



370 Coxwell Ave
Toronto Ontario M4L 3B7
 Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$3,777/2024 **For:** Sale **% Dif:** 109
Sold Date: 11/19/2025 **SPIS:** Y **Last Status:** SLD **DOM:** 12

Semi-Detached **Fronting On:** W **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 15.25 x 127.5 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt

Dir/Cross St: Gerrard Stret East and Coxwell Avenue
Directions: Gerrard Stret East and Coxwell Avenue

MLS#: E12521392

PIN#: 210340768

Legal: PT LT 71 PL 655 MIDWAY AS IN CT994983 T/W & S/T CT994983; CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning: R(d0.6)
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Y Hydro: Y
Basement: Finished / Separate Entrance	Park/Drive: None	Gas: Y Phone: Y
Fireplace/Stv: Y	Drive: None	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Fenced Yard, Fireplace/Stove, Lake/Pond, Park, Public Transit, Rec Centre, School	HST Applicable to Sale Price: Included In
Lot Shape: Rectangular	Interior Feat: Carpet Free, Water Heater	Farm/Agr:
Lot Size Source: MPAC	Security Feat: Smoke Detector, Carbon Monoxide Detectors	Oth Struct: Fence - Full
Roof: Asphalt Shingle		Survey Type: None
Foundation: Unknown		Spec Desig: Unknown
Assessment: POTL:		
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.89	x 10.01	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	11.61	x 8.99	Hardwood Floor	Open Concept	
3	Kitchen	Main	12.07	x 8.89	Hardwood Floor	W/O To Yard	Backsplash
4	Prim Bdrm	2nd	13.29	x 12.07	Parquet Floor	B/I Closet	
5	2nd Br	2nd	10.1	x 8.1	Parquet Floor		
6	3rd Br	2nd	10.4	x 8.1	Parquet Floor	B/I Closet	
7	Rec	Bsmt	16.6	x 12.37	Tile Floor	Walk-Up	3 Pc Bath
8	Br	Bsmt	12.37	x 9.09	Tile Floor		

Client Remarks: Do not miss it! Charming and cozy 3-bed, 2-bath semi-detached home in the sought-after Leslieville/Danforth area, featuring a very deep backyard. The open-concept living and dining space flows into a spacious kitchen with a walkout to a huge west-facing, fully fenced backyard. The second floor boasts three generously sized bedrooms and a 4-piece bathroom. The finished basement includes a bedroom, 3-piece bathroom, and a separate entrance from the backyard. Great investment opportunity! Potentially could be transformed to 3 self-contingent apartments as a potential source for a rental income. Ideally located within walking distance to vibrant Gerrard St, with local shops, trendy cafes, restaurants, and 24-hour TTC access. Excellent schools nearby, and just a short stroll to the Beach and close to Downtown. A fantastic opportunity to enter the market in this wonderful neighborhood!

Inclusions: Fridge, Stove, Washer, Dryer (As Is), All Lighting Fixtures And Windows Coverings. Roof shingles (2018).

Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. 905-855-2200



1043 Craven Rd Toronto Ontario M4J 4V7			Sold: \$750,000
Toronto E01 Greenwood-Coxwell Toronto			List: \$765,000
Taxes: \$2,840/2024	For: Sale		% Dif: 98
Sold Date: 07/10/2025			
SPIS: N	Last Status: SLD	DOM: 24	
Semi-Detached	Fronting On: E	Rms: 3 + 1	
Link: Bungalow	Acreage: 13.08 x 83 Feet	Bedrooms: 1 + 1	
	Irreg:	Washrooms: 2	
		1x3xFlat, 1x3xBsmt	
Dir/Cross St: Coxwell and Danforth			
Directions: From Coxwell Ave, turn west onto Hanson and then right on Craven			

