



27 Shudell Ave
Toronto Ontario M4J 1C5
 Toronto E01 Blake-Jones Toronto
Taxes: \$3,798.18/2024
Sold Date: 07/28/2025
SPIS: N **Last Status:** SLD **DOM:** 39

Detached **Fronting On:** S **Rms:** 4 + 3
Link: N **Acreage:** **Bedrooms:** 2 + 2
 Bungalow 18 x 113 Feet **Washrooms:** 2
Irreg: 1x4, 1x4
Dir/Cross St: Danforth Ave & Jones Ave **Directions:** Danforth Ave & Jones Ave

MLS#: E12233527

PIN#: 210471251

Legal: PART OF TWP LOT 11 CON 1 FTB AS IN CA 808815, CITY OF TORONTO.

Kitchens: 1 + 1	Exterior: Board/Batten	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment	Park/Drive: None	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: 1	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: < 700	Prop Feat: Interior Feat: Other	HST Applicable to: Included In
Roof: Unknown		Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Prim Bdrm	Ground	11.55	x 8.79	Window	Laminate
2	2nd Br	Ground	11.09	x 9.25	Window	Laminate
3	Kitchen	Ground	15.42	x 10.07	Ceramic Back Splash	Ceramic Floor
4	Living	Ground	13.16	x 9.68	Laminate	4 Pc Bath
5	3rd Br	Bsmt	13.02	x 10.33	Pot Lights	4 Pc Bath
6	4th Br	Bsmt	9.71	x 7.19	Pot Lights	
7	Kitchen	Bsmt	28.18	x 7.38	Ceramic Floor	Pot Lights
8	Utility	Bsmt	12.5	x 7.22		Window

Client Remks: Located In The Highly Sought-After Blake-Jones Neighbourhood. Live In As Investment Property Or Build Later. Separate Self Contained Basement Apartment With Potlights Throughout (Seller Does Not Warrant Retrofit Status Of Basement Apartment). Huge Front Porch And Separate Back Entrance From Sun Deck. Walking Distance To Subway, Parks, The Danforth And More. Easy Access To DVP. Property Sold In As-Is Condition.

Inclusions: Fridge, Stove, Dishwasher, Washer / Dryer, All electrical light fixtures & window coverings

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200



419 RHODES Ave Toronto Ontario M4L 3A6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$3,529.13/2025 Sold Date: 10/09/2025 SPIS: N		Sold: \$870,000 List: \$799,999 For: Sale % Dif: 109																																																						
Detached	Fronting On: E	Rms: 4 + 1																																																						
Link: N	Acreage: < .50	Bedrooms: 0 + 2																																																						
Bungalow	16 x 110 Feet	Washrooms: 2																																																						
	Irreg: Dir/Cross St: COXWELL/GERRARD	1x2xMain, 1x5xBsmt Directions: Gerard and Coxwell																																																						
MLS#: E12436679	PIN#: 210340719																																																							
Legal: PT LT 67 PL1301 TORONTO AS IN C7159848 T/W & S/T																																																								
Kitchens: 1 + 0 Fam Rm: N Basement: Finished / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Asphalt Shingle Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: res Cable TV: Hydro Gas: Phone Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown																																																						
Waterfront: None																																																								
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>16.73</td> <td>x 13.42</td> <td>Hardwood Floor</td> <td>Large Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>11.32</td> <td>x 12.17</td> <td>Hardwood Floor</td> <td>Large Window</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>15.72</td> <td>x 13.42</td> <td>Tile Floor</td> <td>Centre Island</td> </tr> <tr> <td>4</td> <td>Bathroom</td> <td>Main</td> <td>3.61</td> <td>x 4.86</td> <td>Tile Floor</td> <td>2 Pc Bath</td> </tr> <tr> <td>5</td> <td>Br</td> <td>Lower</td> <td>14.07</td> <td>x 8.1</td> <td>Hardwood Floor</td> <td>Closet</td> </tr> <tr> <td>6</td> <td>Br</td> <td>Lower</td> <td>10.14</td> <td>x 10.79</td> <td>Hardwood Floor</td> <td>Closet</td> </tr> <tr> <td>7</td> <td>Bathroom</td> <td>Bsmt</td> <td>5.35</td> <td>x 8.07</td> <td>Tile Floor</td> <td>5 Pc Bath</td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description		1	Living	Main	16.73	x 13.42	Hardwood Floor	Large Window	2	Dining	Main	11.32	x 12.17	Hardwood Floor	Large Window	3	Kitchen	Main	15.72	x 13.42	Tile Floor	Centre Island	4	Bathroom	Main	3.61	x 4.86	Tile Floor	2 Pc Bath	5	Br	Lower	14.07	x 8.1	Hardwood Floor	Closet	6	Br	Lower	10.14	x 10.79	Hardwood Floor	Closet	7	Bathroom	Bsmt	5.35	x 8.07	Tile Floor	5 Pc Bath
#	Room	Level	Length (ft)	Width (ft)	Description																																																			
1	Living	Main	16.73	x 13.42	Hardwood Floor	Large Window																																																		
2	Dining	Main	11.32	x 12.17	Hardwood Floor	Large Window																																																		
3	Kitchen	Main	15.72	x 13.42	Tile Floor	Centre Island																																																		
4	Bathroom	Main	3.61	x 4.86	Tile Floor	2 Pc Bath																																																		
5	Br	Lower	14.07	x 8.1	Hardwood Floor	Closet																																																		
6	Br	Lower	10.14	x 10.79	Hardwood Floor	Closet																																																		
7	Bathroom	Bsmt	5.35	x 8.07	Tile Floor	5 Pc Bath																																																		
Client Remks: Why settle for a condo townhouse when this detached century home is waiting! Built in 1912 it is the perfect blend of heritage and modernity. Set on a quiet street with no through traffic, you'll enjoy a real sense of community where neighbours stop to chat, and the occasional street wide parties take place! This home was lovingly updated by a family who enjoyed hosting large gatherings thanks to a layout that truly blends indoor and outdoor living as one. Features bright open concept living with real hardwood floors, large kitchen with completely custom cabinetry (including an appliance garage), quartz countertop and backsplash, and high end appliances: built in induction cooktop, built in Monogram stove, counter depth refrigerator, drawer microwave, and panel matched dishwasher. A 3 stage reverse osmosis water purification system feeds a drinking water tap and your fridge ice box. Newly renovated main floor powder room features plenty of storage and a plug for your vacuum. Spacious full bathroom features a double vanity and set and forget temperature control for shower. All new high efficiency floor to ceiling windows welcome you to your private oasis backyard featuring custom trellised raised garden bed with full sun exposure, a large custom shed that doubles as a workshop, and a newly built fence perfect for outdoor relaxation or hosting. Home currently set with dining room in back for indoor/outdoor entertaining, but flip dining and living spaces for indoor/outdoor living instead. This layout gives you options. Low maintenance front yard features native plants and perennials.																																																								
Inclusions: Fridge, Stove, Built-In Microwave, Dishwasher, Reverse Osmosis Water System, All Electric Light Fixtures And Window Coverings, Hot Water Tank. AC unit installed in 2021. New Energy Efficient Windows And Doors Installed 2024. New GE Ultra Efficient Heat Pump Washer/Dryer Installed 2024.																																																								
Listing Contracted With: PROPERTY.CA INC. 416-583-1660																																																								



287 Ashdale Ave
Toronto Ontario M4L 2Z1
 Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,386/2025 **For:** Sale **% Dif:** 118
Sold Date: 09/17/2025

SPIS: N **Last Status:** SLD **DOM:** 5

Detached **Fronting On:** E **Rms:** 10
Link: N **Acreage:** **Bedrooms:** 4
2-Storey **25 x 122.58 Feet** **Washrooms:** 1
Irreg: irregular lot **1x4x2nd**
Dir/Cross St: Gerrard and Coxwell **Directions:** north of Gerrard

MLS#: E12399471

PIN#: 210350134

Legal: PT LT 50 PL 1345 TORONTO AS IN CA152760; S/T & T/W CA152760; CITY OF TORONTO

Kitchens: 2	Exterior: Brick / Insulbrick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Right Of Way	Gas:
Heat: Water / Gas	Drive Park Spcs: 1	Phone:
A/C: None	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1907	Prop Feat: Fireplace/Stove	Waterfront:
Yr Built Source: MPAC	Interior Feat: None	Retirement:
Apx Sqft: 1500-2000		HST Applicable to: Included In
Lot Size Source: MPAC		Sale Price:
Roof: Slate, Other		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: 2024 POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Upper		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.49	x 13.29	
2	Dining	Main	16.24	x 17.45	
3	Kitchen	Main	11.61	x 13.35	
4	Pantry	Main	11.61	x 5.91	
5	Prim Bdrm	2nd	15.12	x 12.24	
6	2nd Br	2nd	12.01	x 10.33	
7	3rd Br	2nd	9.97	x 10.43	
8	4th Br	2nd	11.91	x 8.89	
9	Other	2nd	8.33	x 5.68	

Client Remks: Built in 1907, this grand lady sits on a 25 x 122.58 lot in a welcoming, family-friendly neighbourhood. A two-storey, four-bedroom beauty, she offers tall ceilings, generous principal rooms, plenty of character, attic potential, and even original details such as the staff stairs at the back and the family coat of arms. Whether you choose to lovingly restore her or start fresh, the opportunity is incredible. With a wide right-of-way drive, a spacious backyard, and just a stone's throw from the vibrant, developing Little India and excellent schools, this home is brimming with potential.

