

SPIS: N	Last Status: SLD	DOM: 28
Semi-Detached	Fronting On: E	Rms: 6
Link:	Acreage:	Bedrooms: 2
2-Storey	17.67 x 136 Feet	Washrooms: 2
	Irreg:	1x4x2nd, 1x4xLower
Dir/Cross St: Jones/Gerrard Directions: Jones/Gerrard		

PIN#: 210460141

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

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



108 Torbrick Rd
Toronto Ontario M4J 4Z5

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,520.62/2024

For: Sale

Sold: \$820,000

List: \$799,990

% Dif: 103

Sold Date: 04/30/2025

SPIS: N

Last Status: SLD

DOM: 0

Semi-Detached

Fronting On: N

Rms: 8 + 2

Link:

Acreage:

Bedrooms: 3

3-Storey

15 x 80 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4x3rd

Dir/Cross St: Danforth / Greenwood **Directions:** Greenwood South of Danforth

MLS#: E12113638

PIN#: 210340080

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	7.91	x 8.76	B/I Dishwasher	Ceramic Back Splash	Double Sink
2	Dining	Main	8.3	x 9.51			
3	Living	Main	12.3	x 12.04	W/O To Deck	Sliding Doors	O/Looks Dining
4	Br	2nd	12.37	x 8.83	Double Closet	South View	
5	2nd Br	2nd	12.27	x 7.91	Double Closet		
6	Office	3rd	12.37	x 4.99			
7	Prim Bdrm	3rd	12.3	x 11.35	His/Hers Closets		
8	Family	Bsmt	11.81	x 10.99			
9	Laundry	Sub-Bsmt	11.81	x 13.16	Large Closet		

Client Remks: Only six doors from the wonderful 5 hectare Monarch Park with off leash dog area, outdoor pool, childrens splash pool and winter ice rink. Great school district. Two blocks to the Danforth subway, wonderful cafes and restaurants. This 3 storey, semi detached, 3 bedroom, split level home has great natural light with 3rd storey skylight over the open stair well. Lovely bright kitchen w/granite counters. Office would make a huge walk in closet!! Double closets in all bedrooms. His and her double closets in primary bedroom. Roof repaired and resingled in 2024. Roughed in central vac. Lane parking for 2 cars or 1 large. Open house Sat May 3rd and Sun May 4, 2-4pm.

Extras:

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



547 Jones Ave		Sold: \$825,000	
Toronto Ontario M4J 3G8		List: \$699,000	
Toronto E01 Blake-Jones Toronto			
Taxes: \$4,792.44/2024		For: Sale	% Dif: 118
Sold Date: 04/28/2025			
SPIS: N	Last Status: SLD	DOM: 14	
Semi-Detached		Fronting On: E	Rms: 6
Link:		Acreage:	Bedrooms: 3
2-Storey		20 x 100 Feet	Washrooms: 2
		Irreg:	2x4
Dir/Cross St: Danforth & Jones		Directions: Danforth & Jones	

MLS#: E12082657			PIN#: 210470843		
Kitchens: 0		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: None		Cable TV:	
Basement: Full / Walk-Up		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 0		Water Supply:	
A/C: None		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1100-1500				Farm/Agr:	
Assessment: 2024 POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type: None	
Laundry lev:				Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Attention Investors, Builders & Renovators!!! Welcome to 547 Jones Avenue, a rare opportunity in one of Toronto's most vibrant and sought-after communities! Just steps from The Danforth, this property puts you within walking distance of charming cafes, trendy restaurants, schools, parks, and convenient TTC access, along with the future Metrolinx expansion. Featuring a separate entrance, this home offers added flexibility for potential future rental income or multi-generational living. Whether you're an investor or a future homeowner with a vision, this golden opportunity invites unlimited creative possibilities. The location combines urban convenience with a welcoming, family-friendly atmosphere perfect for first-time buyers, professionals, and growing families alike. With proximity to the DVP, minutes to downtown, and the potential to build a home tailored to your family's needs, this is a rare chance to secure both a lifestyle upgrade and a wise long-term investment. Don't miss your chance to be part of this dynamic neighbourhood and create something truly special! True Fixer-Upper opportunity!					
Extras:					
Listing Contracted With: RE/MAX ALL-STARS THE PB TEAM REALTY905-887-9000					


20 Walpole Ave
Toronto Ontario M4L 2H9

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$3,519/2024**For:** Sale**Sold:** \$830,000**List:** \$699,900**% Dif:** 119**Sold Date:** 06/12/2025**SPIS:** N**Last Status:** SLD**DOM:** 9**Att/Row/Twnhouse****Fronting On:** N**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

14.17 x 90 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Greenwood/Gerrard **Directions:** East on Walpole from Greenwood**MLS#:** E12191027**PIN#:** 210340310

Kitchens:	3	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Full / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	None	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500		Hospital, Library, Park, Public Transit, Rec	Farm/Agr:	
Assessment:	POTL:		Centre, School	Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	10.76	x 7.68	Laminate	W/O To Yard	Pot Lights
2	Living	Ground	12.5	x 10.66	Bamboo Floor	Window	Combined W/Dining
3	Dining	Ground	12.5	x 12.5	Bamboo Floor	Window	Combined W/Living
4	Kitchen	2nd	10.76	x 7.51	Ceramic Floor	Window	O/Looks Backyard
5	Prim Bdrm	2nd	13.16	x 11.15	Laminate	B/I Closet	Bay Window
6	Br	2nd	12.4	x 8.01	Laminate	Closet	Window
7	Other	Bsmt	22.41	x 12.76	Pot Lights		

Client Remks: Deal alert: Trendy and profitable East-End freehold at an incredible price-point! Yes, please. This sleek-yet-mighty 2-storey, 3+1 bed row house delivers serious value to a sharp buyer. Tucked between Leslieville, Greenwood-Coxwell and Blake-Jones, 20 Walpole enjoys all the best of Toronto's most sought-after, family-friendly neighbourhoods. Blending century-home charm with modern updates, this home is full of character and creativity. With three separate entrances and three kitchens, this flexible space is ideal for savvy investors, multi-generational families, or anyone looking to offset costs with potential rental income. Live on the main- or second floor, rent the rest or use the basement as the ultimate pied-a-terre in the city. Looking for something all to yourself? No problem. Easily reconfigured back into a single-family stunner, this home offers flexibility for every stage of life. Walk to lush parks, top-rated schools, cozy cafes, farmer's markets and artisanal shops. Close to TTC routes and Greenwood subway. 20 Walpole is just the right mix of value, opportunity and style in a fabulous tight-knit community. Visit this versatile beauty today!

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



737 1/2 Craven Rd
Toronto Ontario M4L 2Z7
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$3,876.87/2024 **For:** Sale **% Dif:** 100
Sold Date: 05/21/2025
SPIS: Y **Last Status:** SLD **DOM:** 9
Sold: \$902,242
List: \$899,900
 Semi-Detached **Fronting On:** W **Rms:** 5
Link: **Acreage:** **Bedrooms:** 2
 2-Storey 12.29 x 73 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
Dir/Cross St: Coxwell/Gerrard **Directions:** Coxwell/Gerrard


MLS#: E12142462**PIN#:** 021040630

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	27.99	x 10.5	Hardwood Floor	Window	Combined W/Dining
2	Dining	Ground	27.99	x 10.5	Hardwood Floor	Combined W/Living	
3	Kitchen	Ground	27.99	x 10.5	Stainless Steel Appl	Granite Counter	W/O To Balcony
4	Prim Bdrm	2nd	10.5	x 9.81	Hardwood Floor	Closet	Window
5	2nd Br	2nd	10.5	x 10.5	Hardwood Floor	Closet	Window
6	Rec	Bsmt	22.47	x 9.81	Laminate	4 Pc Bath	Pot Lights

Client Remks: Welcome to this charming and stylish 2-bedroom, 2-bath semi-detached home in the desirable Coxwell/Greenwood area perfectly move-in ready! Ideal for first-time homebuyers, this home offers an inviting open-concept living and dining area, featuring gorgeous hardwood floors on the main and upper floors and sleek recessed lighting throughout. The space flows seamlessly into a modern, tastefully designed kitchen with stainless steel appliances and an abundance of natural light, creating a bright and welcoming atmosphere. Enjoy your morning coffee on the charming front porch, and spend warm summer days lounging in the peaceful, private backyard. With a brand new sunny deck and shaded by beautiful trees, its the perfect setting for BBQs and relaxation. The lush greenery makes the backyard a true summer oasis! The finished basement, featuring 6' 8" ceilings, a spacious recreation room, and a renovated three-piece bathroom, offers an ideal space for family and friends to gather and unwind. Just a 3-minute walk to Roden JPS! Ideally situated just steps away from some of the best restaurants, pubs, and coffeeshops in the East End, with easy access to TTC, bike lanes, and major commuter routes. Enjoy as hort stroll to Greenwood Park, offering a dog park, playground, skating rink, pool, and a vibrant summer farmers market. This is city living at its best!

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

	11 Lamb Ave Toronto Ontario M4J 4M4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$5,114/2024 Sold Date: 04/24/2025 SPIS: N Last Status: SLD DOM: 22			Sold: \$925,000 List: \$899,000 % Dif: 103	
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 19.92 x 118 Feet Irreg:		Rms: 7 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt
	Dir/Cross St: Greenwood Ave & Danforth Ave Directions: https://maps.app.goo.gl/JpvbTfFHec27ajqT8				
	MLS#: E12056847 PIN#: 210320062				
Kitchens: 1 Fam Rm: N Basement: Unfinished / Walk-Up Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: 2024 POTL Mo Fee: Laundry lev:			Exterior: Brick / Vinyl Siding Drive: Mutual Gar/Gar Spcs: Detached / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fireplace/Stove		
			Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:		
			Hydro: Municipal Phone: Available Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.62	x 9.19	Hardwood Floor
2	Dining	Ground	10.96	x 9.22	Hardwood Floor
3	Kitchen	Ground	14.6	x 9.02	Ceramic Floor
4	Sunroom	Ground	13.19	x 7.55	Laminate
5	Prim Bdrm	2nd	14.11	x 11.65	Hardwood Floor
6	2nd Br	2nd	11.75	x 9.84	Hardwood Floor
7	3rd Br	2nd	11.15	x 9.51	Hardwood Floor
Client Remks: For The First Time in a Long Time, This Charming 3-Bedroom, 2-Bathroom Home Is Ready for Its Next Chapter! Nestled on a Picturesque, Tree-Lined Street in a Highly Sought-After Neighborhood, This Home Presents an Incredible Opportunity for First-Time Buyers & Renovators Alike. Whether You're Looking to Refresh Its Original Character or Embark on a Full Transformation, The Potential Here Is Limitless! Step Inside & Envision the Possibilities -- Spacious Principal Rooms, A Functional Layout, and Plenty of Natural Light that Creates the Perfect Canvas for Your Dream Home. The Transit-Friendly Location Offers Unbeatable Convenience, With Greenwood Station Just Steps Away, Making Commuting a Breeze. The Unfinished Basement Features a Walk-Up to The Rear Yard, Adding Convenience & Potential for An Additional Living Space. Beyond Your Front Door, Enjoy the Best of City Living with Nearby Parks, Cafes, And Vibrant Shops Along the Danforth. Whether You're a Young Professional, A Growing Family, or an Investor Looking for Your Next Project, This Is Your Chance to Own a Piece of Toronto History & Make It Your Own.					
Extras:					
Listing Contracted With: CENTURY 21 PARKLAND LTD.416-690-2121					



39 Seymour Ave
Toronto Ontario M4J 3T3
 Toronto E01 Blake-Jones Toronto
Taxes: \$4,486.82/2025
Sold Date: 05/31/2025
SPIS: N **Last Status:** SLD **DOM:** 3

Sold: \$985,000
List: \$999,900

For: Sale **% Dif:** 99

Att/Row/Twnhouse **Fronting On:** E **Rms:** 5 + 1
Link: **Acreage:** **Bedrooms:** 2 + 1
 2-Storey 12.75 x 108 Feet **Washrooms:** 2
 Irreg: 1x4x2nd, 1x3xLower
Dir/Cross St: Danforth and Jones **Directions:** South of Danforth East of Jones

MLS#: E12179682

PIN#: 210470674

Kitchens: 1	Exterior: Other	Zoning:
Fam Rm: N	Drive:	Cable TV: A
Basement: Fin W/O / Sep Entrance	Gar/Gar Spcs: None / 0	Gas: A
Fireplace/Stv: N	Drive Park Spcs: 0	Hydro: A
Heat: Radiant / Gas	Tot Prk Spcs: 0	Phone: A
A/C: Wall Unit	UFFI:	Water: Municipal
Central Vac: N	Pool: None	Water Supply: Sewers
Apex Age:	Prop Feat:	Sewer:
Year Built: 1910	Fenced Yard, Park, School	Waterfront:
Apex Sqft: 700-1100		Retirement:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Storage
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

Topography: Sloping

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.09	x 12.07	Combined W/Dining
2	Dining	Main	15.09	x 12.07	Pot Lights
3	Kitchen	Main	12.93	x 12.07	Hardwood Floor
4	Prim Bdrm	2nd	13.16	x 12.07	Backsplash
5	2nd Br	2nd	9.58	x 11.91	W/O To Balcony
6	Rec	Lower	9.42	x 11.91	Vaulted Ceiling
7	Laundry	Lower	9.68	x 5.51	Ceramic Sink
					O/Looks Frontyard
					L-Shaped Room
					W/O To Yard
					Laundry Sink

Client Remks: Now is your chance! This lovely home is situated in the highly sought-after Pocket neighborhood at Danforth and Jones. The property boasts numerous attractive features, including skylights, in-ceiling speakers, in-floor heating in the bathrooms and lower level, and convenient radiator towel racks. It also offers a separate basement entrance with keypad access and boasts over 7 feet of height! You'll find plenty of outdoor spaces to enjoy, such as a walk-out from the lower level to a spacious, fenced backyard, perfect for your gardening aspirations. The second-floor deck includes a gas line for barbecues and ample patio space for summer evenings, and you can also enjoy relaxing on the front porch and connecting with the friendly neighbors. The primary bedroom features elegant vaulted ceilings and a charming bay window, while the uniquely L-shaped second bedroom is filled with beautiful morning sunlight. This move-in ready home is waiting for you to settle in and enjoy all it has to offer.

