67	x 10.33	2 Pc Ensuite	B/I Shelves	Hardwood Floor
3	Kitchen	Main	14.67	x 12.4	Centre Island	B/I Appliances	Double Sink
4	Dining	Main	10.93	x 17.91	Open Concept	Led Lighting	W/O To Garden
5	Prim Bdrm	2nd	8.83	x 13.75	3 Pc Ensuite	W/W Closet	Bay Window
6	2nd Br	2nd	9.68	x 11.68	Window	Closet	Hardwood Floor
7	Bathroom	2nd	7.68	x 8.01	5 Pc Bath	Window	Tile Floor
8	3rd Br	2nd	11.15	x 9.91	Window	East View	Hardwood Floor
9	Rec	Bsmt	10.24	x 25.98	Walk-Up	Led Lighting	Vinyl Floor
10	Bathroom	Bsmt	5.09	x 8.01	3 Pc Bath	Above Grade Window	Tile Floor
11	4th Br	Bsmt	9.74	x 7.68	Closet	Led Lighting	Vinyl Floor

**Client Remks:** OPEN HOUSE SUNDAY MARCH 16 from 2:00 to 4:00 p.m. ~ Curated contemporary transformation that is 'oh so stylish' with incredible flow and function ~ This Detached 2-storey residence features bespoke finishes with neutral muted palette effecting into a serene calming space. Main floor 4 Season sunroom has custom closets/shelves & built-in bench, Open-concept Luxe Living room overlooks Culinary Chef's Kitchen with Large Centre Island, Floor-to-ceiling cupboards, pull-out shelves, undermount lighting will have you cooking. Delicious dining area outfitted with service station/wine fridge perfect for entertaining. Fabulous family room with spectacular accent wall overlooks your private mature perennial garden. Upstairs the Primary bedroom exudes boutique hotel vibes with spa 3PC bath, Bay window and 2-sliding door wall-to-wall closets. Two additional principal-sized Bedrooms each with windows to let the sunshine in sharing a 5PC Bath with double sink custom vanity, and soaker tub/shower. There's more space in the basement with a fully finished, Laundry room, a Bodacious Bar/Kitchen with attractive detailing work, an Office for work/study and 4th bedroom, or can easily be an in-law/income/nanny suite. Looking for outdoor space, this is it with fully fenced and gated (front & back) into a lush landscape that leads to 2-car side-by-side lane parking. All situated in this sought-after locale south of Danforth, steps to Monarch Park (pool, skating rink, playground) shops, restaurants, subway and all levels of schools (Monarch Park Collegiate has I.B. programme). Toronto Life voted/ranked The Danforth as #1 Neighbourhood (90.6 score) to live. Count your lucky stars on Parkmount & Live like Heaven in #14Seven.

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


**72 Redwood Ave**  
**Toronto Ontario M4L 2S6**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$7,832.42/2024**For:** Sale**Sold:** \$1,800,000**List:** \$1,869,900**Sold Date:** 04/09/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 19

Detached

**Fronting On:** W**Rms:** 9 + 2**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25 x 105 Feet

**Washrooms:** 4**Irreg:**

1x2xGround, 2x4x2nd, 1x3xBsmt

**Dir/Cross St:** Gerrard & Greenwood**Directions:** Hey Google, take me to a premium street in Leslieville.**MLS#:** E12033359**PIN#:** 210360117

<b>Kitchens:</b>	1 + 1	<b>Exterior:</b>	Brick / Stucco/Plaster	<b>Zoning:</b>	
<b>Fam Rm:</b>	Y	<b>Drive:</b>	Front Yard	<b>Cable TV:</b>	
<b>Basement:</b>	Apartment / Sep Entrance	<b>Gar/Gar Spcs:</b>	None / 0	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	2	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	2	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>		<b>Prop Feat:</b>		<b>Retirement:</b>	
<b>Apx Sqft:</b>	1500-2000	Family Room, Fenced Yard,		<b>Farm/Agr:</b>	
<b>Assessment:</b>	<b>POTL:</b>	Fireplace/Stove, Library, Park, Public		<b>Oth Struct:</b>	
<b>POTL Mo Fee:</b>		Transit, School, School Bus Route		<b>Survey Type:</b>	Available
<b>Laundry lev:</b>				<b>Spec Desig:</b>	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	34.84	x 15.19	Open Concept	Large Window	Combined W/Dining
2	Dining	Ground	34.84	x 15.19	Pot Lights	Window	Combined W/Living
3	Kitchen	Ground	34.84	x 15.19	Centre Island	Breakfast Bar	Modern Kitchen
4	Family	Ground	15.85	x 16.27	Fireplace	Pot Lights	O/Looks Backyard
5	Prim Bdrm	2nd	15.81	x 13.62	Large Closet	4 Pc Ensuite	Hardwood Floor
6	2nd Br	2nd	13.16	x 13.62	Double Closet	Large Window	Hardwood Floor
7	3rd Br	2nd	9.51	x 12.07	Closet	Large Window	Hardwood Floor
8	4th Br	2nd	9.19	x 12.07	Closet	Large Window	Hardwood Floor
9	Laundry	Ground	10.17	x 9.15	Separate Rm	Undermount Sink	
10	Rec	Bsmt	23.29	x 8.56			
11	Kitchen	Bsmt	13.78	x 8.69	Stainless Steel Appl	Modern Kitchen	Eat-In Kitchen
12	Br	Bsmt	14.44	x 11.65	Window	Separate Rm	Closet Organizers
13	Laundry	Bsmt	0	0	Separate Rm		