Inclusions: Fridge, Stove, Washer, Dryer, all electric light fixtures (all in as is condition)

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



**5 Queen Victoria St
 Toronto Ontario M4J 1E8**

Toronto E01 Blake-Jones Toronto

Taxes: \$5,806.47/2025

Sold Date: 10/01/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$1,365,000

List: \$989,900

% Dif: 138

Detached

Fronting On: S

Rms: 7 + 1

Link: N

Acreage:

Bedrooms: 3

2-Storey

20 x 100 Feet

Washrooms: 1

Irrg:

1x4x2nd

Dir/Cross St: Jones and Danforth **Directions:** Enter off of Queen Victoria

MLS#: E12423206

PIN#: 210470432

Legal: PT LT 1 PL 338E TORONTO AS IN CA760261; S/T EXECUTION 99-005771, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Wall Unit
Central Vac: N
Apx Age: 100+
Year Built: 1912
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Brick
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive: None
Drive: None
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Cul De Sac, Park, Public Transit
Exterior Feat: Deck, Porch, Porch Enclosed
Interior Feat: Carpet Free, Storage, Water Heater Owned

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Year: 1988
Survey Type: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	10.17	x 8.53	Hardwood Floor	Combined W/Living	Large Window
2	Living	Main	17.06	x 8.53	Hardwood Floor	Combined W/Dining	Large Window
3	Kitchen	Main	13.12	x 10.5	Walk-Out	Renovated	Stainless Steel Appl
4	Prim Bdrm	2nd	12.8	x 11.81	Hardwood Floor	Bow Window	Large Closet
5	2nd Br	2nd	12.47	x 9.19	Hardwood Floor	Large Window	Window
6	3rd Br	2nd	14.11	x 10.83	O/Looks Backyard		
7	Rec	Lower	10.5	x 14.44			
8	Laundry	Lower	8.2	x 12.14			

Client Remks: Welcome to 5 Queen Victoria Street, where timeless character meets modern convenience in the heart of The Pocket. Step inside to a living room that calls for movie marathons and rainy-day forts, a dining room fit for weeknight pasta or birthday gatherings, and a renovated kitchen that truly works for everyday life complete with smart storage and a pull-out pantry. Upstairs, the primary bedroom offers a cozy window bench with hidden storage, a versatile nook for a desk or vanity, and a full Pax wardrobe system to keep everything in its place. Two more bedrooms provide flexibility for kids, guests, or a home office. The lower level adds bonus living space, perfect for a rec. room, playroom, or den. Out back, a practical porch corrals boots and backpacks, leading to a yard made for barbecues, gardening, and playtime. Rear yard parking is underway for added ease. With Phin Park, Donlands Station, and the future Ontario Line steps away, this isn't just a house; it's a home in one of Toronto's most connected, family-friendly communities.

Inclusions: As per Schedule C

Listing Contracted With: REAL BROKER ONTARIO LTD. 888-311-1172



42 Chatham Ave
Toronto Ontario M4J 1K6
 Toronto E01 Blake-Jones Toronto

Taxes: \$4,986/2024

For: Sale

Sold: \$1,305,000
List: \$998,000

Sold Date: 09/09/2025

% Dif: 131

SPIS: N

Last Status: SLD

DOM: 6

Detached

Fronting On: N

Rms: 6

Link: N

Acreage:

Bedrooms: 3 + 1

2-Storey

18 x 100 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Jones **Directions:** Danforth to Euston

MLS#: E12376281

PIN#: 210470041

Assignment: N

Fractional Ownership: N

Legal: PLAN M450 PT LOTS 12&13

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning: RES
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement: N
Year Built: 1929	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public	Under Contract: Hot Water Heater
Yr Built Source: MPAC	Transit, School	HST Applicable to: Included In
Apx Sqft: 1100-1500	Exterior Feat: Deck, Porch	Sale Price:
Lot Size Source: MPAC	Interior Feat: Carpet Free, Water Heater	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct: Garden Shed
Foundation: Concrete Block		Survey Type: None
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.68	x 13.29	Gas Fireplace Hardwood Floor
2	Dining	Ground	14.11	x 10.04	Hardwood Floor
3	Kitchen	Ground	9.55	x 13.29	W/O To Deck Hardwood Floor
4	Prim Bdrm	2nd	14.86	x 13.94	Hardwood Floor Closet
5	2nd Br	2nd	11.55	x 8.04	Hardwood Floor Closet
6	3rd Br	2nd	9.71	x 13.94	Hardwood Floor Closet
7	Family	Bsmt	18.14	x 13.16	
8	4th Br	Bsmt	18.14	x 13.16	Closet
9	Laundry	Bsmt	0	0	

Client Remarks: A Rare Opportunity in The Pocket... DETACHED 3+1 BEDROOM Home with PRIVATE PARKING..Welcome to this charming , UPDATED 3+1 bedroom, 2-bath detached home in The Pocket. One of Riverdale's best-kept secrets. Just a 5-minute walk to Donlands SUBWAY Station & within easy walking distance of the upcoming Ontario Line, this home offers exceptional convenience and connectivity. Easy access across the street to the dog-friendly PHIN PARK ,a vibrant green space featuring a playground, wading pool, basketball court, table tennis, and beloved community events like summer movie nights and BBQs.Celebrated by BlogTO for its tight-knit community, block parties, and warm neighbourly spirit, The Pocket offers a unique blend of urban living and small-community charm with close proximity to all AMENITIES. This updated home is full of character and comfort. Some updates include: Warm hardwood floors and a contemporary palette throughout, windows and doors on the main (2019) Roof, siding, soffits, and eaves (2019)and an open Living room and Dining room area (2023) .Offering a bright, spacious interior with big windows and natural light. The finished lower level with a separate entrance includes a 3-piece bath and guest/teen suite ideal for in-laws or visitors. Step outside to enjoy a front porch swing or a large back deck & landscaped garden, perfect for relaxing. The Private off- laneway PARKING completes the package.(Plenty of street parking also) Potential for a future laneway home. A great find in one of Toronto's most welcoming neighbourhoods.

Inclusions: Fridge, Gas Range, Microwave/Hoodfan, Dishwasher, Washer, Dryer, Central Air Conditioner, All ELFs, all interior drapery tracks, blinds, Garden Shed, Furnace,

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-5100



22 Ivy Ave Toronto Ontario M4L 2H7 Toronto E01 South Riverdale Toronto Taxes: \$4,663.68/2025 Sold Date: 11/12/2025 SPIS: N Last Status: SLD DOM: 9			Sold: \$975,000 List: \$999,900
Detached	Fronting On: N	Rms: 6	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	25.03 x 126.19 Feet	Washrooms: 3	
Ireg: Dir/Cross St: Leslie and Gerrard Directions: Leslie and Gerrard			1x2xBsmt, 1x2xMain, 1x4x2nd

MLS#: E12502304

PIN#: 210471024

Legal: PT LT 71 PL 702 CITY EAST AS IN CA428013; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Other Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.07	x 10.43	
2	Dining	Main	8.23	x 11.84	
3	Kitchen	Main	8.66	x 14.01	
4	Breakfast	Main	11.32	x 7.41	
5	2nd Br	2nd	12.24	x 12.83	
6	3rd Br	2nd	9.09	x 8.23	
7	Prim Bdrm	2nd	10.99	x 15.16	

Client Remarks: Welcome to 22 Ivy Ave, a charming, detached home nestled in highly coveted Riverdale. Proudly owned for over 30 years, this residence boasts rare 3 car parking and a lovely tiered back yard along with beautiful landscaped front yard. Functional principle rooms with decent sized bedrooms, the home has been tastefully painted and well kept. Located within an exceptional school catchment area, residents benefit from proximity to top-rated educational institutions such as Riverdale Collegiate. Enjoy Leisurely strolls to nearby Greenwood park, explore the boutique shops and diverse dining options of the Danforth or enjoy a day at Kew Beach. Convenient access to Gerrard Street car or Greenwood/Donlands Subway station. Don't Miss out.