Extras:

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



148 Mountjoy Ave		Sold: \$1,002,000	
Toronto Ontario M4J 1K2		List: \$1,070,000	
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$4,513.48/2024		For: Sale	% Dif: 94
Sold Date: 03/15/2025			
SPIS: N	Last Status: SLD	DOM: 18	
Semi-Detached	Fronting On: N	Rms: 5	
Link:	Acreage:	Bedrooms: 3	
2-Storey	14.72 x 84.4 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Coxwell and Danforth Directions: Go direct			

MLS#: E11986731

PIN#: 210320347

Assignment: N

Fractional Ownership: N

Kitchens: 1	Exterior: Brick / Insulbrick	Zoning: R(d0.6*736)
Fam Rm: N	Drive: None	Cable TV: A Hydro: Y
Basement: Part Fin	Gar/Gar Spcs: None / 0	Gas: A Phone: A
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement: N
Year Built: 1919	Fenced Yard, Hospital, Park, Place Of	Farm/Agr:
Yr Built Source: MPAC	Worship, Public Transit, School	Oth Struct: None
Apx Sqft: 700-1100		Survey Type: Unknown
Assessment: POTL: N		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	11.84	x 9.88	Hardwood Floor
2	Dining	Ground	8.5	x 12.27	Combined W/Living
3	Kitchen	Ground	12.7	x 11.78	O/Looks Backyard
4	3rd Br	2nd	8.89	x 10.86	O/Looks Backyard
5	2nd Br	2nd	8.89	x 11.48	Hardwood Floor
6	Prim Bdrm	2nd	10.6	x 3.28	O/Looks Frontyard
7	Utility	Bsmt	13.65	x 20.8	Combined W/Laundry
8	Furnace	Bsmt	13.65	x 15.06	Above Grade Window

O/Looks Frontyard	Large Window
Hardwood Floor	
Eat-In Kitchen	
Large Closet	Hardwood Floor
Window	B/I Closet
Large Closet	Hardwood Floor
Above Grade Window	Laundry Sink
B/I Shelves	

Client Remks: Welcome to this cherished 3-bedroom, 2-bathroom semi-detached home in the heart of the Monarch Park neighbourhood. Lovingly maintained by the same family for 60 years, this south-facing, sun-filled home is filled with warmth and character. Ideally situated on a quiet, tree-lined street, this home has a high walkability score and offers unbeatable access to parks, top-rated schools, fantastic local amenities, and excellent transit links to both subway and highways. Many of the living areas have been renovated with quality in mind, cleverly blending modern updates with timeless charm. Step outside to a private backyard oasis, surrounded by mature plantings and the most incredible rose garden - the perfect retreat for relaxation or entertaining. The partially finished basement provides ample storage, laundry, and an additional washroom, adding to the home's functionality. With its solid structure, meticulous upkeep, and inviting layout, this is a rare opportunity to create your forever family home in one of the most sought-after communities in the east end.

Extras:

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



33 Mountalan Ave
Toronto Ontario M4J 1H3
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$4,277.42/2024 **For:** Sale **% Dif:** 112
Sold Date: 03/25/2025
SPIS: N **Last Status:** SLD **DOM:** 8
Sold: \$1,010,000
List: \$899,900

Semi-Detached **Fronting On:** S **Rms:** 5
Link: **Acreage:** **Bedrooms:** 2
 2-Storey 15.5 x 100 Feet **Washrooms:** 2
Irreg: 1x3x2nd, 1x3xLower
Dir/Cross St: Greenwood Ave. & Danforth

MLS#: E12023070**PIN#:** 210330111

Kitchens: 1	Exterior: Vinyl Siding	Zoning:
Fam Rm: N	Drive:	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.25	x 13.12	Hardwood Floor	Pot Lights	
2	Dining	Main	6	x 12.01	Tile Floor	Combined W/Kitchen	Window
3	Kitchen	Main	7.32	x 8.73	Tile Floor	Combined W/Dining	Window
4	Den	Main	5.41	x 6	Tile Floor	W/O To Deck	Sliding Doors
5	Office	Main	13.45	x 6.59	Large Window	Pot Lights	
6	Prim Bdrm	2nd	13.32	x 13.12	Hardwood Floor	Double Closet	Large Window
7	2nd Br	2nd	8.83	x 11.84	Hardwood Floor	Window	Overlook Patio
8	Rec	Lower	12.17	x 20.01	Tile Floor	Window	
9	Laundry	Lower	5.09	x 6.99	Tile Floor	Laundry Sink	

Client Remks: Welcome to this sweet 2 bed, 2 bath semi located in the Greenwood/Danforth area. This home has so much to offer to buyers who are starting their home ownership journey. Some of the features in the home not to be missed are, a fabulous heated closed in porch that adds usable space to the home, a wonderful large kitchen with an awesome extension to sit and have your morning coffee that opens to a fabulous deck and great backyard that is full of perennial plants. There are 2 good size bedrooms upstairs with a fully renovated washroom and the finished lower level has a great area for watching TV or working out plus another new washroom and laundry area. There are lots of other improvements throughout the home including newer hardwood flooring, potl ights, new windows and water proofing, the things that are important to new homeowners. This home is minutes to the Greenwood station, the great shops and restaurants and bars on the Danforth, great schools and is located on a quiet street full of lovely neighbours with a park at your doorstep.

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


72 Torbrick Rd
Toronto Ontario M4J 4Z5

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,649.38/2024**For:** Sale**Sold:** \$1,049,900**List:** \$1,049,900**Sold Date:** 04/08/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: N**Rms:** 7**Link:****Acreage:****Bedrooms:** 4

3-Storey

15 x 80 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4x3rd

Dir/Cross St: Danforth/Greenwood **Directions:** South of Danforth, East off Greenwood.**MLS#:** E12058590**PIN#:** 210340063**Assignment:** N**Fractional Ownership:** N

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 31-50
Year Built: 1980
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: \$650,000 / 2024
POTL: N **POTL Mo Fee:**
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI: No
Pool: None
Prop Feat:
 Cul De Sac, Fenced Yard, Grnbelt/Conserv,
 Park, Public Transit, School

Zoning:
Cable TV: A **Hydro:** Y
Gas: Y **Phone:** A
Water: Municipal
Water Supply:
Sewer: Sewers
Waterfront:
Retirement: N
Farm/Agr:
Oth Struct: Garden Shed
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	6.17	x 3.51	
2	Living	Ground	12.34	x 8.6	Open Concept Broadloom Sliding Doors
3	Dining	Ground	13.09	x 8.5	Open Concept Broadloom
4	Kitchen	Ground	8.53	x 7.87	Window Double Sink
5	Br	2nd	12.24	x 8.43	Broadloom Closet
6	Br	2nd	12.24	x 9.25	Broadloom Closet
7	Br	3rd	12.24	x 8.33	Broadloom Closet
8	Prim Bdrm	3rd	11.81	x 10.17	Broadloom His/Hers Closets

Client Remks: Lovely Brick Home in "Old Riverdale". Pretty Tree Lined/Dead End Street. Spacious Interior (1428 Sq Ft (MPAC) Plus Aprox 370 sq ft Unfinished Bsmt). Features 4 Bedrooms, Open Concept Main Floor, 2 Full Baths, Skylight. Fenced Rear Yard and Private Parking From a Lane. Step to the Danforth, Subway, Shops, Restaurants, Offices. Just Steps to Monarch Park With Large Swimming Pool, Skating Rink, Green Space, Dog Park.

Extras:**Listing Contracted With:** J. K. HOFFMANN REAL ESTATE LTD.416-698-5376


22 Valifor Pl N
Toronto Ontario M4J 4Z7

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,396.33/2025**For:** Sale**Sold:** \$1,050,000**List:** \$899,000**Sold Date:** 06/09/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 20

Semi-Detached

Fronting On: W**Rms:** 5**Link:****Acreage:****Bedrooms:** 2

2-Storey

15.02 x 80.11 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xBsmt

Dir/Cross St: Greenwood and Danforth **Directions:** Greenwood and Danforth**MLS#:** E12159423**PIN#:** 210340111


Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Other	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Other / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apex Age:		Prop Feat:	Family Room	Retirement:	
Apex Sqft:	700-1100			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	Kitchen	Main	9.38	x 7.91	Quartz Counter	B/I Microwave	O/Looks Frontyard
2	Living	Main	12.66	x 11.84	W/O To Deck	Hardwood Floor	
3	Dining	Main	9.68	x 8.5	Hardwood Floor		
4	Prim Bdrm	2nd	12.66	x 11.84	Hardwood Floor	Overlook Patio	
5	2nd Br	2nd	12.66	x 9.42	Hardwood Floor	O/Looks Frontyard	
6	Bathroom	2nd	4.99	x 7.58	4 Pc Bath		
7	Family	Bsmt	11.91	x 10.83	Combined W/Laundry		
8	Bathroom	Bsmt	5.25	x 5.35	3 Pc Bath		

Client Remks: Welcome to this exceptional two-bedroom, two-bathroom Semi nestled in the vibrant and sought-after community of The Pocket. Thoughtfully renovated from top to bottom, this home is a true showpiece blending modern elegance with comfort and functionality. Every inch has been meticulously detailed, featuring sleek, contemporary finishes and an intuitive layout that offers a seamless flow from room to room. The open-concept main floor is bright and inviting, perfect for entertaining or relaxing in style. The custom kitchen boasts high-end appliances, clean lines, and smart storage, while the bathrooms are spa-inspired retreats with designer touches. Upstairs, spacious bedrooms provide peaceful, light-filled sanctuaries, and the overall ambiance of the home is one of warmth, sophistication, and quiet luxury. Enjoy the warm summer evenings on your sun-soaked back deck with a gas line for a BBQ or firepit and private 2-car parking. Located in the heart of The Pocket, you're just steps from Monach Park, with easy access to transit and all the character this beloved east-end neighbourhood has to offer. This is more than a home, it's a lifestyle. Don't miss your chance to own a truly turnkey gem in one of Toronto's most desirable communities!

Extras:**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY416-572-1016





15 Seymour Ave			Sold: \$1,052,500
Toronto Ontario M4J 3T3			List: \$999,000
Toronto E01 Blake-Jones Toronto			
Taxes: \$4,792/2024		For: Sale	% Dif: 105
Sold Date: 06/19/2025			
SPIS: N	Last Status: SLD	DOM: 7	
Duplex	Fronting On: E	Rms: 9 + 2	
Link:	Acreage:	Bedrooms: 3 + 1	
2 1/2 Storey	16 x 113 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xLower	
Dir/Cross St: Jones/Danforth		Directions: North	

MLS#: E12215085	PIN#: 210470685
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Kitchens: 2 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Window Unit Central Vac: N Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front / Vinyl Siding 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: None Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Dining	Main	12.07	x 8.86	Large Window	Laminate
2	Living	Main	14.63	x 10.27	Laminate	
3	Kitchen	Main	16.11	x 9.55	Walk-Out	O/Looks Backyard Laminate
4	Br	Lower	14.93	x 8.2	Laminate	
5	Rec	Lower	12.96	x 12.24		
6	Kitchen	2nd	9.38	x 8.96	Laminate	O/Looks Backyard
7	Br	2nd	13.81	x 8.14	Hardwood Floor	Closet O/Looks Frontyard
8	2nd Br	2nd	13.22	x 12.6	Hardwood Floor	Closet
9	Loft	3rd	19	x 13.19	Open Concept	Walk-Out

Client Remks: A Rare Gem in The Pocket! This beautiful 2.5-storey semi-detached duplex with 2 spacious bedrooms on the upper floor and 1 bedroom on the lower level can be easily converted into a single-family home. Located in one of Toronto's most sought-after neighborhoods, it features Victorian and Edwardian influences, high ceilings, and generously sized rooms throughout. The bright third-floor loft with pine floors offers a flexible living space, ideal for a home office, studio, or guest suite. The main floor boasts a combined living and dining area, a kitchen overlooking a large backyard, and a lower level that includes a spacious bedroom and media space. Tucked away in The Pocket, this home is part of a hidden gem community known for its unique blend of old-world charm and modern conveniences. Residents enjoy tree-lined streets, close proximity to the Danforth, fantastic restaurants, TTC access, and trendy shops and cafes perfect for both families and professionals alike.

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



387 Jones Ave
Toronto Ontario M4J 3G5
 Toronto E01 Blake-Jones Toronto
Taxes: \$4,184/2024
Sold Date: 06/16/2025
SPIS: N

Sold: \$1,053,000
List: \$799,000

For: Sale

% Dif: 132

Last Status: SLD **DOM:** 6

Att/Row/Twnhouse

Fronting On: E

Rms: 4 + 4

Link:

Acreage:

Bedrooms: 2 + 2

2-Storey

13.17 x 120 Feet

Washrooms: 3

Irreg:

1x2xMain, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Jones & Danforth

Directions: East side of Jones between Danforth and Gerrard

MLS#: E12209518

PIN#: 210470329

Kitchens: 1 + 1
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1912
Yr Built Source: MPAC
Apx Sqft: 700-1100
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev: Main

Exterior:
 Brick Front / Vinyl Siding
Drive: Available
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:

Zoning:
Cable TV:
Gas:
Water:
Water Supply:
Sewer:
Waterfront:
Retirement:
Farm/Agr:
Oth Struct:
Survey Type:
Spec Desig:

Hydro:
Phone:
 Municipal
 Sewers
 None
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.6	x 12.76	Hardwood Floor
2	Kitchen	Main	12.99	x 12.34	Hardwood Floor
3	Office	Main	8.01	x 8.99	Hardwood Floor
4	Prim Bdrm	2nd	11.15	x 12.76	Hardwood Floor
5	2nd Br	2nd	12.99	x 7.68	Hardwood Floor
6	Kitchen	Bsmt	11.58	x 12.01	Stainless Steel Appl
7	Living	Bsmt	9.32	x 12.01	Open Concept
8	3rd Br	Bsmt	8.5	x 8.5	Above Grade Window

Pot Lights
 Stainless Steel Appl
 Large Window
 Window
 Bay Window
 Large Window
 Pot Lights
 Pot Lights
 Closet
 Open Concept
 Breakfast Bar
 Closet Organizers
 Large Closet
 Pot Lights
 Separate Rm

Client Remks: No bones about Jones! Toronto, this is an undeniably great house. Solid investment, solid property, solid gold. Live in the 2+1 bedroom suite upstairs and rent out the basement or live in the entire thing! Complete and fully permitted renovation in 2016 including the addition of a legal basement suite (including fire separation), all new HVAC, electrical with 200 AMP service, new sump pump and new plumbing/drains. The Pocket location means unbeatable community, fabulous restaurants, shops and cafes along Danforth and Gerrard. Two car tandem parking in the lane for when you leave your cars and a short walk to the Dundas streetcar, Bloor / Danforth subway and the rest of your life! Come and get it.