**Client Remks:** Welcome to 72 Redwood ave, this one's got it all: a beautiful home, legal basement apartment, potential for future growth & great location on a calm, one way tree lined street. The house: majorly overhauled in 2019 with over \$250k spent to create a modern functional & open concept space. The upstairs: 4 generously sized principal rooms, custom closet & plenty of storage throughout. The basement: permitted, finished & waterproofed. This legal apartment has a kitchen, bathroom, bedroom & separate laundry. Ideal for rental \$\$ income, guest suite or home office. The outside : facade upgraded, new fence, window & door done, Professionally landscaped front & back. The parking: couldn't be more ideal- with future laneway housing potential- see for yourself! The neighborhood: nestled in Leslieville and the Beaches, between Greenwood & Monarch parks, dog parks, rinks, pools & the Leslieville weekly farmer markets - there are great schools, bars, restaurants & activities.

**Extras:****Listing Contracted With:** CENTURY 21 ATRIA REALTY INC.905-883-1988


**104 Monarch Park Ave**  
**Toronto Ontario M4J 4R2**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$5,743.78/2024**For:** Sale**Sold:** \$1,810,200**List:** \$1,865,200**Sold Date:** 03/22/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 5

Detached

**Fronting On:** W**Rms:** 8 + 3**Link:** N**Acreage:****Bedrooms:** 4

2-Storey

22.67 x 110 Feet

**Washrooms:** 3**Irreg:**

1x2xGround, 1x6x2nd, 1x5xBsmt

**Dir/Cross St:** Coxwell and Danforth **Directions:** 4 Blocks West of Coxwell**MLS#:** E12024289**PIN#:** 210320245

<b>Kitchens:</b>	1	<b>Exterior:</b>	Brick	<b>Zoning:</b>	
<b>Fam Rm:</b>	N	<b>Drive:</b>	Lane	<b>Cable TV:</b>	
<b>Basement:</b>	Finished / Sep Entrance	<b>Gar/Gar Spcs:</b>	Detached / 1.5	<b>Gas:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b>	Y	<b>Drive Park Spcs:</b>	0	<b>Water:</b>	<b>Phone:</b>
<b>Heat:</b>	Forced Air / Gas	<b>Tot Prk Spcs:</b>	1.5	<b>Water Supply:</b>	Municipal
<b>A/C:</b>	Central Air	<b>UFFI:</b>		<b>Sewer:</b>	Sewers
<b>Central Vac:</b>	N	<b>Pool:</b>	None	<b>Waterfront:</b>	
<b>Apx Age:</b>	100+	<b>Prop Feat:</b>	Fireplace/Stove, Hospital, Library, Park, Public Transit, Rec Centre, School	<b>Retirement:</b>	
<b>Year Built:</b>	1921			<b>Farm/Agr:</b>	
<b>Yr Built Source:</b>	MPAC			<b>Oth Struct:</b>	
<b>Apx Sqft:</b>	1500-2000			<b>Survey Year:</b>	2016
<b>Assessment:</b>	<b>POTL:</b>			<b>Survey Type:</b>	Boundary Only
<b>POTL Mo Fee:</b>				<b>Spec Desig:</b>	Unknown
<b>Laundry lev:</b>	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	6	x 7.58	Slate Flooring	Heated Floor	Pot Lights
2	Living	Ground	19.09	x 11.68	Hardwood Floor	Fireplace	Open Concept
3	Dining	Ground	11.15	x 10.43	Hardwood Floor	Pot Lights	Open Concept
4	Kitchen	Ground	14.07	x 9.25	Stainless Steel Appl	Quartz Counter	W/O To Yard
5	Prim Bdrm	2nd	13.09	x 12.6	Hardwood Floor	Closet Organizers	W/I Closet
6	Other	2nd	6.07	x 7.74	Hardwood Floor	Skylight	
7	2nd Br	2nd	8.92	x 12.66	Hardwood Floor	Closet Organizers	Window
8	3rd Br	2nd	13.91	x 11.52	Hardwood Floor	Bay Window	East View
9	4th Br	2nd	9.42	x 7.84	Hardwood Floor	O/Looks Frontyard	East View
10	Rec	Bsmt	27.17	x 18.41	Laminate	W/O To Yard	5 Pc Bath
11	Laundry	Bsmt	6.5	x 9.58	Ceramic Floor		
12	Utility	Bsmt	6.5	x 9.58	Ceramic Floor		