Listing Contracted With: RE/MAX CROSSROADS REALTY INC. 905-305-0505



60 Glenside Ave
Toronto Ontario M4L 2T5
 Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,029.76/2025 **For:** Sale **Sold:** \$1,116,000

Sold Date: 07/17/2025 **List:** \$1,099,000

SPIS: N **Last Status:** SLD **DOM:** 22

Detached **Fronting On:** W **Rms:** 4 + 2
Link: N **Acreage:** **Bedrooms:** 1 + 2
 Bungalow 29.5 x 90 Feet **Washrooms:** 2
Irrig: 1x3xMain, 1x5xLower
Dir/Cross St: Greenwood and Gerrard **Directions:** Greenwood and Gerrard

MLS#: E12244778

PIN#: 210360200

Legal: PT LT14-15 PL 486E TORONOT AS IN ET78579, S/T & T/W ET78579; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 3	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat:	HST Applicable to: Included In
Roof: Shingles	Interior Feat: Carpet Free, Storage, Sump Pump	Sale Price:
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 14.24	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	10.24	x 11.15	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	9.91	x 10.76	Tile Floor	Centre Island	
4	2nd Br	Main	9.55	x 10.04	Hardwood Floor	W/O To Deck	
5	Foyer	Main	8.01	x 12.47	Hardwood Floor	Closet	
6	Prim Bdrm	Lower	11.68	x 15.65	Vinyl Floor	5 Pc Ensuite	W/I Closet
7	Office	Lower	11.55	x 7.58	Vinyl Floor	Window	Separate Rm

Client Remarks: Welcome to 60 Glenside Avenue! A beautifully reimagined bungalow on a 29.5 ft wide lot with private driveway, extensively renovated in 2022 with thoughtful upgrades throughout. The main floor features a bright, open-concept layout with a large custom kitchen, centre island, all new appliances, and ample storage. The living room is flooded with natural light and flows seamlessly into the dining area. On this level you'll find one bedroom and one full bathroom, and a walkout that leads to a picture-perfect backyard, ideal for relaxing or entertaining. The entire finished lower level serves as a private primary retreat with a king-sized bedroom, walk-in closet, dedicated office area, and a luxurious 5-piece ensuite complete with double vanities, a glass-enclosed shower, and freestanding tub. The backyard is a true escape, featuring a versatile converted garage clad in 200-year-old reclaimed barn wood, providing ample outdoor living space, or even a home office or gym! Steps to all the amenities on Gerrard St E, Greenwood Park, easy TTC access, Little India, and all that Toronto's east end has to offer. This is a rare and charming turnkey home in a vibrant neighbourhood. A real pleasure to show!

Inclusions: Fridge, Stove, Dishwasher, Microwave, Refrigerator in a laundry room, washer & dryer, All electrical lighting fixtures, All window treatments, Cabinets in living room, Cabinets in laundry room, Umbrella on deck, Rain barrel.

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

	343 Greenwood Ave Toronto Ontario M4L 2R6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,726.45/2025 Sold Date: 10/31/2025 SPIS: N Last Status: SLD DOM: 36			Sold: \$1,095,000 List: \$1,099,900
	Detached	Fronting On: E	Rms: 11 + 2	
	Link: N	Acreage:	Bedrooms: 5 + 1	
	2 1/2 Storey	25 x 113 Feet	Washrooms: 4	
		Irreg:	1x4xMain, 1x4x2nd, 1x4x3rd, 1x4xBsmt	
		Dir/Cross St: Danforth/Gerrard	Directions: Danforth/Gerrard	

MLS#: E12425761

PIN#: 210360043

Legal: PT LT 4 PL 376E TORONTO AS IN CA15963, S/T INTEREST IN CA15963; CITY OF TORONTO

Kitchens: 3 + 1	Exterior: Other	Zoning: R(d0.6*741)
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Apartment	Park/Drive:	Gas: Phone:
Fireplace/Stv: N	Drive: Available	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1917	Prop Feat: Public Transit	HST Applicable to: Not Subject to HST
Apx Sqft: 2500-3000	Interior Feat: Separate Heating Controls	Sale Price:
Lot Shape: Rectangular		Farm/Agr:
Lot Size Source: GeoWarehouse		Oth Struct: Shed
Roof: Unknown		Survey Type: None
Foundation: Unknown		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	18.67	x 9.42	Laminate	Window
2	Kitchen	Main	8.01	x 9.42	Laminate	
3	Br	Main	13.58	x 9.74	Laminate	Window
4	2nd Br	Main	10.6	x 9.74	Laminate	Window
5	Living	2nd	12.07	x 15.75	Laminate	Window
6	Kitchen	2nd	8.5	x 16.57	Window	Window
7	Br	2nd	12.34	x 10.66	Laminate	Window
8	2nd Br	2nd	12.17	x 10.01	Laminate	Window
9	Living	3rd	14.24	x 11.32	Laminate	W/O To Terrace
10	Kitchen	3rd	9.74	x 16.34	Window	
11	Br	3rd	10.43	x 11.32	Laminate	Window
12	Kitchen	Bsmt	22.01	x 14.76	Window	Window
13	Br	Bsmt	14.99	x 11.32	Window	Window

Client Remarks: The ideal addition to your Investment Portfolio. Prime 4-Plex in Blake-Jones Exceptional opportunity to own a solid, fourplex in the vibrant Blake-Jones pocket of Toronto. With 3,707 sq ft of total living space (includes basement). Two units are currently vacant. This property is ideal for investors, owner-occupiers, or multi-generational families. Each unit is separately metered and features its own furnace and air conditioning, offering both tenant comfort and simplified management. The vacant units allow for immediate occupancy or rental at market rates maximize cash flow from day one. Located minutes from transit, parks, schools, and the Danforth, this is an unbeatable location for long-term appreciation and rental demand. Four Self-Contained Units Two are tenanted, two are vacant. Set Your Own Rents Individual HVAC Systems (Furnace + A/C per Unit) total Area: 3,707 sq ft includes basement Steps to Greenwood Park, TTC, Shops, and Restaurants Two Parking Spots (3 with tandem parking) Don't miss this rare value in one of Toronto's most dynamic east-end communities. No survey. Please do not ask for vacant possession of the tenanted units. Two existing tenants to be assumed. No survey.

Inclusions: 4 Fridges, 4 Stoves, 1 Washer, 1 Dryer

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



22 Seymour Ave
Toronto Ontario M4J 3T4
 Toronto E01 Blake-Jones Toronto

Taxes: \$5,919.59/2025
Sold Date: 10/20/2025

SPIS: N **Last Status:** SLD **DOM:** 39

Detached **Fronting On:** W
Link: N **Acreage:**
2-Storey **25 x 105 Feet**
Irrig:

Dir/Cross St: Jones Ave & Danforth Ave - The Pocket
Directions: Jones Ave & Danforth Ave - The Pocket

MLS#: E12398055

PIN#: 210470626

Legal: LT 108 PL 384E TORONTO; CITY OF TORONTO

Kitchens: 1
Fam Rm: Y
Basement: Separate Entrance / Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1913
Apx Sqft: 1100-1500
Lot Size Source: GeoWarehouse
Roof: Not Applicable
Foundation: Not Applicable
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Vinyl Siding
Gar/Gar Spcs: None / 0
Park/Drive: Private
Drive: Private
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Family Room
Exterior Feat: Deck, Privacy, Recreational Area
Interior Feat: Carpet Free

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: Fence - Full
Survey Type: Unknown
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	11.91	x 10.93	Hardwood Floor	Separate Rm
2	Dining	Ground	11.32	x 12.01	Separate Rm	Hardwood Floor
3	Kitchen	Ground	10.93	x 12.01	Stainless Steel Appl	W/O To Yard
4	Prim Bdrm	2nd	13.25	x 15.26	Hardwood Floor	Window
5	2nd Br	2nd	14.07	x 9.15	Window	Hardwood Floor
						Closet

Client Remarks: This detached house has been standing tall on Seymour Ave since 1913, meaning its lived through world wars, the rise of the Danforth, and at least three rounds of questionable wallpaper trends. Owned by the same family since the day it was built, its now ready for its next chapter. The house has that rare Toronto luxury - a private drive for 2-car parking. Featuring 2 bedrooms, 1 bath, and plenty of charm, this home is ready for an update, renovation, or full transformation to carry it proudly into the next 100 years.

Inclusions: Appliances include: Fridge, Stove, Washer/Dryer. All ELF's and Existing Window Coverings.