Extras:

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


23 Mountalan Ave
Toronto Ontario M4J 1H3

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,148.68/2024**For:** Sale**Sold:** \$1,055,000**List:** \$949,900**Sold Date:** 05/13/2025**% Dif:** 111**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: S**Rms:** 5**Link:****Acreage:** < .50**Bedrooms:** 2

2-Storey

15.08 x 100 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xLower


Dir/Cross St: Greenwood & Danforth **Directions:** South of Danforth off Greenwood**MLS#:** E12131735**PIN#:** 210330116

Kitchens:	1	Exterior:	Brick / Other	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Apx Sqft:	700-1100	Cul De Sac, Fenced Yard, Fireplace/Stove,		Farm/Agr:	
Assessment:	POTL:	Hospital, Public Transit, Rec Centre,		Oth Struct:	Shed
POTL Mo Fee:		School		Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.08	x 9.19	Fireplace	Pot Lights
2	Dining	Main	13.12	x 9.19	Combined W/Kitchen	Pantry
3	Kitchen	Main	13.12	x 7.22	W/O To Deck	Quartz Counter
4	Prim Bdrm	2nd	13.12	x 9.19	Closet	
5	2nd Br	2nd	11.15	x 8.2	Closet	Ceiling Fan
6	Family	Lower	13.45	x 12.14	Pot Lights	Laminate
7	Office	Lower	10.5	x 8.86	Combined W/Rec	Laminate B/I Closet

Client Remks: Thoroughly renovated and updated opportunity on a quiet street in the heart of the Danforth. This beautiful home has been treated extremely well, with extensive and tasteful updates including kitchen, bathrooms, trim, flooring, lighting, a lovely finished basement, landscaping and fencing, roof, windows and doors, siding, electrical, insulation and more (complete list with dates in attachments). Storage has been maximized through the use of beautifully done built-ins and, rarely-found in this style of home, a pantry. The amazing fully landscaped backyard, with a built-in stone fireplace nearly doubles the home's square footage. Highly usable, this maintenance-free outdoor space is perfect for entertaining, and the turf grass never needs mowing! Located on a quiet dead-end street leading to a park, in a family-friendly neighbourhood, the location is ideal. Only a 5-minute walk to Greenwood subway station and less than 10 to Monarch Park (dog park). All the conveniences can be found near by: multiple coffee shops, restaurants, grocery options, brewery and East Lynn farmer's market are all within walking distance. Street parking is readily available and has never been an issue. There is nothing to do here but move in and enjoy.

Extras:**Listing Contracted With:** REAL ESTATE HOMEWARD416-698-2090



61 Glenside Ave
Toronto Ontario M4L 2T6
Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$4,878/2024
Sold Date: 06/23/2025
SPIS: N
Last Status: SLD
DOM: 7

Sold: \$1,055,000
List: \$899,000
For: Sale
% Dif: 117

Semi-Detached
Link:
2-Storey

Fronting On: E
Acreage:
25 x 110 Feet
Irreg:

Rms: 6
Bedrooms: 3
Washrooms: 2
1x4x2nd, 1x3xBsmt

Dir/Cross St: Greenwood and Gerrard **Directions:** North of Gerrard

MLS#: E12222464
Assignment: N

PIN#: 210360230
Fractional Ownership: N

Kitchens: 1 Fam Rm: N Basement: Part Fin Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Year Built: 1954 Yr Built Source: MPAC Apx Sqft: 1100-1500 Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Mutual Gar/Gar Spcs: None / 0 Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat:	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.91	x 11.78	Hardwood Floor	Formal Rm	
2	Dining	Main	9.55	x 12.96	Hardwood Floor	O/Looks Backyard	Large Window
3	Kitchen	Main	13.48	x 8.43	W/O To Deck		
4	Prim Bdrm	2nd	14.47	x 8.43	Hardwood Floor	W/I Closet	Large Window
5	2nd Br	2nd	12.24	x 9.48	Hardwood Floor	Closet	Window
6	3rd Br	2nd	12.24	x 11.06	Hardwood Floor	Closet	O/Looks Backyard
7	Laundry	Bsmt	19.42	x 20.9			
8	Other	Bsmt	22.34	x 11.58			

Client Remks: Welcome to 61 Glenside Avenue, a charming and spacious home in the heart of vibrant Leslieville. Nestled on a quiet, tree-lined street, this wide semi-detached 2-storey home sits on an impressive 25 x 110 ft lot and offers over 1200 square feet of above-grade living space. Step inside to discover beautifully refinished hardwood floors, a formal living and dining room perfect for hosting, and a sun-filled interior with wide landings and generous room sizes throughout. The second floor boasts three oversized bedrooms and a wonderfully spacious layout that's hard to find. The backyard is a true urban oasis, featuring a brand new deck, new fencing, and fresh sod, perfect for entertaining friends, letting kids play, or simply relaxing outdoors. A wide mutual driveway and 2 car parking adds extra convenience. With a Walk Score of 88, Transit Score of 86, and Bike Score of 77, you're just steps to Gerrard St. East, Little India, Greenwood Park, coffee shops, restaurants, and the TTC. This is the kind of Leslieville home that offers space, character, and community all in one. Move right in, you're going to love living here. Shows beautifully!

Extras:

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


**335 Greenwood Ave
Toronto Ontario M4L 2R6**

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,613.61/2024**For:** Sale**Sold:** \$1,072,500**List:** \$1,139,000**Sold Date:** 01/15/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 1**Att/Row/Twnhouse****Fronting On:** E**Rms:** 8 + 4**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

17.5 x 113 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x4x2nd, 1x4xLower

Dir/Cross St: Greenwood Ave & Gerrard St E**MLS#:** E11923560**PIN#:** 210360047

Kitchens: 2 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: Y
Heat: Other / Gas
A/C: None
Central Vac: N
Apx Age: 100+
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Other
Gar/Gar Spcs: None / 0
Drive Park Spcs: 3
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat: Fireplace/Stove

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

Hydro:
Phone:
 Municipal
 Sewers
 N
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.91	x 9.58	Open Concept	Hardwood Floor	Large Window
2	Dining	Main	13.25	x 9.15	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	14.17	x 4.43	4 Pc Ensuite	Tile Floor	Walk-Thru
4	Br	Main	12.99	x 11.91	Large Closet	Walk-Out	Window
5	Living	2nd	25.59	x 14.4	Combined W/Dining	Closet	Large Window
6	Dining	2nd	25.59	x 14.4	Large Window	Open Concept	Fireplace
7	Br	2nd	12.17	x 12.07	Bay Window	Broadloom	W/W Closet
8	Loft	Upper	14.83	x 10.6	Open Concept	Window	O/Looks Living
9	Living	Lower	11.84	x 11.68	Fireplace	Open Concept	
10	Br	Lower	12.4	x 11.68	Mirrored Closet	Above Grade Window	

Client Remks: Welcome To Your Greenwood Hideaway, Where What You See Only Scratches The Surface! Behind The Charming Exterior Of This Loveable Red Brick Facade Is A 1913-Century-Old Home With Unique Angled Walls, Vintage Fireplaces, Oversized Windows, Private Outdoor Spaces And Double Car Parking, This Home Offers More Than A Crash Pad - Were Thinking More About Long Term Upside, My Friends! In Fact, We Have A Re-Work Opportunity Just For You. It's An Inside Job. A Little Hgtv Power Hour! A Renovation Challenge For Those With Some Creative Persuasion If You Will. Greenwood Is A Little Weary And Restless, And Needs A Healthy Pick-Me-Up. Throw In Some Imagination And A Dash Of Secret Sauce, And You've Got An Asset With Options! Lets Start Crunching The Dollars + Sense! Bring Your Thing, And Let's Give Number 335 Its Moment!

Extras:**Listing Contracted With:** FOX MARIN ASSOCIATES LTD.416-322-5000



623 Rhodes Ave			Sold: \$1,075,000		
Toronto Ontario M4J 4X5			List: \$899,000		
Toronto E01 Greenwood-Coxwell Toronto					
Taxes: \$4,134.37/2024		For: Sale	% Dif: 120		
Sold Date: 02/18/2025					
SPIS: N	Last Status: SLD	DOM: 7			
Semi-Detached	Fronting On: E	Rms: 5			
Link:	Acreage:	Bedrooms: 2			
2-Storey	15.25 x 120 Feet	Washrooms: 2			
	Irreg:	1x4x2nd, 1x4xBsmt			
Dir/Cross St: Coxwell South Danforth Ave					

MLS#: E11967338	PIN#: 210310255
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Kitchens: 1	Exterior: Alum Siding	Zoning:
Fam Rm: Y	Drive: Lane	Cable TV: Y Hydro: Y
Basement: Part Fin / Sep Entrance	Gar/Gar Spcs: None / 0	Gas: Y Phone: A
Fireplace/Stv: N	Drive Park Spcs: 1	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 51-99	Prop Feat:	Retirement:
Apx Sqft: 700-1100	Family Room, Hospital, Park, Public	Farm/Agr:
Assessment: POTL:	Transit, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

Topography: Flat					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.4	x 27.19	Hardwood Floor B/I Bookcase Combined W/Dining
2	Dining	Main	11.58	x 11.58	Hardwood Floor Combined W/Living
3	Kitchen	Main	12.99	x 9.42	Open Concept
4	Breakfast	Main	11.32	x 9.42	Window Overlook Patio
5	Prim Bdrm	2nd	11.42	x 16.27	Hardwood Floor Closet
6	2nd Br	2nd	11.84	x 8.23	Hardwood Floor Closet
7	Rec	Bsmt	10.5	x 12.24	
8	Utility	Bsmt	7.58	x 12.24	

Client Remks: This 2-story semi is the perfect first-time buyer alternative/no condo fees! A warm and inviting living area with hardwood floors and picture windows, modern kitchen with a breakfast area, and walkout to the terrace facing east. Bright bedroom on the upper floor.

Extras:

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



92 Chatham Ave
Toronto Ontario M4J 1K7
 Toronto E01 Blake-Jones Toronto
Taxes: \$4,456.26/2025
Sold Date: 06/02/2025
SPIS: N

Sold: \$1,080,000
List: \$1,149,000

For: Sale **% Dif:** 94

Last Status: SLD **DOM:** 41

Semi-Detached **Fronting On:** N **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 15.58 x 100 Feet **Washrooms:** 2
Irreg: 1x2xMain, 1x4x2nd
Dir/Cross St: Danforth/Jones **Directions:** Please follow your GPS

MLS#: E12094897

PIN#: 210470084

Kitchens:	1	Exterior:	Brick Front	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:	No	Sewer:	Unknown
Central Vac:	N	Pool:	None	Waterfront:	Sewers
Apx Age:		Prop Feat:		Retirement:	N
Apx Sqft:	1100-1500	Fenced Yard, Library, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, School		Oth Struct:	Fence - Full
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Main			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.07	x 3.51	Hardwood Floor		
2	Living	Main	10.76	x 8.76	Hardwood Floor	Pot Lights	Large Window
3	Dining	Main	14.67	x 10.01	Combined W/Living	Hardwood Floor	Pot Lights
4	Kitchen	Main	12.76	x 10.24	Quartz Counter	Stainless Steel Appl	W/O To Patio
5	Br	2nd	13.42	x 10.93	Large Closet	Hardwood Floor	
6	2nd Br	2nd	12.99	x 10.43	Closet	Hardwood Floor	
7	3rd Br	2nd	10.07	x 7.58	Hardwood Floor		
8	Other	Bsmt	0	0			

Client Remks: Opportunities abound on Chatham Ave! Welcome to this delightful 3-bedroom, 2-bathroom semi-detached home in the sought-after pocket neighbourhood of East York. Perfectly positioned on a quiet, tree-lined street, this home offers a perfect blend of charm, comfort, and convenience. The spacious main floor features Brazilian cherry hardwood floors and large windows, creating a bright, welcoming space. The updated kitchen boasts stainless steel appliances, ample storage, and direct access to the backyard, ideal for outdoor dining and entertaining. Upstairs, you'll find three well-sized bedrooms, including a generous primary suite. Both bathrooms are thoughtfully renovated with modern finishes. The unfinished basement featuring a walk-out offers an opportunity to put your own creative touches on this home and expand its potential. The private backyard provides a tranquil retreat, perfect for relaxation. Located just steps from Phin Park, Wilkerson PS and Donlands TTC station as well as cafes and shops this home is in a prime spot for easy access to everything East York has to offer. Don't miss out on this opportunity.

Extras:

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


413 Rhodes Ave
Toronto Ontario M4L 3A6

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,092.86/2024**For:** Sale**Sold:** \$1,100,000**List:** \$929,000**Sold Date:** 05/21/2025**% Dif:** 118**SPIS:** N**Last Status:** SLD**DOM:** 15

Semi-Detached

Fronting On: E**Rms:** 5 + 1**Link:****Acreage:****Bedrooms:** 2 + 1

2-Storey

15.08 x 110 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Fairford Ave & Coxwell Ave **Directions:** W of Coxwell Ave, N of Fairford Ave**MLS#:** E12127727**PIN#:** 210340716

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	Hydro:
Basement:	Fin W/O / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Public Transit	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.51	x 14.17	Open Concept	Large Window	Pot Lights
2	Dining	Main	12.34	x 12.04	Open Concept	Large Window	Pot Lights
3	Kitchen	Main	12.17	x 16.96	B/I Appliances	Walk-Out	Pot Lights
4	Prim Bdrm	2nd	10.07	x 18.7	W/I Closet	Large Window	B/I Shelves
5	2nd Br	2nd	11.61	x 16.24	Large Closet	Large Window	Pot Lights
6	Living	Lower	11.22	x 15.85	Walk-Out	3 Pc Bath	Pot Lights
7	Kitchen	Lower	11.22	x 11.06	Open Concept	Window	Pot Lights

Client Remks: Welcome to your dream home with income potential in the heart of one of the city's most vibrant and family-friendly neighbourhoods! Tucked away on a quiet street with no through traffic, this hidden gem has everything you need within walking distance to cafes, groceries, schools, and transit. You can truly ditch the car! Spacious open-concept main floor with brand new oak hardwood flooring is ideal for entertaining! A chefs kitchen complete with a newer wall oven, tons of cabinetry, and generous counter space. Upstairs, you'll find two generously sized bedrooms where you will wake up to gorgeous sunrise views from the primary bedroom, and enjoy the updated bathroom with a soaking tub. Second-floor laundry is a convenient perk! Your large, private backyard offers a perfect retreat with ample room for gatherings, play, or gardening, and the oversized shed is an added bonus for storage! Downstairs, the fully self-contained income suite with its own laundry and private entrance, offers flexible options: rent it out, host AirBnB guests, or use it as an in-law suite. You can also reclaim the space as a family room, thanks to internal access from the main floor. Soundproofing in the party wall and between floors ensures privacy and quiet throughout. Just a short 15-minute stroll brings you to the beach, and you're just steps from Monarch Park via a private, peaceful trail along the rail corridor, perfect for morning walks or dog outings. With incredible versatility, this home is the perfect mix of comfort, function, and investment potential.