MLS#: E12222903

PIN#: 210310100

Legal: PI 1301 Twp Of York; Pt Lt 182 PI 1301 Toronto As In Ca204485

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: Other	Gas:
Fireplace/Stv: N	Drive: Other	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer:
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1931	Prop Feat: Central Vacuum	HST Applicable to Included In
Yr Built Source: MPAC	Interior Feat: Central Vacuum	Sale Price:
Apx Sqft: < 700		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type: None
Foundation: Other		Spec Desig: Unknown
Assessment: 2024 POTL:		
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	11.84	x 10.6	Hardwood Floor
2	Br	Ground	9.51	x 8.76	Hardwood Floor
3	Kitchen	Ground	10.5	x 7.74	
4	Br	Bsmt	8.33	x 8.17	
5	Office	Ground	8.07	x 8.23	

Client Remarks: Welcome to this beautifully renovated bungalow, a perfect alternative to condo living with no condo fees! Ideal for first-time buyers or anyone seeking a stylish, low-maintenance home, this charming 1+1 bedroom, 2-bathroom property boasts bright, open living spaces with stunning hardwood floors. The sunlit kitchen is equipped with stainless steel appliances and a large window, making it a delightful space to cook and entertain. Step outside to your private, fenced backyard ideal for relaxing, dining, or hosting guests on sunny days. The finished basement features a spacious bedroom, a renovated 3-piece bath, and high ceilings, offering plenty of space for guests or additional living areas. Additionally, a fully equipped garden office with A/C and Wi-Fi creates a perfect work-from-home environment. Located in a vibrant East End neighborhood, you're just steps away from top restaurants, cafes, pubs, TTC access, bike lanes, and major routes. Enjoy Monarch Park, with its dog park, playground, pool, skating rink, and popular summer farmers' market all within walking distance. With Coxwell and Greenwood subway stations nearby, this home offers unbeatable convenience. A rare opportunity to enjoy stylish, turnkey city living in a prime location without the hassle of condo fees! Home inspection available upon request.

Inclusions: All existing electrical light fixtures, Central Vac and attachments, Central Ac unit (2020) Fridge, stove, range hood and dishwasher (2020). Clothes washer and clothes dryer (2021)

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



78 Seymour Ave Toronto Ontario M4J 3T5 Toronto E01 Blake-Jones Toronto Taxes: \$3,831/2025 Sold Date: 10/08/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$935,000 List: \$769,000 % Dif: 122
Att/Row/Twnhouse Fronting On: W Link: 2-Storey Acreage: 12.92 x 100 Feet Irreg: Dir/Cross St: Danforth and Jones Directions: East of Jones			Rms: 5 + 1 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xLower

MLS#: E12437946

PIN#: 210470591

Legal: PT LT 82 PL 384E TORONTO AS IN CT968391; CITY OF TORONTO.

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: 1911 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.74	x 14.01	Open Concept	Large Window	Hardwood Floor
2	Dining	Main	9.74	x 8.83	B/I Bookcase	Pot Lights	Hardwood Floor
3	Kitchen	Main	8.5	x 9.15	Breakfast Bar	W/O To Yard	Hardwood Floor
4	Prim Bdrm	2nd	12.4	x 10.83	B/I Closet	Window	Broadloom
5	Br	2nd	6.99	x 10.63	Pocket Doors	Window	Broadloom
6	Rec	Lower	11.75	x 13.48	Double Closet	Vinyl Floor	
7	Laundry	Lower	12.07	x 8.83	3 Pc Bath	Closet	Ceramic Floor

Client Remarks: Welcome to 78 Seymour Avenue, a beautifully renovated two-bedroom home in The Pocket a neighbourhood celebrated for its community feel and urban convenience. The enclosed front porch serves as a practical mudroom, offering extra storage and a bright, welcoming entry. Inside, the open-concept living and dining area feature hardwood floors, creating a warm, inviting space that's perfect for both everyday living and entertaining. The modern kitchen is equipped with quartz counters and stainless-steel appliances, with a seamless walkout to a west-facing deck and landscaped backyard a private oasis with a very special secret garden feel, ideal for summer evenings, alfresco dining, or weekend gatherings. Upstairs, the spacious primary bedroom features wall-to-wall closets, while the second bedroom is equally bright and inviting. The lower level extends the living space with a cozy family room, a second bathroom, and laundry area. Other highlights include a backyard storage shed and thoughtful upgrades throughout. With an 90 Walk Score, you're moments to the Danforth's shops, restaurants, and cafes, a 10-minute walk to Donlands Station, and steps to Phin Park a cherished community hub for families and neighbours. 78 Seymour Avenue is a turnkey home that blends style, comfort, and community in one of Toronto's most desirable pockets.