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



17 Hunter St
Toronto Ontario M4J 1C1
 Toronto E01 Blake-Jones Toronto

Taxes: \$5,915/2025 **For:** Sale **% Dif:** 95

Sold Date: 08/15/2025

SPIS: N **Last Status:** SLD **DOM:** 2

Detached **Fronting On:** S **Rms:** 8 + 1

Link: N **Acreage:** **Bedrooms:** 3 + 1

2-Storey **29 x 135 Feet** **Washrooms:** 1

Irreg: 1x4x2nd

Dir/Cross St: Danforth And Jones **Directions:** Danforth To Jones

MLS#: E12343336

PIN#: 210471136

Legal: PT LT 11 CON 1 FTB TWP OF YORK PT 1, 63R3486; CITY OF TORONTO

Kitchens: 1
Fam Rm: N

Basement: Partially Finished

Fireplace/Stv: N

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age:

Year Built: 1908

Apx Sqft: 700-1100

Lot Size Source: MPAC

Roof: Asphalt Shingle

Foundation: Concrete Block

Assessment: POTL:

POTL Mo Fee:

Laundry lev:

Exterior: Brick

Gar/Gar Spcs: None / 0

Park/Drive:

Drive:

Drive Park Spcs: 3

Tot Prk Spcs: 3

UFFI:

Pool: None

Prop Feat:

Interior Feat: Water Heater, Water Heater Owned, Other

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:

Spec Desig: Available

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	Open Concept	Large Window
1	Living	Main	23.39	x 12.99	Hardwood Floor		
2	Dining	Main	23.39	x 12.99	Hardwood Floor	Combined W/Living	Walk-Out
3	Kitchen	Main	11.29	x 10.01	Stainless Steel Appl	Hardwood Floor	Large Window
4	Foyer	Main	10.99	x 6.89	Hardwood Floor		
5	Prim Bdrm	2nd	13.16	x 12.11	Hardwood Floor	Window	
6	2nd Br	2nd	11.19	x 10.6	Hardwood Floor	Window	
7	3rd Br	2nd	8.79	x 7.61	Hardwood Floor	Window	
8	Rec	Bsmt	20.01	x 11.81	Open Concept		

Client Remks: Welcome To 17 Hunter Street Located Right In The Pocket! Rarely Do You Find A Detached 3 Bedroom Home With An Amazing Lot Size And Space For 3 Parking In Such A Desirable Neighbourhood. Incredible Value In The Pocket! This Amazing Property Has A Backyard That Feels Like Muskoka In The City. Walk Into A Main Floor That You Can Just Move In And Enjoy And Love Immediately. The Open Concept Lets You Live And Host Your Family And Friends With Ease Between The Kitchen, Dining, And Living Room. Potlights, Exposed Brick, Wood Beams, Hardwood Floors, Bamboo Wood Counters, Great Ceiling Height, Natural Light That Pours In Through The Generous Sized Windows, Lead Seamlessly Into Your Massive Deck And One Of The Best Back Yards Downtown. Ample Space To Enjoy For Yourself, Or Develop In The Future - The Potential Is Endless (Garden Suite Or New Home). This Home Also Boasts Comfortable Sized Bedrooms With Lovely Natural Light And A Finished Basement That Can Be Turned Into A Home Office Or Recreation Room For The Adults Or Kids. Be In One Of Toronto's Most Desirable Parts Of Riverdale - The Pocket! Move In And Start Living

Inclusions: All Existing Appliances, All Existing Light Fixtures, All Existing Window Coverings. Hot Water Tank Is Owned. No Rental Items To Worry About.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-205-0355



111 Parkmount Rd Toronto Ontario M4J 4V3 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,052.39/2025 Sold Date: 09/26/2025 SPIS: N		Sold: \$1,090,000 List: \$1,189,000
Detached	Fronting On: E	For: Sale
Link: N	Acreage:	% Dif: 92
2-Storey	20 x 124 Feet	Rms: 6 + 4 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x3xLower
	Irreg:	Dir/Cross St: Monarch Park/Danforth Directions: South of Danforth

MLS#: E12376931

PIN#: 210310053

Legal: Lt 50 PL 411E

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Partially Finished	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Lane, Private	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1918	Prop Feat: Grnbelt/Conserv, Hospital, Library, Park, Public Transit, School	HST Applicable to: Not Subject to HST
Yr Built Source: MPAC	Interior Feat: Accessory Apartment, Floor Drain, In-Law Capability	Sale Price:
Apx Sqft: 1100-1500		Farm/Agr:
Lot Size Source: MPAC		Oth Struct: Fence - Partial, Garden Shed
Roof: Asphalt Shingle		Survey Type: None
Foundation: Concrete Block		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.78	x 3.61	Laminate		
2	Living	Main	12.14	x 10.83	Hardwood Floor	Picture Window	O/Looks Frontyard
3	Dining	Main	13.12	x 9.19	Hardwood Floor	Combined W/Living	Window
4	Kitchen	Main	10.83	x 10.83	Renovated	Ceramic Back Splash	O/Looks Backyard
5	Prim Bdrm	2nd	12.47	x 12.47	Hardwood Floor	Picture Window	Closest
6	2nd Br	2nd	10.83	x 10.83	Hardwood Floor	Window	
7	Rec	Lower	17.39	x 9.84	Partly Finished		
8	3rd Br	Lower	10.83	x 10.83	Partly Finished	Above Grade Window	
9	Laundry	Lower	21.33	x 3.94	Separate Rm	Laundry Sink	
10	Utility	Lower	5.25	x 7.22			

Client Remks: This charming 2-bedroom detached home located in one of Toronto's most vibrant east-end neighbourhoods boasts an airy open-concept main floor, perfect for entertaining. The updated kitchen with gas range offers plenty of storage & a cozy eat-in area overlooking the backyard. Step outside to a lovely private backyard, & access to your own 2-car parking spaces. Seller did have permit to build a garage (since existence of previous garage). Upstairs, hardwood floors lead to 2 spacious bedrooms & a 4-piece washroom, (with 3rd bedroom expansion possibilities). A separate entrance to a partially finished basement offers a versatile space with a 3-piece washroom, separate laundry room area & rental potential/in-law suite. Previously used as a 1-bedroom rental unit, this area includes a rough-in for kitchen sink plumbing. Natural light floods every corner, creating a warm ambiance throughout. Enjoy a quiet morning coffee on a spacious front covered porch or soak in the morning sun on the back patio. Either way, you're going to love living in this sought-after Monarch Park neighbourhood. This is a fantastic opportunity to live on a tranquil tree-lined street in a family-friendly community situated between Danforth Ave. and Monarch Park. The ideal mix between urban and green space, walk only one block south to enjoy all that Monarch Park has to offer including playground, off-leash dog park, pool and skating rink. One block north takes you to the vibrant energy of coffee houses, shops and restaurants of Danforth. Close proximity to both Greenwood and Coxwell subway stations makes for an easy commute. Home has been lovingly maintained with other updates including eaves and LeafFilter gutter protection system, new roof shingles (2025), carpet (2025), new main drain to house (2025). Excellent neighbourhood schools. Potential for Garden Suite (access to parking at back).

Inclusions: Fridge, Gas Stove and Oven (As Is), Microwave/Vent, Built-in Dishwasher, Washer, Dryer, Laundry Sink, Furnace, CAC (As Is), All Electric Light Fixtures, Garden Shed

Listing Contracted With: REAL ESTATE HOMEWARD416-698-2090



247 Highfield Rd Toronto Ontario M4L 2V4			Sold: \$1,250,000
Toronto E01 Greenwood-Coxwell Toronto			List: \$1,250,000
Taxes: \$4,872/2024	For: Sale		% Dif: 100
Sold Date: 07/16/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Detached	Fronting On: E	Rms: 7 + 3	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	19 x 100 Feet	Washrooms: 2	
	Irreg:	1x3x2nd, 1x3xBsmt	
Dir/Cross St: Greenwood / Gerrard Directions: Greenwood / Gerrard			

MLS#: E12273584

PIN#: 210360367

Legal: PT LT 40 PL 409E TORONTO AS IN CA401761, S/T & T/W CA401761; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Insulbrick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Separate Entrance	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Street Only	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water:
A/C: Central Air	Tot Prk Spcs: 0	Water Supply Type:
Central Vac: N	UFFI:	Sewer:
Apx Age:	Pool: None	Waterfront:
Apx Sqft: 1100-1500	Prop Feat: Interior Feat: None	Retirement:
Roof: Unknown		HST Applicable to
Foundation: Unknown		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 12.5	Hardwood Floor	Large Window	O/Looks Dining
2	Dining	Main	9.84	x 13.68	Hardwood Floor	Cofferred Ceiling	O/Looks Living
3	Kitchen	Main	13.42	x 12.99	W/O To Yard	Stainless Steel Appl	Double Sink
4	Prim Bdrm	2nd	10.99	x 12.5	Hardwood Floor	Double Closet	Large Window
5	Br	2nd	9.84	x 13.68	Hardwood Floor	Window	
6	Br	2nd	7.84	x 12.99	Hardwood Floor	Large Window	Closet
7	Living	Bsmt	12.4	x 15.32	W/O To Yard	Open Concept	Window
8	Kitchen	Bsmt	12.4	x 15.32	Open Concept	Combined W/Living	Breakfast Bar
9	Br	Bsmt	12.01	x 9.68	Double Closet	Window	Pot Lights
10	Utility	Bsmt	6.27	x 5.41			