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


363 Highfield Rd
Toronto Ontario M4L 2V7

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,506.32/2024**For:** Sale**Sold:** \$1,105,000**List:** \$1,119,000**Sold Date:** 01/10/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 30

Semi-Detached

Fronting On: E**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

26.36 x 100.13 Feet

Washrooms: 3**Irreg:** Irregular

1x3xGround, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Coxwell/Gerrard**MLS#:** E11889307**PIN#:** 210340366

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Park, Public Transit	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	15.88	x 12.04	3 Pc Ensuite	Hardwood Floor	Picture Window
2	Living	Main	13.68	x 8.53	Hardwood Floor		
3	Kitchen	Main	14.7	x 9.68	Hardwood Floor	Eat-In Kitchen	Stainless Steel Appl
4	Mudroom	Main	9.12	x 4.86	W/O To Deck	Combined W/Laundry	
5	2nd Br	2nd	11.02	x 11.88	Hardwood Floor	Picture Window	
6	Nursery	2nd	6.3	x 6.2	Hardwood Floor		
7	3rd Br	2nd	10.07	x 9.71	Hardwood Floor	W/O To Balcony	B/I Closet
8	Kitchen	2nd	13.65	x 8.33	Eat-In Kitchen	Combined W/Laundry	
9	4th Br	Lower	18.57	x 17.78	Combined W/Living	L-Shaped Room	Above Grade Window
10	Kitchen	Lower	11.61	x 8.07	Ceramic Floor		
11	Furnace	Lower	9.58	x 5.09			

Client Remks: Fantastic Opportunity for an Investor to take advantage of this Duplex property OR convert it into a single family home with income potential. Oversize Above Grade windows in Basement with 7'5" ceiling height. Situated on a low traffic cul-de-sac just minutes to Woodbine & Cherry beaches, the Martin Goodman Trail, Leslieville and the Danforth. Great local indie restaurants (Maha's, Left Field, Pilot Coffee), shops & services. Quick access to Monarch Park & amenities (park with off-leash dog area, pool, skating, etc) Very Bikeable and excellent transit access including walking distance to Line 2 Danforth subway. 91 Walk Score!

Extras: Self contained laundry on each level. Detached garage & low maintenance fenced yard. See attached floor plans. Duplex per Geowarehouse. No legal or retrofit status warranties regarding units.

Listing Contracted With: REAL ESTATE HOMEWARD416-469-2090


**279 Hiawatha Rd
Toronto Ontario M4L 2Y3**

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,780.99/2024**For:** Sale**Sold:** \$1,111,000**List:** \$949,000**Sold Date:** 05/12/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

Fronting On: E**Rms:** 7 + 3**Link:****Acreage:****Bedrooms:** 4 + 2

2-Storey

27.04 x 120 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Greenwood & Gerrard **Directions:** N from Gerrard**MLS#:** E12130027**PIN#:** 210340449

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	3	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	4	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Library, Park, Place Of Worship, Public		Farm/Agr:	
Assessment:	POTL:	Transit, School		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.58	x 6.1	Closet	Tile Floor	
2	Living	Main	19.78	x 11.06	Hardwood Floor	O/Looks Frontyard	Combined W/Dining
3	Dining	Main	15.06	x 10.24	Hardwood Floor	Large Window	Combined W/Kitchen
4	Kitchen	Main	15.78	x 7.25	Centre Island	Breakfast Bar	W/O To Yard
5	Prim Bdrm	2nd	11.68	x 10.89	Double Closet	Hardwood Floor	O/Looks Frontyard
6	2nd Br	2nd	9.58	x 8.89	Closet	Hardwood Floor	O/Looks Backyard
7	3rd Br	2nd	9.28	x 8.5	Closet	Hardwood Floor	O/Looks Backyard
8	4th Br	2nd	7.48	x 10.96	Closet	Hardwood Floor	Window
9	Rec	Bsmt	12.83	x 17.06	Pot Lights	Above Grade Window	Closet
10	Br	Bsmt	6.96	x 9.91	Above Grade Window	Vinyl Floor	
11	Br	Bsmt	8.46	x 9.94	Above Grade Window	Vinyl Floor	
12	Laundry	Bsmt	17.91	x 6.76	Walk-Out	Laundry Sink	

Client Remks: Sssshhhhhh.... come see this rare and beautiful unicorn - IT'S STANDING RIGHT THERE, in Leslieville! A pretty, renovated 4+2 bedroom, 2-bathroom home with a separate basement entrance, parking, and a garage, all at an unbeatable price! Step into the tiled front hall with a convenient coat closet before entering the bright and airy open-concept living, dining, and kitchen areas. The chefs kitchen has an island, ample storage, and a walkout to a lovely garden. Retreat to the king-sized primary bedroom or any of the three additional bedrooms, each featuring hardwood floors and closets. Relax in the spa-inspired bathroom with extra storage, or head downstairs to the fabulous basement, where you'll find, high ceilings, a spacious rec room with pot lights, two more bedrooms, a charming 3-piece bath, a laundry area, and a walkout to the garden. Don't wait and bag this beauty before it gets away!

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


24 TORBRICK Rd
Toronto Ontario M4J 4Z5

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,042.70/2024**For:** Sale**Sold:** \$1,138,888**List:** \$949,000**Sold Date:** 03/04/2025**% Dif:** 120**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

Fronting On: N**Rms:** 12**Link:****Acreage:****Bedrooms:** 4

3-Storey

15.02 x 80.1 Feet

Washrooms: 3**Irreg:**

1x2xBsmt, 1x3x2nd, 1x4x3rd

Dir/Cross St: Danforth / Greenwood Ave**MLS#:** E11984873**PIN#:** 210340039

Kitchens:	1	Exterior:	Brick / Stone	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove, Park, Public Transit, Rec	Retirement:	
Apx Sqft:			Centre, School	Farm/Agr:	
Assessment:	POTL: N			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	14.44	x 11.48	Window	Stainless Steel Appl
2	Living	Bsmt	14.6	x 10.17	Open Concept	O/Looks Garden Large Window
3	Dining	Main	11.48	x 9.84	Combined W/Living	
4	Prim Bdrm	3rd	16.4	x 14.76	Window	Large Closet
5	2nd Br	3rd	11.48	x 10.83	Window	Large Closet
6	3rd Br	2nd	10.83	x 8.53	Window	Large Closet
7	4th Br	2nd	11.48	x 10.83	Window	Large Closet
8	Bathroom	3rd	4.92	x 3.28	4 Pc Bath	
9	Bathroom	2nd	4.92	x 3.28	3 Pc Bath	
10	Family	Bsmt	14.6	x 10.17	Open Concept	
11	Bathroom	Bsmt	3.28	x 4.92	2 Pc Bath	
12	Laundry	Bsmt	3.28	x 1.64		

Client Remks: Welcome to 24 Torbrick Road, a charming and meticulously maintained Semi Detached home nestled in a sought-after neighbourhood. Renovated from Top to Bottom on A Pretty Tree Lined Street. This property offers a perfect blend of comfort, convenience, and modern living. With an expansive open-concept layout, the spacious living area is ideal for both casual gatherings and formal entertaining. Large windows throughout allow natural light to flood the space ,highlighting the stunning floors. The kitchen is a true focal point, featuring sleek countertops, beautiful appliances, and ample storage for all your culinary needs. The primary bedroom suite is a tranquil retreat. Additional bedrooms are generously sized, offering flexibility for a home office, guest room, or play area. The Basement offers a family room, open concept, perfect for hosting. Outside, the backyard provides a peaceful sanctuary with a patio for outdoor dining, perfect for enjoying warm evenings or hosting gatherings. Located 5Min Walk to The Danforth & Subway. Just minutes from beautiful local parks such as Monarch Park, schools, shopping, and great dining spots at The Danforth, this home offers a prime location for easy access to everything you need. Whether you're looking for a place to settle into or a spacious environment to entertain, 24 Torbrick Road is a must-see. Dont miss the opportunity to make this exceptional property your new home! Old Riverdale community is a quiet neighbourhood with fabulous neighbours and great community spirit. Monarch Park offers: wading pool, large pool with waterslide, playground, off leash dog area , skating and more etc. St Patrick's offer daycare facilities and sports activities

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



56 Torbrick Rd			Sold: \$1,151,000	
Toronto Ontario M4J 4Z5			List: \$899,000	
Toronto E01 Greenwood-Coxwell Toronto				
Taxes: \$4,235/2024		For: Sale		% Dif: 128
Sold Date: 01/28/2025				
SPIS: N		Last Status: SLD		DOM: 6
Semi-Detached		Fronting On: N		Rms: 5
Link:		Acreage:		Bedrooms: 2
2-Storey		15 x 80 Feet		Washrooms: 2
		Irreg:		1x4x2nd, 1x2x2nd
Dir/Cross St: Greenwood Ave. South of Danforth Ave.				

MLS#: E11936468	PIN#: 210340055
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft:	Beach, Fireplace/Stove, Hospital, Park,	Farm/Agr:
Assessment: POTL:	Public Transit, School	Oth Struct:
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.37	x 0	Hardwood Floor	Fireplace	French Doors
2	Kitchen	Ground	18.27	x 7.84	Hardwood Floor	Renovated	Open Concept
3	Breakfast	Ground	0	0	Hardwood Floor	Combined W/Kitchen	Eat-In Kitchen
4	Prim Bdrm	2nd	11.65	x 10.17	Hardwood Floor	2 Pc Bath	Double Closet
5	2nd Br	2nd	10.56	x 8.5	Hardwood Floor	Double Closet	
6	Rec	Bsmt	11.15	x 7.41	Broadloom	Combined W/Laundry	

Client Remks: Beautiful Semi Renovated from Top to Bottom on A Pretty Tree Lined Street That's A 5 Min Walk to The Danforth & Subway. Bright Open Concept Main Floor with A Gorgeous Kitchen with Modern Fixtures & Italian Backsplash. Built In Banquette (Has Storage) With Custom Table & Two Chairs. Elegant Living Room with Glass Railing, Brick Fireplace, & French Doors Leading to A Private Deck, Ideal for Entertaining. A Custom Walnut Mantle Caps a Working Fireplace for Winter Ambiance. The Main Bath Was Renovated with Custom Cabinets, A Heated Floor and Towel Rack, & Quality Fixtures. Great Location. Great Location for Transit Access, Restaurants & Parks.

Extras: S/Steel LG Fridge, Stove, Bosch D/W, F/Load Washer & (Steam) Dryer, Built In Banquette W/Storage, Custom Breakfast Table & 2 Chairs, All ELF's, CAC, Nest Thermostat, Ring Doorbell & Alarm, T. V. Bracket & Built-In Shelving Under T.V.

Listing Contracted With: CENTURY 21 PARKLAND LTD,416-690-2121


**38 Torbrick Rd
Toronto Ontario M4J 4Z5**

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,706.61/2024**For:** Sale**Sold:** \$1,151,000**List:** \$999,000**Sold Date:** 03/17/2025**% Dif:** 115**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: N**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 4

3-Storey

15.02 x 80.09 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x4x3rd, 1x2xBsmt

Dir/Cross St: Danforth/Greenwood **Directions:** South Danforth/East off Greenwood**MLS#:** E12009581**PIN#:** 210340046**Assignment:** N

Kitchens: 0
Fam Rm: N
Basement: Full / Part Fin
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 31-50
Year Built: 1980
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: None / 0
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat: Fireplace/Stove, Park, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	3.84	x 4	Led Lighting	Closet	Tile Floor
2	Kitchen	Main	6.17	x 11.52	Granite Counter	Undermount Sink	Tile Floor
3	Dining	Main	8.17	x 9.68	O/Looks Frontyard	Bay Window	Hardwood Floor
4	Living	Main	12.4	x 12.4	Pot Lights	W/O To Deck	Hardwood Floor
5	Br	2nd	12.4	x 8.99	Closet	Window	Laminate
6	Bathroom	2nd	4.82	x 9.58	4 Pc Bath	Stone Counter	Tile Floor
7	2nd Br	2nd	12.4	x 9.74	Pot Lights	Window	Laminate
8	3rd Br	3rd	12.4	x 8.99	Closet	Window	Laminate
9	Bathroom	3rd	5.15	x 7.41	4 Pc Bath	Skylight	Tile Floor
10	Prim Bdrm	3rd	12.4	x 13.09	Double Closet	Window	Laminate
11	Rec	Bsmt	12.01	x 19.65	Pot Lights	Fireplace	Laminate
12	Powder Rm	Bsmt	3.67	x 4.76	B/I Vanity	Undermount Sink	Tile Floor
13	Laundry	Bsmt	12.4	x 12.99	Pantry	B/I Shelves	Concrete Floor

Client Remks: Quick get on over to Torbrick ~ Pride of Ownership abounds in this all-brick semi, spanning 3-storeys has 4-principal sized bedrooms each with closets(3) and wardrobe (1), and windows, 3-spa inspired baths. Outfitted with pot lights/2018, LowE thermo windows & doors/2019, and Smooth ceilings (except bsmt) all nestled on a mews-like leafy tree-lined street in Olde Riverdale. Come and be charmed with the updated character, Warm wood flooring complimented by the Benjamin Moore Chantilly Lace painted walls. Fully fenced party-size back deck for dining al fresco, gated to rear 2-car side-by-side parking. Finished lower level has corner wood-burning fireplace, 2PC powder room and separate Laundry/Storage room. Fabulous family-friendly vibe has you steps away from the magnificent Monarch Park where you can enjoy the ice rink in Winter and splashy pool in Summer. Walk to (<10 mins) all levels of schools, Greenwood subway and The Danforth, voted #1 ranking neighbourhood in Toronto Life/2023. "Mirror, Mirror on the wall come, and picture yourself here, awaiting you is HOME that is the perfect reflection of you".