Inclusions: Fridge, Stove, Stackable washer, dryer, All electric light fixtures, Blinds.

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



1057 Craven Rd Toronto Ontario M4J 4V7			Sold: \$760,000 List: \$799,000
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$3,948/2024	For: Sale		% Dif: 95
Sold Date: 11/07/2025			
SPIS: N	Last Status: SLD	DOM: 24	
Att/Row/Twnhouse	Fronting On: E	Rms: 4 + 1	
Link: 2-Storey	Acreage: <.50 12.55 x 84.52 Feet	Bedrooms: 1 + 1 Washrooms: 2 1x3x2nd, 1x3xBsmt	
	Irreg:		
	Dir/Cross St: Danforth and Greenwood	Directions: Danforth and Greenwood	

MLS#: E12459853

PIN#: 210310092

Assignment: N

Fractional Ownership: N

Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 185 PL 1301 TWP OF YORK; PT LT 185 PL 1301 TORONTO AS IN CA640157 EXCEPT EASEMENT THEREIN; CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: None	Hydro:
Fireplace/Stv: N	Drive: None	Gas:
Heat: Radiant / Gas	Drive Park Spcs: 0	Phone:
A/C: None	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1910	Prop Feat: Interior Feat: None	Waterfront:
Apx Sqft: 700-1100		Retirement: N
Lot Shape: Irregular		HST Applicable to: Included In
Lot Size Source: GeoWarehouse		Sale Price:
Roof: Asphalt Rolled, Asphalt Shingle		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: POTL: N		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.12	x 16.7	Open Concept	Hardwood Floor	O/Looks Frontyard
2	Dining	Ground	11.29	x 8.14	Open Concept	Hardwood Floor	Combined W/Living
3	Kitchen	Ground	8.27	x 12.24	Open Concept	Updated	W/O To Deck
4	Prim Bdrm	2nd	10.99	x 18.41	Hardwood Floor	3 Pc Ensuite	
5	Bathroom	2nd	11.06	x 5.87			
6	Br	Bsmt	10.5	x 16.8	3 Pc Ensuite		
7	Bathroom	Bsmt	7.78	x 5.58			

Client Remks: Tucked away on one of Toronto's most storied (and coolest) little streets, this end-of-row 1+1 bedroom home is equal parts cozy retreat and funky loft alternative. Forget the cookie-cutter condo life-this place has soul, sunlight, and space to actually live. Step inside and you'll feel it right away: smart design meets character-rich comfort. The open main floor flows effortlessly from living to dining to kitchen, with just the right mix of modern updates and warm charm. Slide open the new double doors and let the light pour in, or wander out to your private backyard oasis-perfect for morning coffees, summer BBQs, or evening cocktails under the stars. Upstairs, your airy primary suite is a bright hideaway with a gorgeous deep vintage tub, French doors that let the sunlight dance through, and exposed brick for that urban appeal. Downstairs, the fully finished lower-level suite gives you serious flexibility-guest space, in-law suite, roommate, home gym, or creative studio... you decide. Two full bathrooms mean it truly lives like a two-bedroom home. All this, just steps to the subway and minutes to the beach-where city living meets laid-back Leslieville energy. With so many thoughtful upgrades (roof + insulation 2020, new hardwood upstairs, rebuilt porch, fresh paint, improved light + flow throughout), this place is truly move-in ready. Craven Road may be a secret-but once you're here, you'll never want to leave.

Inclusions: Fridge, Stove, B/I D/W, Washer/Dryer, All ELFS, radiant heat system.