Client Remarks: Live your best life on Highfield. This beautiful detached home blends timeless character with smart, modern updates. Arched doorways and newly sanded and stained hardwood floors maintain the homes warmth and authenticity, while contemporary touches add comfort and functionality throughout. The kitchen is bright and inviting with high-end appliances, wide plank flooring, pot lights, ample cabinetry, and a sun-filled eat-in nook. A formal dining room offers space for larger gatherings, and the walkout leads to a beautifully landscaped, low-maintenance backyard complete with a private deck and secure, four-season shed/workshop. Upstairs, three full-sized bedrooms offer excellent storage, including rare his and hers closets in the primary suite. The walk-out basement with 7'3" ceilings is perfect for a nanny or in-law suite or guest space. Professionally underpinned and waterproofed with extensive mechanical upgrades, including updated HVAC, plumbing, drainage, and more. Located on a friendly, community-focused street in the highly sought-after Riverdale school district. A short stroll to Greenwood and Monarch Parks, a quick bike ride to the Beach, and surrounded by local favourites like Mahas, Lake Inez, Belle Isle, and Good Behaviour. A rare opportunity to own a detached, move-in-ready home in one of Toronto's most beloved neighbourhoods.

Inclusions: Existing: fridge (main level & basement), cooktop, built-in oven, microwave, washer & dryer. All Elfs (except dining room fixture) & window coverings.

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



21 Mountjoy Ave Toronto Ontario M1J 1J4			Sold: \$1,508,000
Toronto E01 Greenwood-Coxwell Toronto			List: \$1,288,000
Taxes: \$5,979.91/2025	For: Sale	% Dif: 117	
Sold Date: 11/07/2025			
SPIS: N	Last Status: SLD	DOM: 8	
Detached	Fronting On: S	Rms: 7 + 1	
Link: N	Acreage:	Bedrooms: 3 + 1	
2-Storey	22 x 100 Feet	Washrooms: 4	
	Irreg:	1x2xGround, 1x4x2nd, 1x3x2nd, 1x4xBsmt	
Dir/Cross St: Danforth Ave & Greenwood Ave			
Directions: Head south on Greenwood Ave, then turn left onto Mountjoy Ave. The property is on your right.			

MLS#: E12489804

PIN#: 210330175

Legal: PLAN E483 PT LOTS 68 & 69

Kitchens: 1 + 1	Exterior: Brick / Vinyl Siding	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Y Hydro: Y
Basement: Finished / Separate Entrance	Park/Drive:	Gas:	Y Phone: Y
Fireplace/Stv: N	Drive: Lane	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 2	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 1500-2000	Prop Feat: Interior Feat: Other	HST Applicable to:	Not Subject to HST
Roof: Asphalt Shingle, Other		Sale Price:	
Foundation: Unknown		Farm/Agr:	
Assessment: POTL:		Oth Struct:	
POTL Mo Fee:		Survey Type:	None
Laundry lev:		Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sunroom	Main	7.55	x 14.44	Enclosed	Casement Windows	Finished
2	Dining	Main	12.8	x 14.44	Hardwood Floor	Pot Lights	Open Concept
3	Living	Main	11.48	x 10.83	Hardwood Floor	Pot Lights	Open Concept
4	Kitchen	Main	9.51	x 14.44	Stainless Steel Appl	Breakfast Bar	Granite Counter
5	Prim Bdrm	2nd	16.73	x 14.44	Hardwood Floor	3 Pc Ensuite	Double Closet
6	2nd Br	2nd	10.5	x 7.87	Hardwood Floor	Closet	
7	3rd Br	2nd	17.06	x 9.19	Hardwood Floor	Closet	
8	Br	Bsmt	10.17	x 14.44	Finished		
9	Rec	Bsmt	11.81	x 14.44	Open Concept		
10	Kitchen	Bsmt	11.81	x 9.51	Renovated	Eat-In Kitchen	Tile Floor

Client Remarks: An exceptional offering on Mountjoy, just steps away from beautiful Fieldsted Park. This impeccably renovated 3+1 Bed, 3.5 bath, 2-storey detached home with over 2200 sq. ft. of living space, including the basement, and sitting on a large 22*100 ft lot with two parallel parking spaces through a laneway. It showcases exquisite craftsmanship, premium finishes, and a nearly 7-ft high ceiling professionally finished basement with a walk-out. The main floor features a cozy, enclosed porch with exposed brick, a welcoming foyer with a double closet, and a bright open-concept with hardwood floors and pot lights. The modern kitchen is equipped with granite countertops, sleek custom cabinetry, ceramic flooring, pot lights, and stainless steel appliances. A convenient powder room and a laundry complete this floor, along with a walk-out to a private deck with built-in seating. Upstairs, the bright and spacious primary bedroom offers a 3-piece ensuite bath, double windows, two large double closets, 10 built-in drawers and extra storage. Two additional bedrooms featuring hardwood floors and bright windows share a stylish 4-piece bathroom. All windows on the main and second floors are fitted with custom blinds. The finished basement features a sprawling recreation/sitting room, a beautifully finished 3-piece bathroom, and a spacious additional bedroom. The main level boasts an elegant open-concept layout, illuminated by a stunning bay window that floods the space with natural light. Situated on an oversized lot within walking distance to the Greenwood subway station, and all essential amenities on The Danforth offering boutique cafes, dining and shopping. Whether for families, professionals, or investors, this home delivers sophisticated living, multi-functional space, and outstanding long-term value. A rare, refined, and move-in-ready gem truly exceptional in every way. Must see in person!

Inclusions: Main Floor: GE Electric range (2025), LG Refrigerator (2025), Dishwasher, Range hood, Samsung Stackable washer and dryer (2023). Basement: Frigidaire Refrigerator, Frigidaire electric range(2025), Range hood(2025), Whirlpool washer, Whirlpool dryer. Furnace (2019), AC (installed in 2025), Boiler (Installed in 2025), Roof (2024/2025), NTI Storage Tank (2025), Professionally Painted (2025), All Elf's

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



58 Myrtle Ave
Toronto Ontario M4M 2A2
 Toronto E01 South Riverdale Toronto

Taxes: \$5,142.86/2025 **For:** Sale **% Dif:** 91
Sold Date: 07/02/2025

SPIS: N **Last Status:** SLD **DOM:** 32
 Detached **Fronting On:** N **Rms:** 5 + 4
Link: N **Acreage:** **Bedrooms:** 2 + 1
 2-Storey 23 x 150 Feet **Washrooms:** 2
Irrig: 1x4x2nd, 1x4xLower
Dir/Cross St: Jones/Gerrard **Directions:** Jones/Gerrard

MLS#: E12186756

PIN#: 210470984

Legal: Plan 702 Pt Lots 53 & 54

Kitchens: 1 + 1	Exterior: Brick	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro
Basement: Finished / Separate Entrance	Park/Drive:	Gas: Phone
Fireplace/Stv: N	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 4	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 4	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Fenced Yard, Park, Public	HST Applicable to: Included In
Roof: Other	Transit, Rec Centre, School	Sale Price:
Foundation: Other	Interior Feat: Other	Farm/Agr:
Assessment:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.22	x 10.56	Hardwood Floor	Picture Window	Open Concept
2	Dining	Main	9.71	x 7.25	Picture Window	Hardwood Floor	Combined W/Living
3	Kitchen	Main	16.24	x 12.66	Breakfast Bar	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	13.16	x 12.4	His/Hers Closets	Hardwood Floor	Picture Window
5	2nd Br	2nd	10.73	x 9.68	Picture Window	Closet	Hardwood Floor
6	3rd Br	Lower	7.38	x 10.17	Laminate	Picture Window	
7	Rec	Lower	7.35	x 9.25	Laminate	Above Grade Window	4 Pc Ensuite
8	Laundry	Lower	6.3	x 9.68	Laminate	Combined W/Kitchen	
9	Kitchen	Lower	9.42	x 7.38	Laminate	Above Grade Window	Combined W/Laundry

Client Remarks: A stunningly updated detached home in the heart of vibrant Leslieville, 58 Myrtle Avenue seamlessly blends timeless charm with modern comfort. The open-concept main floor is bright and welcoming, featuring hardwood floors, pot lights, and oversized windows that flood the space with natural light. The stylish eat-in kitchen is a standout, offering custom cabinetry, stainless steel appliances, a large island for casual dining and prep, and a seamless walkout to a newly landscaped, extra-deep, 150-foot backyard with lush greenery and a large entertainers deck ideal for hosting or unwinding in your own private oasis. Upstairs, you'll find a tranquil primary bedroom with custom built-ins, a spacious second bedroom, and a thoughtfully renovated bathroom. The separate-entry lower level offers incredible flexibility, with a third above-grade bedroom, rec room or office space, kitchenette, and laundry perfect for extended family, guests, or rental potential. Laneway access provides two-car parking and the exciting potential for a future laneway house (report available). Just steps to TTC, parks, shops, and Leslieville's best restaurants and a short stroll to the beach. A rare opportunity in one of Toronto's most beloved neighbourhoods.