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



98 Boulton Ave
Toronto Ontario M4J 1B3
 Toronto E01 Blake-Jones Toronto
Taxes: \$5,508/2024
Sold Date: 05/02/2025
SPIS: N
Last Status: SLD
DOM: 3

Sold: \$1,155,000
List: \$849,000

For: Sale
% Dif: 136

Semi-Detached
Link: 2-Storey
Fronting On: N
Acreage: 18 x 100 Feet
Irreg:
Rms: 6
Bedrooms: 2
Washrooms: 1
 1x5x2nd
Dir/Cross St: Jones and Boulton **Directions:** East of Jones

MLS#: E12109765

PIN#: 210470402

Assignment: N

Fractional Ownership: N

Kitchens: 1
Fam Rm: Y
Basement: Unfinished
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1905
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior:
 Brick Front / Vinyl Siding
Drive: None
Gar/Gar Spcs: None / 0
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat:
 Family Room, Fenced Yard,
 Fireplace/Stove, Park, Public Transit,
 School

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	Living	Main	24.51	x 14.99	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	24.51	x 14.99	Hardwood Floor	Open Concept	
3	Kitchen	Main	10.79	x 7.84	Hardwood Floor	Renovated	Stainless Steel Appl
4	Family	Main	12.76	x 9.84	Gas Fireplace	W/O To Yard	Window Flr to Ceil
5	Prim Bdrm	2nd	14.99	x 12.47	Hardwood Floor	W/I Closet	Window
6	2nd Br	2nd	11.02	x 8.69	Hardwood Floor	Walk-Out	

Client Remks: Welcome to 98 Boulton Avenue -a true gem in the heart of The Pocket, one of Toronto's most beloved and tightly-knit neighbourhoods. The Pocket is where neighbours become lifelong friends and community spirit shines. Think tree-lined streets, porch parties, festive parades, and spontaneous get-togethers over a glass of wine. At its centre, Phin Park offers a lush green retreat with its signature gazebo, towering trees, and year-round events for kids and grown-ups alike. This cheerful, sun-drenched home radiates warmth from the moment you arrive. The charming front garden and welcoming porch lead you into a beautifully renovated open-concept main floor, featuring hardwood floors, soaring ceilings, and exceptional flow for entertaining. The rare main-floor family room, with its dramatic wall of glass, opens to a private, fenced backyard-your own urban oasis. Upstairs, you'll find two generous bedrooms, a skylit 5-piece bathroom, and a luxurious primary retreat that feels like a sanctuary. The natural light pours into every corner of this home, creating an uplifting and happy space that's simply a joy to live in. Tucked away from through traffic, The Pocket fosters a sense of connection that's hard to find-kids play freely while parents unwind on front porches. It's a place that feels like home in every sense of the word. We can't wait for you to experience just how special 98 Boulton really is. Come take a look you'll feel it the moment you step inside.

Extras:

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

	3 Seymour Ave Toronto Ontario M4J 3T3 Toronto E01 Blake-Jones Toronto Taxes: \$4,449.09/2024 Sold Date: 03/05/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,160,000 List: \$899,999 For: Sale % Dif: 129		
	Semi-Detached Link: 2-Storey		Fronting On: E Acreage: 14.83 x 113 Feet Irreg:		Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 2 2x4x2nd	
	Dir/Cross St: Gerrard St E & Jones Ave Directions: North of Gerrard St and East of Jones. In "The Pocket"!					
MLS#: E11991455			PIN#: 210470691			
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1913 Yr Built Source: MPAC Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower			Exterior: Vinyl Siding 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	Living	Main	12.5	x 8.76	Hardwood Floor	
2	Dining	Main	16.17	x 8.5	Hardwood Floor	Window
3	Kitchen	Main	18.57	x 8.6	Hardwood Floor	Pot Lights
4	Prim Bdrm	2nd	12.76	x 11.42	Hardwood Floor	Cathedral Ceiling
5	2nd Br	2nd	12.66	x 8.6	Hardwood Floor	Window
6	Office	2nd	12.66	x 8.6	Hardwood Floor	Pot Lights
7	Br	Bsmt	12.07	x 7.51		
8	Laundry	Bsmt	7.74	x 6.66		
Client Remks: Welcome to 'The Pocket' A Hidden Gem in the Heart of Riverdale! This beautifully updated home has everything you need, from its charming front porch to a massive deep backyard perfect for entertaining, gardening, or just enjoying the outdoors. Inside, exposed brick adds character, while the spacious open-concept and extended kitchen offers ample storage and 'prep space' ideal for both cooking and hosting. The primary suite features cathedral ceilings and custom built-in storage, creating a lovely light filled retreat. Nestled in a safe, family-friendly enclave, The Pocket is a welcoming community where neighbours truly look out for one another. Tucked away from the hustle and bustle, it still offers unbeatable city convenience. The vibrant Danforth, with its array of fantastic restaurants and coffee shops, is just moments from your door, while Donlands TTC station is only 1,000 meters away. Surrounded by lush green spaces, including Phin Park just 700 meters away, this neighbourhood strikes the perfect balance between urban accessibility and small-community charm. And don't miss the Annual Seymour Street Party, a beloved neighbourhood tradition! Come see it for yourself - your dream home and community await on Seymour!						
Extras:						
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY416-690-5100						

	398 Coxwell Ave Toronto Ontario M4L 3B7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$3,969.85/2024 Sold Date: 01/27/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,180,000 List: \$899,000 For: Sale % Dif: 131				
	Semi-Detached Link: 2-Storey Dir/Cross St: Coxwell Ave & Gerrard St E			Fronting On: W Acreage: 25 x 127.5 Feet Irreg: Rms: 7 + 2 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x3xBsmt				
MLS#: E11931843 PIN#: 210340758								
Kitchens: 1 Fam Rm: Y Basement: Finished 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:			Exterior: Other Drive: Front Yard Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room			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	16.96	x 10.4	Open Concept	Window		
2	Dining	Main	9.84	x 10.7	Open Concept	Window		
3	Kitchen	Main	10.27	x 13.19	Stainless Steel Appl	Centre Island		Custom Backsplash
4	Family	Main	13.52	x 8.43	W/O To Deck	Skylight		
5	Prim Bdrm	2nd	9.02	x 12.99	Large Window			
6	2nd Br	2nd	14.04	x 7.58	Window			
7	3rd Br	2nd	7.32	x 9.35	Window			
8	Rec	Bsmt	19.39	x 20.34	3 Pc Bath	Window		Pot Lights
9	Laundry	Bsmt	10.7	x 5.51	Pot Lights			
Client Remks: This is the house you've been waiting for! This 3-bed/2-bath house has a spacious main floor, featuring a sun-filled living room and open-concept kitchen, the perfect space for entertaining guests or spending time with your family! The finished basement provides extra space for family movie nights & a home office, and even has its own bathroom! Enjoy spending time outdoors? The deep 127 foot lot is perfect for both kids and pets, and gives you the opportunity to build the garden of your dreams or host a great summer barbecue. At this point, the front parking space is just icing on the cake! Phenomenal school districts and close to plenty of local shops, restaurants, and even Woodbine Beach! Don't miss this opportunity - Can't wait to see you at 398 Coxwell Ave!								
Extras:								
Listing Contracted With: RE/MAX HALLMARK RICHARDS GROUP REALTY LTD.416-699-0303								


131 Lamb Ave
Toronto Ontario M4J 4M5

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,042.79/2024**For:** Sale**Sold:** \$1,210,000**List:** \$1,089,000**Sold Date:** 06/24/2025**% Dif:** 111**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

12.5 x 120 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xBsmt

Dir/Cross St: Greenwood and Coxwell **Directions:** South of Danforth**MLS#:** E12226516**PIN#:** 210320020

Kitchens:	1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:	700-1100			Farm/Agr:	
Assessment:	2024 POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.54	x 11.45	Combined W/Dining
2	Dining	Main	20.54	x 11.45	Combined W/Living
3	Kitchen	Main	10.76	x 9.68	
4	Family	Main	10.4	x 10.73	
5	Br	2nd	17.78	x 10.53	
6	2nd Br	2nd	10.4	x 10.43	
7	3rd Br	2nd	9.25	x 6.07	
8	Rec	Bsmt	14.67	x 9.68	

Client Remks: Impeccably finished and totally refined. Welcome to 131 Lamb Avenue, a beautifully upgraded home on one of Danforth Village's most loved streets. This 3-bedroom gem is in absolute turn-key condition, combining classic charm with smart updates in all the right places. The open and airy main floor is perfect for everyday living and weekend entertaining, including a rare family room off the gorgeous custom kitchen (with quartzite countertops) at the rear. The second floor offers two spacious bedrooms and a third that's ideal as a nursery, office, or cozy guest room thanks to a recent (and permitted) well-designed extension that adds flexibility without sacrificing flow. The fully finished lower level is perfect as a rec room, office or guest area and boasts a full bathroom with laundry. The storage options are incredible as the current owners invested over \$20k in designer custom built-ins and shelving throughout. Enjoy coffee on your charming front porch or unwind in the lush, private backyard that's perfect for summer evenings. The newer detached garage off the laneway is a wonderful bonus, great for parking, storage, or even to host a neighbourhood game night. Set on a quiet, tree-lined street surrounded by parks, great schools, and the energy of the Danforth just steps away, this is the kind of home that doesn't come around often.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-531-9680



51 Seymour Ave
Toronto Ontario M4J 3T3
Toronto E01 Blake-Jones Toronto
Taxes: \$5,049.94/2024
Sold Date: 04/09/2025
SPIS: N **Last Status:** SLD **DOM:** 8
For: Sale **% Dif:** 122
Sold: \$1,215,004
List: \$999,000
Semi-Detached **Fronting On:** E **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
2-Storey 18 x 105 Feet **Washrooms:** 1
 Irreg: 1x4x2nd
Dir/Cross St: Gerrard St E & Jones Ave
Directions:
In "The Pocket" - Between Gerrard St & Danforth Ave and Jones Ave and Greenwood Ave

MLS#: E12052763 **PIN#:** 210470668
Assignment: N **Fractional Ownership:** N

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1911 Yr Built Source: MPAC Apx Sqft: 1100-1500 Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.23	x 4.92	Hardwood Floor Glass Doors
2	Living	Main	11.81	x 10.83	Hardwood Floor B/I Bookcase Built-In Speakers
3	Dining	Main	8.2	x 10.17	Hardwood Floor Open Concept Built-In Speakers
4	Kitchen	Main	14.76	x 10.17	Hardwood Floor Centre Island Modern Kitchen
5	Prim Bdrm	2nd	12.8	x 15.42	W/W Closet Bay Window Hardwood Floor
6	2nd Br	2nd	11.15	x 8.2	Hardwood Floor Closet Window
7	3rd Br	2nd	14.76	x 10.17	Window O/Looks Garden Wood Trim
8	Other	Bsmt	18.04	x 14.76	Window
9	Laundry	Bsmt	19.69	x 15.09	Laundry Sink

Client Remks: A Home with Heart in The Pocket. From the moment they stepped inside, it wasn't just the red brick or high ceilings that stood out-it was a feeling. A sense that life could unfold here in the best possible way. A thoughtful main-floor renovation has brought new warmth and energy-maple floors, a rebuilt staircase, and a custom kitchen designed for effortless gatherings. Around the island, meals are shared, stories are swapped, and guests linger just a little longer than planned. Wake up each morning in a bright and spacious primary bedroom, where bay windows welcome the sun, filling the space with warmth. A large double closet and built-in shelving ensure everything has its place, making mornings a little more seamless. The basement, with its impressive ceiling height, is a blank canvas-perfect for a cozy family room, a quiet home office, a gym, or an extra bathroom. The possibilities are endless. Step outside, and the neighbourhood feels like an extension of home. Now in its 26th year, the annual street party continues, filled with laughter and familiar faces. A multitude of parks are nearby, including Phin Park just steps away. Neighbours catch up from their porches, kids run ahead on tree-lined sidewalks, and the street hums with a sense of community. When the city feels overwhelming, this quiet pocket offers a welcome pause. Just a 10-minute walk to Donlands Subway Station, it keeps you connected while surrounding you with everything you need-trendy restaurants, cozy coffee shops, and vibrant bars. The only challenge? Choosing between the lively Danforth or the eclectic charm of Gerrard and Queen. Enjoy the convenience of city living without sacrificing peace and tranquillity. Could this be the place where your story unfolds?

Extras:

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



44 Seymour Ave
Toronto Ontario M4J 3T4
 Toronto E01 Blake-Jones Toronto
Taxes: \$5,700.85/2024
Sold Date: 06/03/2025
SPIS: N

Sold: \$1,220,000
List: \$999,900

For: Sale **% Dif:** 122

Last Status: SLD **DOM:** 8

Semi-Detached

Fronting On: W

Rms: 6 + 1

Link:

Acreage:

Bedrooms: 3

2-Storey

17 x 103.91 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x3xBsmt

Dir/Cross St: Jones & Danforth (The Pocket)

Directions: East of Jones and South of The Danforth

MLS#: E12172999

PIN#: 210470615

Kitchens:	1	Exterior:	Alum Siding / Brick Front	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fenced Yard, Park, Public Transit	Retirement:	
Year Built:	1913			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	Garden Shed
Apx Sqft:	1100-1500			Survey Type:	Unknown
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.62	x 14.07	Open Concept	Pot Lights	Hardwood Floor
2	Dining	Ground	12.93	x 10.83	Combined W/Living	Pot Lights	Hardwood Floor
3	Kitchen	Ground	14.04	x 11.29	Centre Island	Marble Counter	Stainless Steel Appl
4	Prim Bdrm	2nd	14.21	x 12.8	Cathedral Ceiling	Bay Window	Casement Windows
5	2nd Br	2nd	15.22	x 8.79	Window	Hardwood Floor	
6	3rd Br	2nd	10.66	x 7.91	Window	O/Looks Backyard	Hardwood Floor
7	Rec	Bsmt	16.8	x 10.5	Pot Lights	Broadloom	

Client Remks: Say hello to this fabulous semi-detached home nestled in Toronto's sought-after "The Pocket", a tranquil, family-friendly enclave within Riverdale. This beautifully renovated freehold home is truly move-in ready. It has that classic original charm on the outside, complete with a cozy, covered front porch offering a perfect spot to relax and enjoy the friendly neighbourhood ambiance. The inside has been transformed into a modern haven. The open-concept main floor area boasts an elegant artificial stone fireplace, adding warmth and character to the space. There are hardwood floors and a fantastic custom built-in coat closet with storage just inside the front entrance. The kitchen is a chef's delight, featuring a center island, marble countertops and stainless steel appliances. There is a walk-out to a back deck overlooking a landscaped, fenced garden complete with a garden shed and additional deck space, ideal for outdoor entertaining. Upstairs, you'll find three spacious bedrooms, including a primary suite with a vaulted ceiling, ceiling fan and clothing wardrobes. The finished basement serves as a comfortable retreat for movie nights and includes a full three-piece bathroom. The lighting throughout the home has been meticulously planned, with carefully selected fixtures that enhance both ambiance and functionality. Located within walking distance to transit, shops, and restaurants on the Danforth, this home combines convenience with community charm.*****An above-average home inspection report is available upon request, underscoring the quality and care invested in this property.