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



1071 Craven Rd Toronto Ontario M4J 4V7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$3,240/2024 Sold Date: 11/21/2025 SPIS: N Last Status: SLD DOM: 38			Sold: \$791,000 List: \$809,900
Semi-Detached	Fronting On: E	Rms: 5 + 2	
Link: 1 Storey/Apt	Acreage: 16.17 x 83 Feet	Bedrooms: 2	Washrooms: 1
Dir/Cross St: Danforth Ave & Coxwell Ave Directions: South of Danforth			1x4xLower

MLS#: E12460835

PIN#: 210310087

Legal: PT LT 8 CON 1 FTB AKA RESERVE ADJOINING LT 187 PL 1301 TWP OF YORK; PT LT 187 PL 1301 TORONTO AS IN CA245474; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:	Hydro:
Basement: Finished	Park/Drive:	Gas:	Phone:
Fireplace/Stv: N	Drive: Street Only	Water:	Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:	
A/C: Central Air	Tot Prk Spcs: 0	Sewer:	Sewers
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	N
Year Built: 1939	Prop Feat: Fenced Yard, Hospital, Library, Park, Place Of Worship, Public Transit	HST Applicable to:	Not Subject to HST
Apx Sqft: 700-1100	Exterior Feat: Landscaped, Patio, Deck	Sale Price:	
Lot Size Source: MPAC	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Water Meter	Farm/Agr:	
Roof: Flat		Oth Struct:	Workshop, Shed
Foundation: Brick, Concrete Block		Survey Type:	None
Assessment: 2024 POTL:		Spec Desig:	Unknown
POTL Mo Fee:			
Laundry lev: Lower			

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 10.83	Combined W/Dining	Laminate	Window
2	Dining	Main	10.83	x 12.8	Combined W/Living	Laminate	Recessed Lights
3	Prim Bdrm	Main	9.84	x 8.53	Window	Recessed Lights	Laminate
4	2nd Br	Main	9.84	x 8.53	Window	Closet	Recessed Lights
5	Kitchen	Main	11.15	x 10.17	Recessed Lights	Large Window	W/O To Deck
6	Rec	Lower	21.65	x 12.47	Wet Bar	Above Grade Window	Recessed Lights
7	Mudroom	Lower	12.47	x 4.92	Recessed Lights	Laminate	

Client Remks: Welcome to one of most charming and unique residential streets in central Toronto. Craven Road is a true gem, a tight-knit enclave rich in authenticity and urban charm, where community-minded residents value privacy, heritage, and direct access to city life. This charming 2BR semi-detached home has been extensively updated and is now physically detached from the neighbouring property following its full redevelopment. Featuring a sun-filled dining room, generous bedrooms, dreamy kitchen and a spacious living room with a wet-bar on the lower level making it an entertainers dream. A spa-like bathroom features an oversized bathtub and trendy finishes. This home comes fully equipped with newer appliances, central air conditioning, and efficient heating for year-round comfort. A tree-covered, cozy backyard oasis offers the perfect setting for summer BBQs and gatherings, complete with a large workshop and ample storage for passion projects. Ideally located just steps from the vibrant Danforth with its cafes, bars, and restaurants, and minutes to TTC, shopping, parks, swimming pools, tennis courts, and scenic trails. Ample street parking is available should a new owner choose to obtain a parking permit from the city for \$23/month. Inspection report is available upon request.

Inclusions: All existing appliances, light fixtures & window treatments.

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



420 Rhodes Ave Toronto Ontario M4L 3A5 Toronto E01 Greenwood-Coxwell Toronto			Sold: \$940,000 List: \$829,000
Taxes: \$3,521.59/2025	For: Sale	% Dif: 113	
Sold Date: 07/16/2025			
SPIS: N	Last Status: SLD	DOM: 6	
Semi-Detached	Fronting On: W	Rms: 6 + 1	
Link: 2-Storey	Acreage: 14.72 x 99.72 Feet	Bedrooms: 3 + 1	Washrooms: 2
	Irreg:	1x5x2nd, 1x3xLower	
	Dir/Cross St: Coxwell and Gerrard	Directions: North off Fairford	