Inclusions: Fridge, Stove, Built-In Dishwasher, Built-In Microwave, Built-In Wine Fridge, Washer/Dryer, Gb&E Furnace, Central Air Conditioner, All Electrical Light Fixtures, All Window Coverings, Mini Fridge And Hood Vent In Basement.

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



43 Hunter St Toronto Ontario M4J 1C1 Toronto E01 Blake-Jones Toronto Taxes: \$5,655.65/2025 Sold Date: 10/10/2025 SPIS: N			Sold: \$1,280,000 List: \$1,349,000
Detached	Fronting On: S	Rms: 7 + 4	For: Sale
Link: N	Acreage:	Bedrooms: 3 + 1	% Dif: 95
2-Storey	28 x 100 Feet	Washrooms: 2	
Dir/Cross St: Jones & Danforth/Gerrard Directions: Hunter St is east of Jones Ave, halfway between Danforth Ave & Gerrard St E.			

MLS#: E12393826

PIN#: 210471149

Legal: PT LT 11 CON 1 FTB TWP OF YORK AS IN CA425068; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: None	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: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1910	Prop Feat: Fenced Yard, Library, Park, Place Of Worship, Public Transit, School	Under Contract: Hot Water Tank-Gas
Yr Built Source: MPAC	Interior Feat: None	HST Applicable to Included In
Apx Sqft: 700-1100		Sale Price:
Lot Size Source: GeoWarehouse		Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Concrete, Brick		Survey Type:
Assessment: POTL:		Spec Desig:
POTL Mo Fee:		Garden Shed
Laundry lev: Lower		Unknown
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.38	x 7.81	Hardwood Floor	Closet	
2	Living	Main	11.52	x 10.7	Hardwood Floor	Open Concept	O/Looks Frontyard
3	Dining	Main	12.7	x 10.7	Hardwood Floor	Open Concept	W/O To Deck
4	Kitchen	Main	15.58	x 10.89	Hardwood Floor	Modern Kitchen	O/Looks Backyard
5	Prim Bdrm	2nd	12.01	x 10.79	Hardwood Floor	Closet	Window
6	2nd Br	2nd	12.01	x 10.79	Hardwood Floor	Closet	Window
7	3rd Br	2nd	12.7	x 10.6	Hardwood Floor	Closet	Window
8	Rec	Bsmt	14.6	x 9.91	Laminate	Closet	Walk-Out
9	Den	Bsmt	7.12	x 10.7	Laminate	B/I Shelves	
10	Br	Bsmt	6.3	x 10.3	Laminate		
11			8.01	x 14.6	Concrete Floor	Combined W/Laundry	

Client Remarks: A century-old home thoughtfully renewed. From the outside, 43 Hunter Street hints at what you can expect, as it stands out with its subtle Victorian and Craftsman-influenced cottage design. Step inside. The entryway is surprisingly wide, which suggests the builder put care into this 115-year-old home for reasons we can only imagine. In recent years, the home has been thoughtfully updated. The kitchen is a standout with abundant cabinetry stretching high, creating the illusion of soaring ceilings. Newly-laid oak hardware floors throughout bring warmth into every room. Both bathrooms have been updated with modern touches. Yet the character of the home lingers, making the blend of old and new feel distinctly personal. Upstairs you'll find three bedrooms with windows that frame treetop views. Each room is designed in a way that makes its purpose a no-brainer. If you have children they won't fight over them. If you have guests, they'll feel like part of the family. If you need a room to be something else, it can be. Outside, your backyard is tree-lined, providing privacy and plenty of room to spread out and enjoy serenity, something we all look for when living in the city. The recreation room in the basement has been renovated from what it once was, a separate apartment. It could easily be converted back if needed, an income-producing asset in the house. Beyond the walls, The Pocket is a strong community with schools like Blake, Earl Grey, and Riverdale Collegiate nearby. Parks like Kempton Howard and Phin Avenue Parkette nearby, and Greenwood Park a 15-minute walk away for summer baseball games and winter skating. Visit local restaurants like Angrl, Leela Indian Food Bar, Maple Leaf Tavern and Winona, and coffee shops like Dineen Coffee and Lazy Daisy Cafe. For over a hundred years this home has stood the test of time, and is now beautifully updated for you to make it yours.

Inclusions: Appliances: Refrigerator, Stove, Dishwasher, Washer & Dryer. All existing electrical light fixtures, window coverings, bathroom mirrors, and wall-mounted shelving. **Owned:** Furnace & Central Air Conditioner.

Listing Contracted With: REAL BROKER ONTARIO LTD. 888-311-1172



33 Redwood Ave Toronto Ontario M4L 2S5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,659/2025 Sold Date: 09/29/2025 SPIS: N			Sold: \$1,395,000 List: \$1,399,000
Detached	Fronting On: E	For: Sale	% Dif: 100
Link: N	Acreage:	Rms: 7	Bedrooms: 3
2-Storey	25 x 115 Feet	Washrooms: 3	1x2xBsmt, 1x3xGround, 1x4x2nd
Irreg:			Dir/Cross St: Greenwood and Gerrard East Directions: Find me a great detached home!

MLS#: E12423648

PIN#: 210360160

Legal: Pt Lt 59 Pl 1454 Toronto As In Ca726981

Kitchens: 1	Exterior: Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Interior Feat: None	HST Applicable to Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Unknown		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.42	x 12.01	Hardwood Floor
2	Dining	Ground	11.25	x 10.4	Hardwood Floor
3	Kitchen	Ground	12.01	x 13.48	Stone Floor
4	Prim Bdrm	2nd	16.77	x 11.15	Hardwood Floor
5	2nd Br	2nd	11.32	x 8.76	Hardwood Floor
6	3rd Br	2nd	12.01	x 10.6	Hardwood Floor
7	Rec	Bsmt	16.99	x 14.99	Broadloom 2 Pc Bath

Client Remarks: Tucked into one of Toronto's most beloved neighbourhoods, this detached family home blends timeless charm with modern convenience, offering the kind of space and ease of living families dream about. From the street, the private drive with room for two cars sets this home apart, a rare luxury in Riverdale. Inside, natural light spills across newly refinished hardwood floors, welcoming you into a layout designed for both everyday comfort and entertaining. The heart of the home is the large living room, where French doors open to a private patio and backyard oasis perfect for morning coffee, weekend barbecues, or simply letting the kids play while you relax. A separate dining room adds warmth and elegance for family dinners, while the modern, family-sized kitchen makes meal prep a joy with its generous workspace and contemporary finishes. Everyday living is made even easier with a main floor powder room and a dedicated laundry room, a thoughtful convenience you'll appreciate daily. Upstairs, the principal bedroom offers a spacious retreat with ample closet storage. Two additional bedrooms each a generous size are ideal for children, guests, or a home office. And just when you think you've seen it all, a finished third-level attic awaits, an inspired bonus space for storage, a playroom, or your own creative hideaway. The lifestyle here is as appealing as the home itself. Walk to Gerrard Streetcar, vibrant shops, great schools, and the Danforth's cafes and subway connection. Weekends are made for exploring whether it's cycling down to the lake, hiking the trails of Leslie Street Spit, or enjoying downtown Toronto just 15 minutes away. This is more than a house; it's a place to grow, gather, and call home in one of the city's most dynamic communities.

Inclusions: Fridge, gas stove, microwave, vent hood, dishwasher, laundry washer and dryer, all light fixtures, all window coverings, garden shed, wardrobes in primary bedroom.