Extras:

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



36 Walpole Ave
Toronto Ontario M4L 2H9
 Toronto E01 Greenwood-Coxwell Toronto
Taxes: \$4,227.35/2025 **For:** Sale **% Dif:** 100
Sold Date: 06/07/2025
SPIS: N **Last Status:** SLD **DOM:** 3
Semi-Detached **Fronting On:** N **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
2-Storey **17.83 x 90 Feet** **Washrooms:** 2
Irreg: **1x4x2nd, 1x3xLower**
Dir/Cross St: Greenwood & Gerrard **Directions:** Fronting on the North side of Walpole

MLS#: E12194942**PIN#:** 210340318

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Drive: Mutual	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apex Age:	Prop Feat: Family Room	Retirement:
Apex Sqft: 1100-1500		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	13.65	x 13.19	Hardwood Floor	Pot Lights	O/Looks Frontyard
2	Dining	Main	10.24	x 9.28	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	13.19	x 10.56	Stainless Steel Appl	Breakfast Bar	Stone Counter
4	Family	Main	13.65	x 7.38	Sliding Doors	W/O To Patio	
5	Prim Bdrm	2nd	12.93	x 11.88	Hardwood Floor	B/I Closet	O/Looks Frontyard
6	2nd Br	2nd	11.52	x 8.6	Hardwood Floor	Window	
7	3rd Br	2nd	12.24	x 8.66	Hardwood Floor	Window	
8	Br	Bsmt	8.63	x 7.58	Pot Lights	Above Grade Window	B/I Shelves
9	Office	Bsmt	10.33	x 7.58	Pot Lights		
10	Laundry	Bsmt	13.78	x 12.99	B/I Shelves		

Client Remks: Offers welcome anytime! Welcome to your next chapter in Toronto's vibrant East End! This beautifully renovated 3+1 bedroom home strikes the perfect balance between timeless character and modern design. Tucked on a quiet, tree-lined street, it's an ideal home for growing families, professionals, or anyone looking to settle into one of the city's most beloved neighbourhoods. At the heart of the home is a custom-designed chef's kitchen, outfitted with luxurious soapstone countertops, premium appliances (Wolf gas stove), and ample cabinetry perfect for hosting friends or family. The sun-drenched family room flows seamlessly into your private backyard oasis featuring a wood deck (2022), Magnolia tree, shed (2024), and a gas BBQ line. Upstairs and down, you'll find rich hardwood flooring and high-end finishes that add warmth and sophistication. The finished basement offers a versatile 4th bedroom, recently renovated full bathroom (2025), generous storage, and space that can flex to suit your lifestyle whether its a guest suite, gym, kids zone, or a quiet home office. Thoughtfully upgraded with full waterproofing, a sump pump, and backwater valve, this lower level gives peace of mind during all seasons. Enjoy coffee on your newly built front porch (2023) or evening chats with neighbours on your freshly paved front steps (2020). Lovingly maintained by its owners, this home is part of a tight-knit, family-friendly community, surrounded by fantastic neighbours. With Monarch Park and Greenwood Park just steps away, you'll have access to dog parks, skating rinks, splash pads, and the Greenwood Farmers Market all part of the unbeatable East End lifestyle. Offers anytime!

Extras:**Listing Contracted With:** ROYAL LEPAGE SUPREME REALTY416-535-8000


204 Gillard Ave
Toronto Ontario M4J 4N8

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,042.70/2024**For:** Sale**Sold:** \$1,227,000**List:** \$1,099,900**Sold Date:** 02/19/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: W**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 4

2-Storey

19.75 x 103 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x2xMain, 1x4xBsmt

Dir/Cross St: Danforth/Monarch Park**MLS#:** E11969466**PIN#:** 210320117

Kitchens: 2 + 1
Fam Rm: N
Basement: Apartment / 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:

Exterior: Brick / Stone
Drive: Mutual
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.44	x 11.48	Ceramic Floor	Eat-In Kitchen	W/O To Porch
2	Living	Main	14.6	x 10.17	Ceramic Floor		
3	Den	Main	11.48	x 9.84	Laminate	Closet	
4	Prim Bdrm	Upper	16.4	x 14.76	Laminate	Closet	
5	2nd Br	Upper	11.48	x 10.83	Laminate	Closet	
6	3rd Br	Upper	10.83	x 8.53	Ceramic Floor	Closet	
7	Kitchen	Upper	7.55	x 7.38	Ceramic Floor		
8	Kitchen	Bsmt	18.7	x 13.78	Ceramic Floor		
9	Living	Bsmt	18.7	x 13.78	Ceramic Floor		

Client Remks: Opportunity is knocking here at this unique home on the Danforth with lane way access to parking garage. First time on the market since the 1960s. Options are endless. This was a multigenerational home enjoyed for years by present owners but future possibility includes duplex, or triplex as there are 3 kitchens, or single family w/bsmt apt to help pay the mortgage. Lots of upside in this high demand neighborhood that is nestled between 2 subway stations, danforth shops, Monarch park, and a manageable walk to the Toronto beaches. Main floor features large family sized kitchen with walk out to porch, living rooms and 4th bdrm currently being used as a den, amd a powder room. 2nd floor features oversized primary with brick fireplace(as is), 3bdrm has original integrated kitchenette attached to it for your convenience. Basement has separate rear walk up entrance and features 3rd kitchen, full 4pc bath, laundry and plenty of storage with 2 cantinas.

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


600 Rhodes Ave
Toronto Ontario M4J 4X6

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,191.59/2024**For:** Sale**Sold:** \$1,283,000**List:** \$1,199,999**Sold Date:** 03/17/2025**% Dif:** 107**SPIS:** Y**Last Status:** SLD**DOM:** 11

Semi-Detached

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

2-Storey

15.33 x 90 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xBsmt

Dir/Cross St: Danforth and Coxwell **Directions:** Danforth and Coxwell**MLS#:** E12003528**PIN#:** 210310136

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.89	x 8.53	Open Concept	Hardwood Floor	
2	Dining	Main	24.51	x 12.7	Combined W/Kitchen	Open Concept	Hardwood Floor
3	Kitchen	Main	24.51	x 12.7	Combined W/Dining	Open Concept	Stainless Steel Appl
4	Foyer	Main	10.89	x 3.84			
5	Prim Bdrm	2nd	14.73	x 13.09	Large Window	Hardwood Floor	Closet Organizers
6	2nd Br	2nd	13.45	x 7.74	Window	Hardwood Floor	
7	3rd Br	2nd	13.09	x 9.32	Window	Hardwood Floor	
8	Bathroom	2nd	7.74	x 4.99	Renovated	4 Pc Bath	Window
9	Living	Bsmt	12.53	x 12.04	Window		
10	Bathroom	Bsmt	10.14	x 5.35	4 Pc Bath		
11	Laundry	Bsmt	14.07	x 12.53			

Client Remks: Welcome to your charming new home in the heart of convenience and comfort! This beautiful three bedroom semi-detached home is located just off The Danforth, steps to Monarch Park (outdoor pool, splash pad & ice rink) and trendy coffee shops, restaurants and surrounded by top-notch schools and easy transit options. Newly renovated front patio with cedar railings and clear pine tongue and groove decking will provide the perfect setting for your morning coffee. The property backs onto a right-of-way laneway with potential for 1 future parking space (refer to the attached survey). Tastefully and thoughtfully updated kitchen with exposed brick feature wall, brand new second floor bathroom and large primary bedroom with tons of natural light. The second floor hallway features a skylight with a remote operated window. The finished basement adds an extra layer of versatility, providing additional living space, storage and a second full bathroom. Walkout to the west-facing custom built three tiered deck constructed in 2016 from thermally cured ash (hardwood) designed to provide maximum use of space. The backyard has a large storage shed, space for a lovely garden and did we mention a future parking pad with rear private lane access (extremely sought after in this location). This home is move-in ready with the perfect blend of urban living and suburban tranquility! Updated electricals, full roof replacement (shingles + flat roof) 2022, Bosh 300 series dishwasher 2024, Samsung SS Fridge 2011, Jenn Air gas range 2011, GE dryer 2011, GE washer 2024.

Extras:**Listing Contracted With:** INTERNATIONAL REALTY FIRM, INC. 647-494-8012



21 Harriet St
Toronto Ontario M4L 2E8
Sold: \$1,285,000
List: \$1,089,000

Toronto E01 South Riverdale Toronto

Taxes: \$5,386.12/2025

For: Sale

% Dif: 118

Sold Date: 04/29/2025

SPIS: N

Last Status: SLD

DOM: 5

Semi-Detached

Fronting On: S

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 2

2-Storey

17.5 x 120 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x2xBsmt

Dir/Cross St: Greenwood & Gerrard

Directions: Turn onto Harriet from Hastings or Leslie St

MLS#: E12100699

PIN#: 210450147

Assignment: N

Kitchens:	1	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fenced Yard, Library, Park, Public Transit,		Farm/Agr:	
Assessment:	POTL: N	School		Oth Struct:	Garden Shed
POTL Mo Fee:				Survey Type:	Available
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.25	x 12.99	O/Looks Frontyard	Pot Lights	Open Concept
2	Kitchen	Main	19	x 12.99	Breakfast Bar	Pot Lights	Tile Floor
3	Living	Main	17.39	x 12.99	Window Flr to Ceil	Hardwood Floor	W/O To Deck
4	Prim Bdrm	2nd	15.29	x 13.06	O/Looks Backyard	Combined W/Office	Hardwood Floor
5	Office	2nd	11.48	x 5.91	Closet	Hardwood Floor	Pot Lights
6	Br	2nd	11.45	x 11.38	Double Closet	Hardwood Floor	O/Looks Frontyard
7	Rec	Bsmt	19.65	x 11.12	Above Grade Window	Pot Lights	B/I Desk
8	Laundry	Bsmt	11.02	x 7.81	Laundry Sink	B/I Shelves	Concrete Floor

Client Remks: Discover this renovated 2+1 bedroom semi-detached home, with a remarkable 3-storey addition and convenient 2-car parking! The sun-soaked open-concept main floor has wood flooring, a chic two-tone modern kitchen with stone countertops, a gas stove, ample storage, and generous counter space. The highlight is the expansive main floor family room, complete with wall-to-wall windows that offer sunny south-facing views of the back garden. Enjoy outdoor living with a large deck, built-in gas BBQ, and raised garden beds. Upstairs, you'll find two spacious bedrooms, including a primary suite with a versatile attached space perfect as an office, nursery, or sitting area. With a bit of creativity, this space could be reimagined as a third bedroom! The luxurious, renovated spa-inspired bathroom is sure to impress. The finished basement offers a fabulous rec room with soaring ceilings, ideal for relaxation or entertaining. There is also a bathroom laundry and storage. Nestled on a vibrant street with a wonderful sense of community, this home is ideally located near The Beach, Leslieville, Danforth, and Greenwood Park. Plus, you're just a short walk to schools, shopping, restaurants, parks, and TTC access! This property is the perfect blend of comfort, style, and location. Don't miss out!

Extras:

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


32 Monarch Park Ave
Toronto Ontario M4J 4P8

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,921/2024**For:** Sale**Sold:** \$1,295,000**List:** \$1,350,000**Sold Date:** 03/31/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 24

Semi-Detached

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

2-Storey

17 x 117 Feet

Washrooms: 2**Irreg:**

1x3xMain, 1x4xBsmt

Dir/Cross St: Danforth/Greenwood **Directions:** East on Danforth & South on Monarch Park**MLS#:** E12007929**PIN#:** 210320203

Kitchens:	1	Exterior:	Brick / Brick Front	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Part Fin	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	51-99	Prop Feat:	Family Room	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

Room Level Length (ft) Width (ft) Description

Client Remks: Some homes just feel right and this is one of them. Warm natural light, inviting spaces, and thoughtful updates, this 3-bedroom gem is a rare find in one of Torontos most popular east end neighborhood. Mornings start on your very unique east-facing Juliette balcony off the primary bdr. Sip your coffee as the sun rises. amidst the canopy of the tree lined street. Afternoons are filled with golden sunlight in your west-facing backyard, perfect for evening barbecues. Inside, an open-concept main floor with hardwood floors and a modern kitchen creates the perfect space for hosting or unwinding. A recent renovation expanded the main floor, creating a larger, kitchen, with large custom French doors that flood the space with natural light while seamlessly integrating indoor and outdoor living. Upstairs, three bright bedrooms with high ceilings make for a perfect family home. A finished basement gives you flexible space for a cozy family room, play area, or home office with lots of storage and finished 4 piece washroom. High walk score of 90. Located south of the Danforth in Toronto's top ten nieghbourhoods, just steps from Monarch Park featuring a pool, skating rink, and playground as well as great shops, restaurants, the subway, and top-rated schools. Monarch Park Collegiate even offers the prestigious I.B. program.