MLS#: E12275146

PIN#: 210340674

Assignment: N

Fractional Ownership: N

Legal: PT LT 147 PL 1301 TORONTO AS IN CT110876 T/W & S/T CT110876; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1924	Prop Feat: Cul De Sac, Hospital, Park, Place Of Worship, Public Transit, School	Under Contract: Hot Water Tank-Gas, Other
Yr Built Source: MPAC	Exterior Feat: Canopy, Deck, Landscaped, Patio, Porch Enclosed	HST Applicable to: Included In
Apx Sqft: 1100-1500	Interior Feat: Carpet Free	Sale Price:
Lot Size Source: MPAC		Farm/Agr:
Roof: Membrane, Shingles		Oth Struct:
Foundation: Concrete Block		Survey Type:
Assessment: POTL: N		Spec Desig:
POTL Mo Fee:		Fence - Full, Garden Shed
Laundry lev: Main		None
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.98	x 10.89	Hardwood Floor	Window	Walk Through
2	Dining	Main	10.66	x 10.83	Hardwood Floor	Walk Through	
3	Kitchen	Main	15.94	x 10.14	Tile Floor	B/I Appliances	Eat-In Kitchen
4	Prim Bdrm	2nd	12.37	x 10.99	Hardwood Floor	Vaulted Ceiling	Walk Through
5	2nd Br	2nd	9.02	x 6.99	Hardwood Floor	Window	Walk Through
6	3rd Br	2nd	12.14	x 10.04	Hardwood Floor	O/Looks Backyard	
7	Living	Lower	18.11	x 10.56	Laminate	Above Grade Window	
8	Kitchen	Lower	13.85	x 7.91	Laminate	Breakfast Bar	Open Concept
9	Br	Lower	16.11	x 9.02	Laminate	Closet	Above Grade Window

Client Remarks: Live, Work & Play All in One Spot! This bright and versatile 3-bedroom, 2-bathroom home is full of opportunity! Located on the sunny side of a quiet dead-end street where kids play and neighbours become friends. The covered and enclosed front porch is perfect for strollers, packages, or just a dry place to welcome guests. Step inside to a formal living space, then head to the true heart of the home an open-concept kitchen and dining area designed for connection and conversation. The kitchen offers ample cabinetry and counter space for the family chef. Walk out through full patio doors to a sunny backyard with a deck, lawn, and storage shed perfect for BBQs and outdoor fun. Upstairs, you'll find a vaulted-ceiling primary bedroom with a large window and great storage, plus two more generous bedrooms and a family-sized bathroom. The bonus? A separate entrance leads to a fully self-contained basement unit high, dry, and perfect for potential rental income, in-laws, or extra living space. Interior access makes it ideal for family movie nights or a kids' play zone. Whether you're a first-time buyer looking to grow or an investor seeking value, this home delivers flexibility, comfort, and potential. Come see it for yourself!

Inclusions: Main floor Fridge, Gas Stove, Dishwasher Stacking front load Washer Dryer. Lower unit Fridge

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY416-465-4545



717 Rhodes Ave
Toronto Ontario M4J 4X5
 Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,653/2025 **For:** Sale **Sold:** \$1,180,000

Sold Date: 11/12/2025 **List:** \$889,000

SPIS: N **Last Status:** SLD **DOM:** 7

Semi-Detached **Fronting On:** E **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 15.02 x 120.15 Feet **Washrooms:** 2
Irrig: 1x4x2nd, 1x3xBsmt