Listing Contracted With: JOHNSTON & DANIEL DIVISION, ROYAL LEPAGE R.E.S. PROPERTIES INSTYLE416-489-2121



24 Condor Ave Toronto Ontario M4J 3M6 Toronto E01 Blake-Jones Toronto Taxes: \$6,228.75/2025 Sold Date: 10/01/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,560,000 List: \$1,399,000
Detached Link: N 2-Storey	Fronting On: W Acreage: 25 x 107 Feet Irrig:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x4xLower	For: Sale % Dif: 112

MLS#: E12423529

PIN#: 210470520

Legal: PT LT 28-29 PL 384E TORONTO AS IN CA470473, S/T & T/W CA470473; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.66	x 10.6	Breakfast Bar	Updated	Stainless Steel Appl
2	Dining	Main	14.07	x 11.84	Open Concept	Large Window	Hardwood Floor
3	Living	Main	16.83	x 13.42	Fireplace	W/O To Yard	Hardwood Floor
4	Prim Bdrm	2nd	16.83	x 10.07	W/W Closet	Hardwood Floor	
5	Tandem	2nd	16.17	x 6.27	Window	Hardwood Floor	
6	Br	2nd	10.76	x 12.01	W/W Closet	Hardwood Floor	
7	Br	2nd	9.84	x 12.83	Window	Large Closet	Hardwood Floor
8	Living	Lower	14.83	x 16.17	Combined W/Br	Pot Lights	Broadloom
9	Kitchen	Lower	10.66	x 10.6	Breakfast Bar	Window	Combined W/Living
10	Br	Lower	14.83	x 16.17	Combined W/Living	4 Pc Bath	Broadloom

Client Remarks: A rare, fully detached, sun-filled home in the coveted Pocket where porch chats, park playdates, and neighbourly waves are part of everyday life. Thoughtfully renovated throughout, this residence blends character, comfort, and flexibility in a way that suits modern family living. A charming covered front porch sets the tone, leading into an open-concept main floor with grand principal rooms: an expansive dining area sized for big family gatherings and a spacious living room anchored by a wood-burning fireplace for cozy evenings. The family-size kitchen delivers on both form and function, featuring gorgeous granite countertops, stainless-steel appliances, and a breakfast bar perfect for morning coffees, homework time, or casual entertaining. Upstairs, the serene primary retreat provides wall-to-wall closets, a lounge area, and an office nook space to unwind and get things done. Two additional generous bedrooms each include double closets and excellent storage, ideal for kids, guests, or a dedicated hobby room. A great attic offers excellent third-floor potential for future expansion. The fully finished lower level provides great ceiling height and a separate entrance use it as an income suite to help offset your mortgage, an in-law or nanny suite, or additional living space for multigenerational needs. This versatility adds immediate value and long-term potential. Outdoors, the beautifully landscaped, low-maintenance garden invites effortless al fresco time without the weekend upkeep, and the property includes rare two-car parking. Community perks are outstanding: stroll to beloved Phin Park; walk to cafes, shops, and restaurants along both Danforth and Gerrard; and you're approximately a 10-12-minute walk to Donlands Station for easy access downtown. There is also exciting garden-suite potential for future expansion. Detached, drenched in natural light, with two-car parking, third-floor potential, and embraced by a tight-knit community that truly cares.

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, Washer, Dryer, All window coverings, Bathroom mirrors, All electric light fixtures. Hot water tank owned.

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



398 Leslie St Toronto Ontario M4M 3E4 Toronto E01 South Riverdale Toronto			Sold: \$1,496,000 List: \$1,450,000
Taxes: \$6,598.26/2025	For: Sale	% Dif: 103	
Sold Date: 11/06/2025			
SPIS: N	Last Status: SLD	DOM: 8	
Detached	Fronting On: W	Rms: 6 + 2	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	25 x 137 Feet	Washrooms: 4	
	Irreg:	4x4	
Dir/Cross St: Gerrard St E & Carlaw Ave Directions: Gerrard St E & Carlaw Ave			

MLS#: E12487565

PIN#: 210460224

Legal: PART OF LOT 6, REGISTERED PLAN 702, CITY OF TORONTO, DESIGNATED AS PART 2, ON PLAN 66R-24520

Kitchens: 1	Exterior: Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Lane	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 3	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1100-1500	Prop Feat: Family Room	Waterfront:
Roof: Shingles	Interior Feat: Other	Retirement:
Foundation: Unknown		HST Applicable to: In Addition To
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.87	x 15.62	Ceramic Floor		
2	Living	Main	15.85	x 17.45	Hardwood Floor	Pot Lights	Picture Window
3	Dining	Main	12.34	x 9.74	Hardwood Floor	Pot Lights	Open Concept
4	Kitchen	Main	11.29	x 11.61	Hardwood Floor	Pot Lights	W/O To Deck
5	Prim Bdrm	2nd	11.06	x 18.77	Laminate	W/I Closet	Ensuite Bath
6	2nd Br	2nd	10.1	x 11.94	Laminate	Closet	
7	3rd Br	2nd	8.92	x 9.06	Laminate	Closet	
8	Rec	Bsmt	14.24	x 22.38	Laminate	Pot Lights	
9	Other	Bsmt	6.76	x 7.12	Wet Bar	Ceramic Floor	

Client Remarks: Welcome to 398 Leslie St in South Riverdale on the edge of Leslieville! The spacious detached home sits on a quiet stretch of Leslie St. Open concept and modern living. Private parking for 3 cars off the laneway, maintenance free landscaped back deck, perfect for entertaining. Ready to move in and enjoy high ceilings, with windows all around & filled with pot lights! Primary bed features a walk-in closet & a rare full ensuite! Amazing Long Lot Size! Bonus: Approved 4Plex + 2 storey laneway house! Drawings and approvals available for review.

Listing Contracted With: INTRUST COMMERCIAL REAL ESTATE BROKERAGE INC. 416-930-3890



1 Phin Ave Toronto Ontario M4J 3T1 Toronto E01 Blake-Jones Toronto Taxes: \$5,844.17/2025 Sold Date: 09/16/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,740,000 List: \$1,599,000
Detached	Fronting On: N	Rms: 8	
Link: N	Acreage:	Bedrooms: 3	
2-Storey	25 x 100 Feet	Washrooms: 2	1x4xUpper, 1x3xLower

Dir/Cross St: Donlands & Danforth **Directions:** South of Danforth

MLS#: E12394063

PIN#: 210470106

Legal: Plan 435 Part Lot 46

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Partially Finished / Separate Entrance	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Cul De Sac, Fireplace/Stove, Park	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: Auto Garage Door Remote	Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Unknown
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.68	x 7.15	Ceramic Floor	Wood Trim	Closet
2	Living	Main	20.24	x 12.83	Fireplace	B/I Bookcase	French Doors
3	Dining	Main	12.66	x 10.01	Hardwood Floor	Wood Trim	O/Looks Backyard
4	Study	Main	7.58	x 6.5	Ceramic Floor	Bay Window	O/Looks Garden
5	Kitchen	Main	12.76	x 9.91	Hardwood Floor	Updated	W/O To Patio
6	Prim Bdrm	Upper	13.48	x 12.66	Hardwood Floor	Cedar Closet	West View
7	2nd Br	Upper	10.01	x 10.01	Hardwood Floor	Large Closet	
8	3rd Br	Upper	10.01	x 9.58	Hardwood Floor	Closet	
9	Sunroom	Upper	8.01	x 14.07	Hardwood Floor	Casement Windows	O/Looks Park
10	Laundry	Lower	12.34	x 9.51	Stainless Steel Sink	Above Grade Window	
11	Rec	Lower	20.01	x 12.4	Above Grade Window		
12	Workshop	Lower	7.51	x 6.17			

Client Remarks: A Pocket Full of Sunshine In The Heart of Riverdale! This One-Of-A-Kind Century Home Offers Rare, Old World Craftsmanship in 'The Pocket' With A Private Drive And Detached Garage (2 Parking Spots!) On A Quiet Cul De Sac Backing Onto Tiny Forest Park And Steps to Phin Park! Set On A Beautiful, Private Corner Lot With Lush, Mature Gardens And Loads of Natural Sunlight What More Could You Ask For?!

Original Charm Abounds with Wood Trim, Baseboards, Doors, Plate Rails, Hardwood Floors, Stained Glass Windows... Incredibly Well-Maintained, This Solid Brick, 3-Bdrm, 2-Bath Offers Large *Functional* Principal Rooms (+1650sf Above Grade!) And Strategic Updates For A Turn-Key Lifestyle Where You Can Snuggle In With A Cozy Wood-Burning Fireplace, Enjoy Breakfast in Your Bright, Eat-in Kitchen or Entertain Dinner Guests in the Traditional Dining Room. High, Spacious (+820sf) Basement With Separate Entrance is Perfect For Future In-law Or Nanny Suite *** Also Consider The Incredible Potential To Add Value And Extra Living Space From Building A Garden Suite Via The Easily Accessible Rear Yard *** And Did We Talk About The Small-Town Community Charm of The Pocket? Enjoy Loads of Green Space with Multiple Park Options: In Your Backyard (Literally) Will Be The Pocket Tiny Forest, Oakvale Community Garden And An Off-Leash Dog Park, While Phin Park Features Summer Movie Nights and BBQ Events, A Playground, Wading Pool, Basketball Court And More! Just Steps To Danforth Shops, Restos, Transit (A Five Minute Walk To Donlands Subway Station & A Short Walk To The Upcoming Ontario Line) And A Welcoming, Local Vibe, You Will Quickly Feel At Home In This Treasured Riverdale Gem of A Neighbourhood!