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


19 Lamb Ave
Toronto Ontario M4J 4M4

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,157.24/2025**For:** Sale**Sold:** \$1,300,000**List:** \$1,138,000**Sold Date:** 03/13/2025**% Dif:** 114**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: E**Rms:** 7**Link:****Acreage:****Bedrooms:** 3

2-Storey

19.08 x 118 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Greenwood and Danforth **Directions:** N/A**MLS#:** E12004667**PIN#:** 210320059

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	A Hydro: A
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Year Built:	1919			Farm/Agr:	
Yr Built Source:	Other			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	
2	Dining	Main	0	0	
3	Kitchen	Main	9.09	x 14.76	
4	Br	2nd	11.42	x 12.4	
5	2nd Br	2nd	10.93	x 9.15	
6	3rd Br	2nd	11.42	x 9.42	
7	Rec	Bsmt	20.34	x 10.66	

Client Remks: Welcome to this beautifully updated 3-bed, 2-bath semi-detached home on a quiet tree-lined street in the heart of the sought-after Monarch Park neighbourhood! From the moment you step onto the newly built porch with sleek pod lighting, you'll feel the warmth and style this home offers. Inside, enjoy an open-concept living space with natural light pouring through energy-efficient windows. The modern kitchen features upgraded stainless steel appliances, including an ultra-fast induction stove, and a walkout to a private backyard retreat. Upstairs, three bright bedrooms provide comfort and flexibility, while the renovated bathroom boasts a luxurious rain shower, heated towel racks and heated floors. The finished lower level adds extra living space, complete with basement waterproofing for peace of mind. Step outside to a one-of-a-kind office/yoga pod in the backyard fully insulated with heated floors, air conditioning, and a heated walkway for year-round use. Plus, a hybrid heat pump/gas furnace system and tankless water heater keep energy costs low. Ideally located near Monarch Park Collegiate, St. Patrick Catholic Secondary, and Michael Garron Hospital this home is also steps from two beautiful parks, shops, and transit. Move-in ready and packed with upgrades don't miss out! Street Parking is approx \$250 / year.

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



141 Gillard Ave		Sold: \$1,300,000	
Toronto Ontario M4J 4N7		List: \$1,099,000	
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$5,341.21/2024		For: Sale	% Dif: 118
Sold Date: 06/16/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: E	Rms: 7 + 1	
Link:	Acreage:	Bedrooms: 3	
2-Storey	19.92 x 117 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x4xBsmt	
Dir/Cross St: Danforth/Greenwood Directions: Danforth/Greenwood			

MLS#: E12208884	PIN#: 210320165
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Mutual	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront: None
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Fireplace/Stove, Park, Public Transit,	Farm/Agr:
Assessment: POTL:	School	Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.75	x 18.5	Hardwood Floor	Crown Moulding	Pot Lights
2	Dining	Main	14.9	x 14.99	Hardwood Floor	Crown Moulding	Pot Lights
3	Kitchen	Main	14.7	x 10.24	Tile Floor	Granite Counter	Stainless Steel Appl
4	Prim Bdrm	2nd	14.99	x 12.24	Hardwood Floor	Closet	O/Looks Frontyard
5	Bathroom	2nd	5.51	x 8.01	Tile Floor	4 Pc Bath	Quartz Counter
6	2nd Br	2nd	9.19	x 12.5	Hardwood Floor	Closet	Window
7	3rd Br	2nd	8.23	x 11.09	Hardwood Floor	Window	
8	Rec	Lower	14.01	x 18.77	Broadloom	Pot Lights	Walk-Out
9	Bathroom	Lower	8.5	x 5.77	Tile Floor	4 Pc Bath	
10	Laundry	Lower	14.11	x 11.52	Tile Floor	Pot Lights	Closet

Client Remks: Welcome To Monarch Park In The Heart Of Danforth Village! Located Only One Block From Danforth Avenue, And Only One Block From The Park, On A Quiet, Tree-Lined, Two-Block Street, You Simply Cant Ask For A Better Location! Steps To Felstead Avenue Playground, Dog Park, & Monarch Park Outdoor Pool, Not To Mention Prime Danforth Retail Strip! This Classic Semi Is Wider Than Most At 20-Feet, Providing Larger Principal Living & Dining Rooms, Extra Wide & Deep, With Crown Moulding, In-Ceiling Lighting, Breakfast Bar, & Beautiful, Spacious Kitchen! Walkout To Back Deck & Fantastic Yard. Three Well-Apportioned Bedrooms Spread Out Across The Second Level, With Sizeable Master Overlooking Street Below! Wonderful Basement Rec-Room With Great Ceiling Height, Walkout To Backyard, & Second 4-Piece Bathroom. Excellent Carson Dunlop Home Inspection Available.

Extras:

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


266 Highfield Rd
Toronto Ontario M4L 2V5

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,286.15/2025**For:** Sale**Sold:** \$1,333,000**List:** \$1,388,000**Sold Date:** 06/23/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 14**Att/Row/Twnhouse****Fronting On:** W**Rms:** 7 + 3**Link:****Acreage:****Bedrooms:** 2 + 1

2-Storey

17.42 x 91.5 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3xMain, 1x4xBsmt

Dir/Cross St: Greenwood & Gerrard **Directions:** Greenwood & Gerrard**MLS#:** E12210466**PIN#:** 210360270

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	100+	Prop Feat:		Retirement:	
Year Built:	1912			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1100-1500			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	2nd	14.07	x 8.43	Modern Kitchen	Renovated	Window
2	Living	2nd	14.07	x 11.25	Hardwood Floor	Large Window	
3	Br	2nd	8.92	x 11.75	Hardwood Floor	Window	Closet
4	Bathroom	2nd	8.92	x 5.25	4 Pc Bath	Renovated	Window
5	Kitchen	Main	14.24	x 12.01	Eat-In Kitchen	Combined W/Laundry	Breakfast Area
6	Living	Main	10.99	x 15.16	Hardwood Floor	Large Window	
7	Br	Main	9.68	x 10.43	Hardwood Floor	Large Window	
8	Bathroom	Main	7.35	x 3.74	3 Pc Bath		
9	Kitchen	Bsmt	12.93	x 10.5	Centre Island	Modern Kitchen	Combined W/Laundry
10	Living	Bsmt	12.93	x 12.07	Open Concept	Concrete Floor	Pot Lights
11	Br	Bsmt	10.66	x 7.74	Window	Closet	Pot Lights
12	Bathroom	Bsmt	8.43	x 7.84	4 Pc Bath	Soaker	

Client Remks: Ready for an investment that brings both style and income? Welcome to 266 Highfield Rd, a renovated, 3-unit home on a peaceful, tree-lined street in the heart of Little India. This one's more than just good looks, it brings in a solid \$6,785/month across three self-contained 1-bedroom units, including a bright, loft-style basement suite which makes it the perfect purchase for a first-time buyer! Its a home for your future family to grow into over time, or keep as a solid investment. Its also perfect to keep aging loved ones close-by enjoying private separate suites in close proximity. Smart investors will spot the value right away: two laneway parking spots, private outdoor space for each unit, and a projected cap rate of 5.32% with positive cash flow. The home has seen extensive renovations since 2012, including a full basement dig-out, all completed with permits. Its registered with the City of Toronto as a 3-unit dwelling, so you can buy with confidence. All three units are currently vacant, giving you flexibility. Move into one and rent out the other two, or set market rents across the board and hold it as a strong income property. Each unit features a modern kitchen, ensuite laundry, and its own outdoor area, perfect for quiet mornings or hosting friends. Whether you're looking for a solid, turn-key investment or a home that offsets your mortgage, this property checks all the boxes. Don't wait, this ones worth seeing in person.

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC.416-487-5131



96 Gillard Ave
Toronto Ontario M4J 4N6

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,708.01/2024

For: Sale

Sold: \$1,360,000

List: \$1,179,000

% Dif: 115

Sold Date: 01/27/2025

SPIS: N

Last Status: SLD

DOM: 7

Semi-Detached

Fronting On: W

Rms: 6 + 3

Link:

Acreage:

Bedrooms: 3

2-Storey

17.33 x 116 Feet

Washrooms: 2

Irreg:

1x5x2nd, 1x3xLower

Dir/Cross St: Danforth & Greenwood

MLS#: E11931320

PIN#: 210320069

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 8.79	Hardwood Floor	Fireplace	O/Looks Frontyard
2	Dining	Main	12.83	x 9.71	Hardwood Floor	Coffered Ceiling	Chair Rail
3	Kitchen	Main	20.6	x 12.4	Tile Floor	Centre Island	Pot Lights
4	Prim Bdrm	2nd	12.3	x 13.58	Hardwood Floor	B/I Closet	O/Looks Frontyard
5	Bathroom	2nd	8.69	x 5.51	Tile Floor	Double Sink	5 Pc Bath
6	2nd Br	2nd	9.88	x 11.32	Hardwood Floor	Closet	Window
7	3rd Br	2nd	8.33	x 10.07	Hardwood Floor	Closet	Window
8	Bathroom	Lower	8.17	x 11.55	Tile Floor	3 Pc Bath	
9	Rec	Lower	15.49	x 11.91	Laminate	Pot Lights	Window

Client Remks: Welcome To Monarch Park In The Heart Of Danforth Village! Located Only Two Houses From The Park On A Quiet, Tree-Lined, Two-Block Street, You Simply Cant Ask For A Better Location! Steps To Felstead Avenue Playground, Dog Park, & Monarch Park Outdoor Pool, Not To Mention Prime Danforth Retail Strip! This Classic Semi Boasts A Major Main Floor Addition, Offering A Phenomenal Kitchen With Centre Island, Breakfast Area, Heated Floors, Quartz Counters, & Walkout To Back Deck w/BBQ & Wonderful Yard With Patio, Lawn, & Shed. The Finished Basement Is Deep & Dug-Out, Providing An Exceptional Rec-Room And Additional Bathroom, Plus Loads Of Storage. Three Well-Appportioned Bedrooms Spread Out Across The Second Level, With Sizeable Master Featuring Wall-To-Wall Built-In Closet, & 5-Piece Bathroom. Excellent Carson Dunlop Home Inspection Speaks To The Quality & Care Throughout This Wonderful Family Home!

Extras:

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



5 Lydia Crt		Sold: \$1,380,000	
Toronto Ontario M4J 5B7		List: \$1,199,000	
Toronto E01 Blake-Jones Toronto			
Taxes: \$5,479.11/2024		For: Sale	% Dif: 115
Sold Date: 05/02/2025			
SPIS: N	Last Status: SLD	DOM: 3	
Semi-Detached	Fronting On: E	Rms: 5 + 1	
Link:	Acreage:	Bedrooms: 2 + 1	
2-Storey	30 x 59.47 Feet	Washrooms: 3	
	Irreg:	1x4, 1x3, 1x2	
Dir/Cross St: Danforth/Greenwood Directions: Danforth/Greenwood			

MLS#: E12110252			PIN#: 210470111		
Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: Y		Drive: None		Cable TV:	
Basement: Fin W/O		Gar/Gar Spcs: Built-In / 1		Gas:	
Fireplace/Stv: Y		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 1500-2000		Family Room, Fireplace/Stove		Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type: Unknown	
Laundry lev:				Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Tucked Away Treasure in The Pocket. Welcome to a rare gem in the heart of The Pocket North Riverdale's best-kept secret. Nestled on a quiet court that most people never stumble upon, this hidden enclave backs directly onto a forested trail and park, offering stunning, ever-changing views of lush greenery. This beautifully upgraded two-storey townhome offers a unique spacious, light-filled layout with soaring ceiling heights, open staircases, and walls of windows that bring the outdoors in. The expansive living and dining space is anchored by a stunning wood-burning fireplace and stone mantle, creating the perfect blend of warmth and sophistication. Upstairs features two generous bedrooms including a serene primary suite with ensuite and a bright, open second-floor den with skylight ideal for a home office or lounge. The walk-out finished basement offers a great rec room flex space or 3rd bedroom that opens to a private backyard oasis with direct access to your own garage. A stones throw from Greenwood Subway Station, with vibrant Greektown, trendy Leslieville, charming local cafes, incredible restaurants, schools, grocers, and every urban amenity right at your fingertips. This is the kind of home you move into and realize almost instantly that you never want to leave. It's rare, refreshing, and completely unforgettable.					
Extras:					
Listing Contracted With: PROPERTY.CA INC. 416-583-1660					



445 Ashdale Ave		Sold: \$1,401,000	
Toronto Ontario M4L 2Z3		List: \$1,088,000	
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$5,071/2025		For: Sale	% Dif: 129
Sold Date: 05/06/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: E	Rms: 6	
Link:	Acreage:	Bedrooms: 3	
2-Storey	15.25 x 101.33 Feet	Washrooms: 2	
	Irreg:	1x3x2nd, 1x4xBsmt	
Dir/Cross St: COXWELL AVE/GERRARD ST E Directions: EAST OF COXWELL			

MLS#: E12113477	PIN#: 210340565
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Kitchens: 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive:		Cable TV:	
Basement: Finished		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built: 1927				Farm/Agr:	
Yr Built Source: Estimated				Oth Struct:	
Apx Sqft: 700-1100				Survey Type: None	
Assessment: 2024 POTL:				Spec Desig: Unknown	
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.26	x 12.57	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	23.26	x 12.57	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	11.12	x 10.6	Hardwood Floor	Open Concept	Stainless Steel Appl
4	Prim Bdrm	2nd	13.22	x 11.25	Hardwood Floor	Skylight	
5	2nd Br	2nd	10.33	x 8.33	Hardwood Floor		
6	3rd Br	2nd	11.84	x 7.81	Hardwood Floor		
7	Rec	Bsmt	21.39	x 12.63	Vinyl Floor	Finished	

Client Remks: East End Charmer with Big Main Character Energy! You know that feeling when you walk into a space and just exhale? That's 445 Ashdale. This sunny, fully renovated 3-bedroom, 2-bathroom home is bright, breezy, and sleek in design. Skylights, vaulted ceilings, and natural light in every corner make it feel like your serotonin just got a home of its own. Tucked on a quiet, leafy, dead-end street just one minute from the delicious energy of Gerrard East's restaurant row (shoutout to the best tacos, pho, and cocktails this side of the Don), and only a 10-minute stroll to the Danforth subway, this location checks every box. Commute? Easy. Weekend plans? Done. Inside, everything's been tastefully updated without losing an ounce of charm. There's a gorgeous landscaped backyard for summer dinners under the stars, a real one-car garage (plus storage!), and a very cute back extension perfect for your home office, storage nook, or yes, even a dog-washing station. Because some of us take muddy paws very seriously. This is a home that doesn't scream for attention, it just glows. Come see it for yourself. Just don't be surprised if you never want to leave. Upgrades and Improvements (tons) attached to the listing!