Dir/Cross St: Danforth and Coxwell

Directions: East of Greenwood Ave, West of Coxwell, South of Danforth Ave

MLS#: E12514940

PIN#: 210310208

Legal: PT LT 130 PL 835 MIDWAY AS IN CA603998 S/T & T/W CA603998; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Lane	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1917	Prop Feat: Fenced Yard, Hospital, Library, Park, Public Transit, School	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Deck, Landscaped, Patio, Porch Enclosed	Retirement:
Apx Sqft: 1100-1500	Interior Feat: In-Law Capability	HST Applicable to: Not Subject to HST
Lot Size Source: MPAC		Sale Price:
Roof: Asphalt Shingle, Flat		Farm/Agr:
Foundation: Brick		Oth Struct:
Assessment: 2025 POTL:		Survey Type: Unknown
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.8	x 10.86	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Main	10.99	x 8.6	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	13.12	x 11.68	Updated	Centre Island	Granite Counter
4	Prim Bdrm	2nd	13.71	x 10.4	Hardwood Floor	Closet	O/Looks Frontyard
5	Br	2nd	12.17	x 8.37	Hardwood Floor	Closet	Window
6	Br	2nd	11.68	x 7.71	Hardwood Floor	Window	O/Looks Backyard
7	Rec	Bsmt	20.9	x 13.71	Broadloom	Open Concept	3 Pc Bath
8	Sunroom	Main	12.66	x 6.86	Window	O/Looks Frontyard	

Client Remks: Updated 3-Bedroom Home Near the Danforth & Monarch Park. Welcome to this beautifully updated 2-storey, 3-bedroom, 2-bathroom home in one of Toronto's most desirable east end neighbourhoods, just steps from vibrant Monarch Park and the Danforth. The modern kitchen features granite counters, a breakfast bar, and abundant cabinetry. Both bathrooms have been tastefully updated, and the bright sunroom entrance welcomes you with warmth and natural light. The main floor boasts newer oak hardwood floors, while the entire home has been freshly painted (2025). New broadloom on the stairs and in the basement adds comfort and style. Practical updates include newer energy-efficient windows, durable vinyl siding, and an upgraded 3/4-inch water line to the city for excellent water pressure. The roof-main and shingled-was completed within the last 4-8 years, offering peace of mind for years to come. Enjoy a landscaped front and backyard perfect for relaxing or entertaining. The separate rear entrance to the basement provides flexibility for future use. A rare oversized cedar one car garage with extra storage and convenient laneway access completes the picture, with potential for a laneway suite (buyer to verify). This prime location offers a true urban lifestyle - walk to top-rated schools, boutique shops, and eclectic restaurants. Nearby green spaces include East Lynn Park with its popular Farmers Market, Monarch Park with its swimming pool and rink, and Merrill Bridge Road Park's off-leash dog area. Convenient access to subway, highways, and downtown makes commuting a breeze. A perfect blend of modern comfort, thoughtful updates, and an unbeatable location close to the Beach, Leslieville, Little India, and Greektown - the best of east-end living.

Inclusions: Existing b/i dishwasher, S/S fridge, S/S gas stove, S/S rangehood, washer and dryer, electric light fixtures, hot water tank, window treatments except those belonging to the stager

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



569 Greenwood Ave Toronto Ontario M4J 4A8			Sold: \$910,000
Toronto E01 Greenwood-Coxwell Toronto			List: \$890,000
Taxes: \$5,059.92/2025	For: Sale		% Dif: 102
Sold Date: 07/29/2025			
SPIS: N	Last Status: SLD	DOM: 35	
Semi-Detached	Fronting On: W	Rms: 8	
Link:	Acreage:	Bedrooms: 3	
2-Storey	16.75 x 90 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x2xBsmt	
Dir/Cross St: Danforth and Greenwood Ave Directions: Danforth and Greenwood Ave			