**Client Remks:** Client Remarks This stunning four-bedroom, three-bathroom, detached home with custom kitchen and bathroom cabinetry, and exposed brick wall extending from the main floor up to the second level adds to the charm of this lovely home. You will appreciate the open concept main floor which was fully updated in 2014 complete with custom-built kitchen cabinetry, pantry storage, centre island and wood paneling surround for gas fireplace. The home features hardwood floors throughout the main and second levels and the high baseboards are original to the home along with three stained glass windows. This home features central air conditioning and a 1.5 car garage which is accessible from the right of way driveway on the north side of the house and from the backyard. The home is painted in a soft white tone and offers a neutral backdrop for your furniture and decorating touches. The kitchen appliances are well-appointed including a Capital gas stove that any gourmet cook will love. The custom-built kitchen cabinetry is finished in a neutral cream coloured paint and a darker blue/grey paint tone on the custom island which is topped with a quartz countertop and double stainless steel farmhouse sink. Access to the backyard is found through a lovely back entrance complete with custom-built pantry and a main floor guest powder room. Four bedrooms on the second-floor feature high baseboards to help maintain the homes charm and a custom walk-in closet with skylight in the primary bedroom. The second bedroom has a built-in dresser and shelving which is not only function but helps save floor space. The window faces south, and features hardwood flooring. The third bedroom has a lovely bay window facing east capturing the morning sunlight and hardwood flooring. The fourth room can be used as an office or nursery complete with an east-facing window and hardwood flooring. Check Out The Video.

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



58 Earl Grey Rd		Sold: \$1,855,000	
Toronto Ontario M4J 3L2		List: \$1,899,000	
Toronto E01 Blake-Jones Toronto			
Taxes: \$7,603.52/2024		For: Sale	% Dif: 98
Sold Date: 04/11/2025			
SPIS: N	Last Status: SLD	DOM: 23	
Detached	Fronting On: W	Rms: 5 + 1	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	25 x 100 Feet	Washrooms: 3	
	Irreg:	2x4x2nd, 1x2xMain	
Dir/Cross St: Danforth Ave/Jones Ave Directions: South of Danforth Ave, east of Jones			

<b>MLS#:</b> E12028715			<b>PIN#:</b> 210470166				
<b>Kitchens:</b> 1			<b>Exterior:</b>			<b>Zoning:</b>	
<b>Fam Rm:</b> N			Stone / Stucco/Plaster			<b>Cable TV:</b>	
<b>Basement:</b> Finished			<b>Drive:</b> Lane			<b>Hydro:</b>	
<b>Fireplace/Stv:</b> Y			<b>Gar/Gar Spcs:</b> None / 0			<b>Gas:</b>	
<b>Heat:</b> Forced Air / Gas			<b>Drive Park Spcs:</b> 0			<b>Water:</b>	
<b>A/C:</b> Central Air			<b>Tot Prk Spcs:</b> 1			<b>Water Supply:</b>	
<b>Central Vac:</b> N			<b>UFFI:</b>			<b>Sewer:</b> Sewers	
<b>Apx Age:</b>			<b>Pool:</b> None			<b>Waterfront:</b>	
<b>Apx Sqft:</b> 1500-2000			<b>Prop Feat:</b> Fireplace/Stove			<b>Retirement:</b>	
<b>Assessment:</b> <b>POTL:</b>						<b>Farm/Agr:</b>	
<b>POTL Mo Fee:</b>						<b>Oth Struct:</b> Shed	
<b>Laundry lev:</b> Lower						<b>Survey Type:</b> Available	
						<b>Spec Desig:</b> Unknown	
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Foyer	Main	8.66	x 7.19	Stone Floor	Double Closet	2 Pc Bath
2	Living	Main	13.81	x 10.63	Hardwood Floor	Open Concept	Pot Lights
3	Dining	Main	14.63	x 12.43	Hardwood Floor	Open Concept	W/O To Patio
4	Kitchen	Main	15.26	x 12.76	Hardwood Floor	Centre Island	B/I Appliances
5	Prim Bdrm	2nd	15.26	x 10.99	Hardwood Floor	4 Pc Ensuite	W/I Closet
6	2nd Br	2nd	10.6	x 8.46	Hardwood Floor	Double Closet	
7	3rd Br	2nd	11.81	x 8.43	Hardwood Floor	Double Closet	
8	Rec	Bsmt	30.91	x 13.06	Laminate	Pot Lights	
9	Laundry	Bsmt	13.94	x 6.36	Tile Floor	Window	
10	Cold/Cant	Bsmt	14.44	x 5.02			
<b>Client Remks:</b> Gorgeous, renovated custom house! Sophisticated 3 bedroom, detached home in demand "Pocket" neighbourhood just south of Danforth Ave! 2 full baths plus main floor powder room with marble mosaic floor. Open concept design. Main & 2nd floors with 9 ft ceilings. Features include oak hardwood flooring throughout from Quebec, wood & glass staircase. Stunning living room custom unit by Oak & Tenon. Mouldings throughout. Contemporary kitchen with large custom island features many desirable upgrades, built-ins. Quartz counters, backsplash is glass, marble & stainless steel. Custom b/i glass enclosed wine rack cabinet. Primary bedroom features Kastle gas fireplace, walk-in closet and 4-pc ensuite bath with his & hers sinks, walk-in shower with rain head. 2nd 4-pc bath has deep soaker tub. Huge rec room offers more comfortable living space. Large cold room provides storage. Terrific location! Walk to Danforth subway line. One car lane parking. Don't miss this truly fabulous home!							
<b>Extras:</b>							
<b>Listing Contracted With:</b> RE/MAX ULTIMATE REALTY INC.416-487-5131							