Listing Contracted With: [REAL BROKER ONTARIO LTD.](#) 888-311-1172



254 Hastings Ave Toronto Ontario M4L 2M1 Toronto E01 South Riverdale Toronto Taxes: \$5,679/2024 Sold Date: 08/18/2025 SPIS: N Last Status: SLD DOM: 61			Sold: \$1,680,000 List: \$1,699,000
Detached	Fronting On: W	Rms: 11	
Link: N	Acreage: 25 x 100 Feet	Bedrooms: 3	Washrooms: 4
2-Storey	Irreg:	1x2xMain, 1x3x2nd, 1x3x2nd, 1x3xBsm	
Dir/Cross St: Leslie and Gerrard			Directions: Leslie and Gerrard

MLS#: E12230559

PIN#: 210450127

Legal: PT LT 13 PL 676 CITY EAST AS IN CT315972; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Attached / 1	Cable TV: N
Basement: Separate Entrance	Park/Drive: Private	Hydro: Y
Fireplace/Stv: N	Drive: Private	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone: N
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Apx Sqft: 1500-2000	Prop Feat: Interior Feat: None	Waterfront: None
Lot Shape: Irregular		Retirement:
Roof: Shingles		HST Applicable to Sale Price: Included In
Foundation: Concrete		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev: Lower		Spec Desig: Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.42	x 18.01	Large Window	Hardwood Floor	Combined W/Family
2	Family	Main	11.42	x 18.01	Hardwood Floor		
3	Kitchen	Main	19.16	x 13.32	Hardwood Floor		
4	Prim Bdrm	2nd	15.22	x 12.08	Closet	3 Pc Bath	
5	2nd Br	2nd	14.71	x 9.51	Closet	Hardwood Floor	
6	3rd Br	2nd	12.69	x 9.48	Closet	Hardwood Floor	
7	Kitchen	Bsmt	27.29	x 9.14	Combined W/Dining	Side Door	Ceramic Floor
8	Great Rm	Bsmt	12.76	x 8.23	Combined W/Family	3 Pc Bath	
9	Kitchen	Bsmt	48.56	x 27.23			

Client Remarks: Incredible opportunity to own a fully renovated home in the heart of South Riverdale offering amazing value in one of Toronto's most sought-after neighbourhoods. This beautifully renovated property has been transformed top to bottom with city-approved permits and high-quality finishes throughout. Featuring a bright, open-concept layout, brand-new kitchen, upgraded electrical and plumbing, wide-plank flooring, and oversized windows, this home blends style and functionality. Enjoy the convenience of second-floor laundry, a built-in garage with direct interior access, and a professionally landscaped backyard with interlock patio and fenced yard ideal for outdoor living. A separate basement suite with private entrance and laundry offers excellent income potential. With parking for up to three vehicles (one indoor garage which you can access from home) and a full security camera system, this home delivers exceptional comfort and peace of mind. The patio is the perfect place to host summer BBQs and unwind with friends and family. With its beautifully landscaped backyard, interlock patio, and fenced yard, you'll have all the privacy and space you need to enjoy long, sun-soaked afternoons and relaxed evening gatherings. Fire up the grill, soak in the atmosphere, and make the most of the warm weather in this amazing outdoor retreat! Just minutes from the Beaches, Leslieville, downtown, transit, and parks this is an amazing deal you won't want to miss!

Inclusions: Top of the Line Appliances S/S Fridge, Dishwasher, Stove, Over the Range Extended Hood Microwave, 2 Washer and 2 Dryer

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



31 Redwood Ave Toronto Ontario M4L 2S5		Sold: \$2,060,000
Toronto E01 Greenwood-Coxwell Toronto		List: \$1,990,000
Taxes: \$9,134.24/2024	For: Sale	% Dif: 104
Sold Date: 09/03/2025		
SPIS: N	Last Status: SLD	DOM: 22
Detached	Fronting On: W	Rms: 9
Link: N	Acreage:	Bedrooms: 4
2-Storey	25 x 115 Feet	Washrooms: 5
	Irreg:	1x4x2nd, 1x4x2nd, 1x3x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Gerrard and Greenwood Directions: Greenwood and Gerrard		

MLS#: E12338966

PIN#: 210360161

Legal: 60 PLAN 108 PT LOT

Kitchens: 1	Exterior: Metal/Side	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Attached / 1	Cable TV:
Basement: Finished / Walk-Up	Park/Drive: Private	Gas:
Fireplace/Stv: Y	Drive: Private	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 3	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Roof: Unknown	Interior Feat: Carpet Free, Water Heater	Sale Price:
Foundation: Unknown	Owned	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 31 Redwood Avenue, Toronto a stunning, elevated 2-year-old custom build offering 4 bedrooms, 5 bathrooms, and exceptional craftsmanship throughout. This modern masterpiece combines timeless elegance with cutting-edge design. The gourmet kitchen boasts soaring 12-ft ceilings, a large marble island with TuffSkin protection, premium Wolf and Miele appliances, Sub-Zero refrigerators, and custom cabinetry. The adjoining family room features a striking 3-sided fireplace and floor-to-ceiling sliding glass doors opening to a private backyard oasis. Highlights include solid white oak engineered floors, a dramatic open riser staircase, micro cement wall finishes, and custom floor-to-ceiling glass windows that fill the home with natural light. The primary suite offers a serene retreat with abundant closet space, a spa-inspired 4-piece ensuite, seamless walk-in shower, floating toilet, and private balcony. Bedrooms 2 and 3 share a Jack-and-Jill bath, while the 4th bedroom features a walk-in closet w/private ensuite. Upper-level laundry and custom built-in storage throughout add function to luxury.					
Inclusions: Fridge, stove/oven, dishwasher, ELFs.					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-699-9292					



46 Hunter St Toronto Ontario M4J 1C2 Toronto E01 Blake-Jones Toronto Taxes: \$8,860.52/2025 Sold Date: 11/20/2025 SPIS: N			Sold: \$1,950,000 List: \$1,999,000
Detached	Fronting On: N	For: Sale	% Dif: 98
Link: N 2-Storey	Acreage: 26.42 x 113 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 Washrooms: 4 1x4x2nd, 1x4x2nd, 1x2xGround, 1x2xBsmt	
Dir/Cross St: Jones & Gerrard Directions: North of Gerrard, South of Danforth			

MLS#: E12433023

PIN#: 210471208

Legal: Con 1 FB Pt Lot 11

Kitchens: 1	Exterior: Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1988	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit, School	Under Contract: Hot Water Heater
Apx Sqft: 1500-2000	Exterior Feat: Deck, Landscaped, Privacy	HST Applicable to Sale Price: Included In
Roof: Shingles	Interior Feat: In-Law Capability, Storage	Farm/Agr:
Foundation: Block		Oth Struct:
Assessment: POTL:		Survey Type: Available
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	17.98	x 15.81	Hardwood Floor	Fireplace
2	Dining	Main	15.65	x 16.96	Hardwood Floor	Pot Lights
3	Kitchen	Main	14.47	x 10.6	Centre Island	Granite Counter
4	Family	Main	14.93	x 10.24	Hardwood Floor	Open Concept
5	Prim Bdrm	2nd	15.62	x 15.94	Hardwood Floor	W/O To Deck
6	2nd Br	2nd	14.27	x 10.1	Hardwood Floor	Vaulted Ceiling
7	3rd Br	2nd	14.27	x 10.2	Hardwood Floor	4 Pcs Ensuite
8	Rec	Bsmt	42.16	x 14.34	Wet Bar	Walk-Up
9	Foyer	Main	6.89	x 4.89	Closet	Skylight

Client Remarks: Fabulous fully detached home in the sought-after Leslieville Pocket enclave. Bright & spacious home has been extensively renovated with quality finishes, great flow, and a welcoming vibe. Main floor has hardwood floors, fireplace and sizeable principal rooms, with a powder room and gorgeous gourmet kitchen combined with eat-in area or main floor family room - a dream for cooking and entertaining. Upstairs features new solid hickory hardwood, a generous primary bedroom with spa bathroom and large closet, plus 2 additional bedrooms and full bath. Fantastic basement rec room with high ceilings, a wet bar, bathroom, laundry and ample storage - a terrific family space. Lovely front landscaping and a private backyard with large deck and patio, perfect for summer nights with friends & family. Rare 2 car garage with space for storage! A wonderfully maintained turnkey home. Incredible location in a vibrant, family-friendly community, steps from the bustling Danforth, shops, restaurants, schools, parks and TTC. The best of City living!

Inclusions: Fisher & Paykel fridge, KitchenAid stove, Miele dishwasher, hood fan, microwave, LG washer & dryer, bar fridge. Gas furnace & AC. All light fixtures, window coverings & rods. All shelves as mounted. Garage door opener. Central Vacuums.

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