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


22 Lamb Ave
Toronto Ontario M4J 4M4

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,343.21/2024**For:** Sale**Sold:** \$1,405,000**List:** \$1,179,000**Sold Date:** 04/16/2025**% Dif:** 119**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: W**Rms:** 8**Link:****Acreage:****Bedrooms:** 3

2-Storey

17.42 x 133.5 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Greenwood and Danforth**Directions:** Turn South onto Lamb Avenue from Danforth Avenue.**MLS#:** E12073458**PIN#:** 210330263

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	N
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 12.83	Pot Lights	Large Window	Hardwood Floor
2	Dining	Main	12.24	x 10.5	Open Concept	Large Window	Combined W/Living
3	Kitchen	Main	10.01	x 12.83	Breakfast Area	Granite Counter	Pot Lights
4	Mudroom	Main	7.68	x 7.15	B/I Closet	Sliding Doors	W/O To Deck
5	3rd Br	2nd	10.01	x 13.16	West View	Large Window	Hardwood Floor
6	2nd Br	2nd	7.97	x 9.55	Closet	Window	Hardwood Floor
7	Prim Bdrm	2nd	12.66	x 13.16	Large Closet	Large Window	Hardwood Floor
8	Rec	Bsmt	19.49	x 12.76	3 Pc Bath	Window	Laminate
9	Laundry	Bsmt	5.58	x 5.68	Laundry Sink		

Client Remks: Welcome to 22 Lamb Ave! Located in the desirable Monarch Park Community, this bright well maintained family home is nestled in a quiet neighbourhood just south of the Danforth within walking distance to schools, subway and parks. A blend of comfort and convenience, this beautiful home sits on a gorgeous 135' deep lot overlooking Felstead Park (no neighbours behind you!) with wide laneway parking. Imagine a garden suite or a large garage and still having plenty of yard space to enjoy! Many updates throughout including a permitted lowered renovated basement with high ceilings, a beautiful 3 pc bathroom, separate laundry room and an owned on-demand tankless water heater adding to the overall comfort of this home. The main floor offers a bright open concept living dining room and eat-in kitchen. Walk through the mud room sliding doors to a spacious 14' x 17' deck and quiet, large fully fenced in green space with direct access to the park for the entire family to enjoy beautiful summer days! On the second floor two skylights illuminate the hallway that leads to 3 spacious bedrooms and an updated bathroom. This home and neighbourhood are very special, with Monarch Park steps away sitting on 5 hectares that offers an off-leash dog park, pool, children's playground, outdoor ice rink, pickle ball courts and more. Truly a gem in the city with everything you need around! Schools are within walking distance, stroll the Danforth where you can support local restaurants and merchants, or take a short drive south to enjoy the lakefront. This is an opportunity not to be missed!

Extras:**Listing Contracted With:** I PRO REALTY LTD. 416-364-2036


184 Parkmount Rd
Toronto Ontario M4J 4V6

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,121/2024**For:** Sale**Sold:** \$1,475,000**List:** \$1,519,000**Sold Date:** 06/20/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 51

Semi-Detached

Fronting On: W**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

19.58 x 100 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x5x2nd, 1x3xBsmt

Dir/Cross St: Danforth and Monarch Park **Directions:** South of Danforth**MLS#:** E12112598**PIN#:** 210320353

Kitchens:	1 + 1	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:	Mutual	Cable TV:	Hydro: Y
Basement:	Apartment / Finished	Gar/Gar Spcs:	None / 0	Gas:	Y Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1920	Fireplace/Stove, Park, Public Transit,		Farm/Agr:	
Apx Sqft:	1100-1500	School		Oth Struct:	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.67	x 14.67	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Main	14.67	x 10.7	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	11.02	x 12.96	Hardwood Floor	Centre Island	Breakfast Bar
4	Prim Bdrm	2nd	15.19	x 13.58	Hardwood Floor	B/I Closet	East View
5	2nd Br	2nd	15.03	x 9.15	Hardwood Floor	Closet	West View
6	3rd Br	2nd	9.88	x 9.84	Hardwood Floor	Sliding Doors	Window
7	Rec	Bsmt	14.27	x 14.11	Laminate	Electric Fireplace	B/I Shelves
8	Kitchen	Bsmt	9.28	x 7.64	Tile Floor	Moulded Sink	Ceramic Back Splash
9	4th Br	Bsmt	14.3	x 13.81	Laminate	Double Closet	Window

Client Remks: Find peace and stability in this beautifully renovated home ready for its next owner. This house is turn-key and worry-free with everything you're looking for, down to the main floor powder room. Snuggle up in front of the fireplace, entertain around the kitchen island, barbecue out on the back deck and enjoy the flexibility to accommodate guests in the welcoming in-law suite. Upstairs, you'll find 3 bright bedrooms including a perfect office option if you work from home. Everything has been carefully considered and executed to make living here a dream with thoughtful touches throughout. Located in that sweet spot between the Danforth and beloved Monarch Park with its skating rink, pool, dog park and playground. Steps to Monarch Park Collegiate (International Baccalaureate Program) and the new Ecole secondaire Michelle-O'Bonsawin. Head to the Danforth for restaurants, cafes, shopping and easy access to the subway. You'll love becoming part of this friendly, community-oriented neighbourhood.

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



38 Earl Grey Rd			Sold: \$1,591,250		
Toronto Ontario M4J 3L2			List: \$1,599,000		
Toronto E01 Blake-Jones Toronto					
Taxes: \$5,414.74/2024		For: Sale		% Dif: 100	
Sold Date: 06/18/2025					
SPIS: N		Last Status: SLD		DOM: 1	
Semi-Detached		Fronting On: W		Rms: 6 + 1	
Link:		Acreage:		Bedrooms: 3	
2-Storey		17 x 100 Feet		Washrooms: 2	
		Irreg:		1x5x2nd, 1x3xBsmt	
Dir/Cross St: Jones/Danforth Directions: Jones/Danforth					

MLS#: E12227591	PIN#: 210470174
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished / Walk-Up	Gar/Gar Spcs: Detached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1100-1500		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Lower		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.28	x 11.68	2 Way Fireplace	Hardwood Floor	Picture Window
2	Dining	Main	10.37	x 11.78	2 Way Fireplace	Combined W/Living	Large Window
3	Kitchen	Main	13.58	x 12.24	Open Concept	Stone Counter	Sliding Doors
4	Prim Bdrm	2nd	11.29	x 12.6	Hardwood Floor	W/W Closet	Picture Window
5	2nd Br	2nd	7.28	x 8.17	Hardwood Floor	Large Window	Closet
6	3rd Br	2nd	12.5	x 8.69	Large Window	Large Closet	W/O To Deck
7	Bathroom	2nd	0	0	Heated Floor	5 Pc Bath	Double Sink
8	Family	Bsmt	12.89	x 23	Broadloom	Above Grade Window	Murphy Bed
9	Laundry	Bsmt	10.1	x 7.09	Concrete Floor	Laundry Sink	
10	Bathroom	Bsmt	0	0	3 Pc Bath	Separate Shower	

Client Remks: Stunning Home In The Pocket Turnkey & Move-In Ready. Welcome To This Beautiful Well Designed, Light-Filled Home In Toronto's Sought-After Pocket Community. This Home Was Extensively Renovated In 2013 And Today Blends Modern Elegance With Warm, Inviting Details. The Main Floor Features An Open-Concept Layout, Anchored By A Double-Sided Fireplace With A Live-Edge Cherry Mantle. The Dining Area Flows Seamlessly Into The Gorgeous Kitchen With Floor To Ceiling Sliding Doors Leading To A Private Patio And Beautifully Landscaped Backyard, Perfect For Relaxing Or Entertaining. Upstairs, You'll Find Comfortable Bedrooms, Including A Flex Room Ideal For A Home Office Or Nursery. The Sun-Drenched Second-Floor Deck Offers A Tranquil Outdoor Retreat. The Fully Renovated Basement Family/Media Room Boasts A Brand-New Three-Piece Bathroom And A Murphy Bed, Making It A Welcoming Space For Both Family And Guests. Additional Features Include Laneway Access To A Spacious 1.5-Car Garage And A Prime Location Just Steps From Danforth's Vibrant Restaurants, Shops, And TTC Subway Access. This Turnkey Home Is Ready For Its Next Owners. Don't Miss Your Chance To Live In One Of Toronto's Most Charming Neighborhoods!

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



59 Ravina Cres
Toronto Ontario M4J 3L9
 Toronto E01 Blake-Jones Toronto
Taxes: \$6,723.72/2024
Sold Date: 06/24/2025
SPIS: N **Last Status:** SLD **DOM:** 0

Sold: \$1,620,000
List: \$1,179,000

For: Sale

% Dif: 137

Semi-Detached **Fronting On:** E **Rms:** 9 + 2
Link: **Acreage:** **Bedrooms:** 4
 3-Storey 19.92 x 100 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3x3rd
Dir/Cross St: Danforth Ave & Jones Ave **Directions:** S of Danforth Ave, E of Jones Ave

MLS#: E12242341

PIN#: 210470951

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Full / Unfinished	Gar/Gar Spcs: Detached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Apx Sqft: 1500-2000		Farm/Agr:
Assessment: 2024 POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: Available
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.86	x 13.42	Hardwood Floor	Fireplace	Large Window
2	Dining	Main	14.07	x 10.66	Hardwood Floor	Bay Window	Combined W/Living
3	Kitchen	Main	14.99	x 11.15	Stainless Steel Appl	Pantry	O/Looks Backyard
4	Mudroom	Main	5.18	x 5.97	Tile Floor	W/O To Deck	Combined W/Kitchen
5	4th Br	2nd	14.76	x 19.13	Hardwood Floor	Large Window	L-Shaped Room
6	3rd Br	2nd	14.5	x 12.17	Hardwood Floor	W/O To Sundeck	Large Window
7	2nd Br	2nd	9.32	x 10.79	Hardwood Floor	Large Window	B/I Closet
8	Prim Bdrm	3rd	12.7	x 23.92	3 Pc Ensuite	Skylight	Large Window
9	Rec	Bsmt	14.73	x 35.83			
10	Cold/Cant	Bsmt	14.86	x 5.77			

Client Remks: Lovingly referred to as The Treehouse, this 3-storey, 4-bedroom home is nestled amongst the trees on Ravina Crescent...one of the most sought after streets in The Pocket! From the moment you walk in, you will be drawn to the character and warmth that this home exudes. With a fantastic layout, this home blends charm and function across every level. The open-concept living room and dining room are perfect for family gatherings and entertaining, and the beautifully appointed kitchen offers ample counter space and cabinetry and flows into a versatile mudroom or office nook, with a walk-out to a peaceful back deck and yard with lush green gardens! The spacious second-floor offers 3 large versatile bedrooms (one can be used as a family room) including one with a walk-out to a private terrace...perfect for sitting outside with a coffee and a book! The sun-filled third-floor primary bedroom is its own private retreat, with natural light throughout, exposed wood beams, a sitting area and ensuite. This inviting home is backing onto Phin Park and a playing field, giving you that great feeling of open green space. With a stunning front porch and a garage off the lane...there are too many perks to list! Enjoy this welcoming community and unparalleled location with shops, restaurants, and public transit just steps from your door!

Extras:

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



57 Ravina Cres
Toronto Ontario M4J 3L9
 Toronto E01 Blake-Jones Toronto
Taxes: \$6,001/2024
Sold Date: 06/19/2025
SPIS: N

Sold: \$1,675,000
List: \$1,499,000

For: Sale **% Dif:** 112

Last Status: SLD **DOM:** 6
 Semi-Detached **Fronting On:** E **Rms:** 6
Link: **Acreage:** **Bedrooms:** 2 + 1
 2-Storey 20.08 x 100 Feet **Washrooms:** 2
Irreg: 1x3, 1x4
Dir/Cross St: Danforth / Jones **Directions:** Danforth / Jones

MLS#: E12219387

PIN#: 210470950

Kitchens: 1	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Finished	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Heat Pump / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apex Age:	Prop Feat: Fireplace/Stove	Retirement:
Apex Sqft: 1500-2000		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	9.25	x 3.87	
2	Living	Main	13.32	x 13.12	Gas Fireplace Open Concept
3	Dining	Main	11.35	x 11.29	Open Concept
4	Kitchen	Main	14.53	x 11.38	Open Concept
5	Other	Main	7.74	x 4.66	B/I Closet
6	Prim Bdrm	2nd	14.73	x 14.5	Cathedral Ceiling B/I Closet
7	2nd Br	2nd	13.62	x 9.09	
8	Common Rm	Lower	14.5	x 18.31	
9	Laundry	Lower	9.81	x 6.33	
10	Pantry	Lower	10.76	x 7.25	
11	Utility	Lower	12.63	x 7.05	
12	Bathroom	Lower	7.02	x 7.09	

Client Remks: From the front door to the open-concept main floor with uninterrupted sightlines to the backyard, you're welcomed into a space worthy of Architectural Digest, masterfully designed by renowned architect Wanda Ely. The front foyer is anchored by a striking Art Deco divider, immediately setting the tone for the luxury and sophistication that defines the entire home. High-end walnut millwork elevates the main level, where a warm and inviting living space centers around a gas fireplace framed in Loire Valley sandstone. The open layout creates a seamless flow where cooking, relaxing, and entertaining coexist in perfect balance. The main level was intentionally designed with a Chefs Table style of hosting in mind, a casual yet refined approach that maximizes both efficiency and connection. A dramatic floating ceiling with recessed lighting defines the central gathering area, while three angled brass pendants create a soft, golden glow that punctuates the homes bold horizontal lines. Step outside to a serene backyard oasis, perfect for alfresco dining under the natural privacy of mature trees. Upstairs, the spa-like bathroom stuns with a long, hidden skylight that casts cascading light onto a tiled feature wall. A vast walk-in steam/shower room with wraparound bench seating is softly lit from beneath, and heated marble floors extend throughout. In the primary bedroom, vaulted ceilings and custom maple millwork draw the eye to the windows, creating seasonal visual interest. An oversized closet offers generous storage with additional space above. The basement boasts excellent ceiling height and versatility, ideal as a home office, library, or guest suite with its own ensuite. A well-appointed laundry room and adjoining pantry with sous-chef counter ensure your main kitchen remains organized and clutter-free.

Extras:

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