**318 Rhodes Ave**  
**Toronto Ontario M4L 3A3**

Toronto E01 Greenwood-Coxwell Toronto

**Taxes:** \$9,592.03/2024**For:** Sale**Sold:** \$1,930,000**List:** \$1,799,000**Sold Date:** 01/28/2025**% Dif:** 107**SPIS:** N**Last Status:** SLD**DOM:** 21

Detached

**Fronting On:** W**Rms:** 9**Link:** N**Acreage:****Bedrooms:** 4 + 1

2-Storey

25 x 110 Feet

**Washrooms:** 5**Irreg:**1x2xMain, 1x3x2nd, 1x3x2nd,  
1x3x2nd, 1x4xBsmt**Dir/Cross St:** Coxwell/ Gerrard St E**MLS#:** E11910974**PIN#:** 021035021

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Sep Entrance / Walk-Up  
**Fireplace/Stv:** Y  
**Heat:** Forced Air / Gas  
**A/C:** Central Air  
**Central Vac:** N  
**Apex Age:**  
**Apex Sqft:** 3000-3500  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:** Upper

**Exterior:** Brick / Stucco/Plaster  
**Drive:** Private  
**Gar/Gar Spcs:** Built-In / 1  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 2  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Family Room, Fireplace/Stove

**Zoning:**  
**Cable TV:**  
**Gas:**  
**Water:**  
**Water Supply:**  
**Sewer:** Sewers  
**Waterfront:**  
**Retirement:**  
**Farm/Agr:**  
**Oth Struct:**  
**Spec Desig:** Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.59	x 11.68	Hardwood Floor	O/Looks Dining	Picture Window
2	Dining	Main	22.74	x 9.91	Pot Lights	Combined W/Sitting	Marble Floor
3	Kitchen	Main	25.49	x 8.92	B/I Appliances	Quartz Counter	Marble Floor
4	Prim Bdrm	2nd	15.32	x 14.99	Hardwood Floor	3 Pc Ensuite	W/I Closet
5	2nd Br	2nd	10.5	x 10.17	Hardwood Floor	3 Pc Ensuite	W/I Closet
6	3rd Br	2nd	10.5	x 9.68	Hardwood Floor	3 Pc Bath	Closet
7	4th Br	2nd	16.08	x 12.5	Hardwood Floor	3 Pc Bath	Closet
8	5th Br	Bsmt	16.4	x 13.48	Laminate	4 Pc Ensuite	Large Closet
9	Common Rm	Bsmt	39.4	x 10.01	Laminate	Combined W/Rec	Walk-Out

**Client Remks:** Step into this stunning 4 +1bed, 4-bath detached masterpiece, nestled on a serene street in one of Toronto's most coveted neighbourhoods. Offering just over 3,000 sq. ft. of living space, this home is the epitome of tasteful luxury. The grand kitchen is a chef's dream, featuring a massive center island, marble floors + an abundance of cupboard space which is perfect for storage + hosting gatherings year round. The open-concept main level flows effortlessly, while the deck + fenced backyard invites outdoor play or relaxation. The basement boasts soaring 10-foot ceilings with a flex space, ideal for older teen, nanny suite or add a kitchen and you have a separate 1-bedroom, 1 bathroom income-generating unit with private entrance. Enjoy the convenience of a built in garage + front pad parking! This home places you steps away from coffee shops, fine dining, boutiques, cultural attractions, TTC, highways and just minutes from the beach. Embrace the vibrant city life while enjoying the peace of a quiet street.

**Extras:** Primary Bedroom King bed and frame**Listing Contracted With:** EXP REALTY866-530-7737