MLS#: E12243097

PIN#: 210330059

Legal: PT LT 5-6 PL 483E TORONTO AS IN CT595874; T/W & S/T CT595874; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 0	Cable TV: N
Basement: Partially Finished	Park/Drive:	Hydro: Y
Fireplace/Stv: N	Drive: Street Only	Gas: Y
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone: N
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1919	Prop Feat: Family Room, Fenced Yard, Park, Public Transit, School	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Built-In-BBQ, Deck, Patio, Porch Enclosed	Retirement:
Apx Sqft: 1500-2000	Interior Feat: Carpet Free	HST Applicable to Sale Price: Included In
Lot Shape: Rectangular	Security Feat: None	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct: None
Foundation: Unknown		Survey Type: Unknown
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.38	x 14.17	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	24.38	x 14.17	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	12.99	x 11.75	Granite Floor	Granite Counter	Pot Lights
4	Breakfast	Main	12.99	x 11.75	Granite Floor	Granite Counter	W/O To Yard
5	Prim Bdrm	2nd	11.75	x 14.01	Hardwood Floor	Bay Window	Closet
6	2nd Br	2nd	11.75	x 8.92	Hardwood Floor	Window	Closet
7	3rd Br	2nd	7.97	x 12.17	Hardwood Floor	Window	
8	Rec	Bsmt	16.24	x 13.32	Ceramic Floor	2 Pc Bath	

Client Remks: Charming Semi-Detached Home In Prime Location, This Cozy Semi-Detached Home That Perfectly Blends Comfort And Convenience. Featuring An Open-concept Layout, This home Offers A Warm And Inviting Living Space With Hardwood Floors Throughout The Living And Dining Room And Second floor. High End Granite Floor And Countertop. Enjoy Three Generously Sized Bedrooms, Providing Ample Space For Family Living. The Good-Sized Backyard Is Ideal For Entertaining, Gardening, Or Simply Relaxing Outdoors. Located In A Family-Friendly Neighbourhood, You'll Appreciate The Proximity To Excellent Schools, Beautiful Parks, And The Vibrant Danforth area, Known For Its endless Selection Of Shops, Cafes, And Restaurants. Convenient Access To Highways And Just A Short Distance To The Beach Make This Home The Perfect Balance Of City And Leisure Living. Don't Miss This Wonderful Opportunity To Own A Charming Home In A Sought-After Community!

Inclusions: S/S Appliances, Pot Lights And All Light Fixtures, All Window Coverings, Outdoor Gas BBQ.

Listing Contracted With: RE/MAX REALTRON REALTY INC, 905-764-6000



439 Leslie St
Toronto Ontario M4M 3E5

Toronto E01 South Riverdale Toronto

Taxes: \$4,471.73/2025

For: Sale

Sold: \$1,225,000
List: \$899,000

Sold Date: 10/22/2025

% Dif: 136

SPIS: N

Last Status: SLD

DOM: 1

Semi-Detached

Fronting On: E

Rms: 6 + 2

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

19.67 x 51 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: N Gerrard, W Greenwood **Directions:** N Gerrard, W Greenwood

MLS#: E12474185

PIN#: 210450074

Legal: PT LT 4 PL 676 CITY EAST AS IN CA623815; CITY OF TORONTO

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished with Walk-Out / Apartment
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Lot Size Source: GeoWarehouse
Roof: Asphalt Shingle
Foundation: Brick
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive:
Drive:
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Cul De Sac, Fenced Yard, Library, Park, Public Transit, School
Interior Feat: Built-In Oven, Countertop Range, In-Law Suite, On Demand Water Heater

Zoning:
Cable TV:
Gas:
Water:
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type:
Spec Desig: None
 Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	11.91	x 10.99	Hardwood Floor	Open Concept	Large Window
2	Dining	Flat	12.83	x 9.15	Hardwood Floor	Open Concept	Large Window
3	Kitchen	Flat	12.83	x 7.41	B/I Ctr-Top Stove	Hardwood Floor	O/Looks Garden
4	Mudroom	Flat	7.41	x 3.84	Large Window		
5	Prim Bdrm	2nd	12.07	x 10.33	B/I Closet	Hardwood Floor	
6	2nd Br	2nd	11.52	x 10.43	Double Closet	Hardwood Floor	Window
7	3rd Br	2nd	11.52	x 7.84	W/I Closet	Hardwood Floor	Window
8	Kitchen	Bsmt	8.17	x 7.15	Tile Floor		
9	Living	Bsmt	15.09	x 8.33	Walk-Out	Tile Floor	Window
10	Br	Bsmt	13.48	x 8.92	Tile Floor	Window	

Client Remks: Welcome to 439 Leslie Street: a unique combination of secret garden, original charm and bright Scandinavian flare. This warm & character-filled 3+1 bedroom, 2 bath home sits on a corner lot, surrounded by gardens and trees. The open-concept main floor features large windows on three sides, and is equally ideal for family life or entertaining. The thoughtfully renovated, clean-lined kitchen opens into a sunny bonus space, offering versatility- think mudroom, pantry or studio for your creative endeavours. This special home features hardwood flooring throughout, and original trim and doors too. Upstairs, every window looks out onto trees, with lovely vistas made possible by the hillside view. The 4-pc bath, with vaulted ceiling, exposed brick and beams, feels like one you might find in Copenhagen. The bright & inviting primary bedroom boasts wall-to-wall built in closets. The second & third bedrooms both have generous closets- a rare find. Fabulous, sunny and private, 1-bdrm basement suite with walk-out is ideal for guests, multigenerational living or potential income. Nestled on a quiet & family friendly street in the Greenwood Park neighbourhood, you are a 5 minute walk to TTC and vibrant Gerrard St, with its cafes, shops, and restaurants. Stroll to find Greenwood Park - dip in the pool, pick up local produce & pastries at the Farmer's Market, or pull on your ice skates for a twirl around the rink. It's a quick walk to two excellent schools: Blake (FI) & coveted Riverdale Cl., as well as many wonderful childcare centres. Do not miss this opportunity to be a part of one of the most dynamic communities in the east end.

Inclusions: Gas Burner; CAC; B/I Dishwasher; Stainless Steel Appliances- Fridge, B/I Oven, Gas Cooktop; Washer/Dryer combo unit; Electric Light Fixtures, Window Coverings; Bsmt Fridge & Stove (as is). Tankless/On Demand Hot Water. Alarm system (as is).

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



28 Mountalan Ave Toronto Ontario M4J 1H4			Sold: \$1,080,000
Toronto E01 Greenwood-Coxwell Toronto			List: \$899,000
Taxes: \$3,966.49/2025	For: Sale	% Dif: 120	
Sold Date: 10/08/2025			
SPIS: N	Last Status: SLD	DOM: 8	
Semi-Detached	Fronting On: N	Rms: 5 + 3	
Link: 2-Storey	Acreage: 15.16 x 100 Feet	Bedrooms: 2	
	Irrig:	Washrooms: 2	1x4x2nd, 1x3xLower
Dir/Cross St: Greenwood and Danforth			Directions: Greenwood and Danforth

MLS#: E12434468

PIN#: 210330136

Legal: PT LT 41-42 PL 483E TORONTO AS IN CA456797; T/W & S/T CA456797; CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Walk-Out / Finished	Park/Drive: None	Gas:
Fireplace/Stv: N	Drive: None	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat:	HST Applicable to In Addition To
Roof: Flat, Shingles	Interior Feat: Carpet Free, Storage Area	Sale Price:
Foundation: Unknown	Lockers	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig: None
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.92	x 10.7	Large Window	South View	Crown Moulding
2	Dining	Main	12.47	x 9.94	Window	Finished	Crown Moulding
3	Kitchen	Main	6.56	x 12.73	W/O To Deck	Pot Lights	Quartz Counter
4	Prim Bdrm	2nd	12.76	x 13.98	O/Looks Frontyard	Double Closet	Large Window
5	2nd Br	2nd	8.2	x 10.63	O/Looks Backyard	Closet	Window
6	Rec	Lower	11.91	x 14.14	Concrete Floor	Pot Lights	Finished
7	Laundry	Lower	8.01	x 23.75	Concrete Floor	W/O To Yard	Natural Finish
8	Utility	Lower	2.95	x 7.61	Concrete Floor		

Client Remarks: Steps from Felstead Park, this charming 2 bedroom, 2 bathroom home sits on a quiet dead-end street with two sides of parking. Inside, you'll find stylish finishes throughout, including an exposed brick feature wall in the dining room and a modern kitchen that opens onto a private backyard oasis. Upstairs, there is a very spacious primary bedroom with a large closet, a beautifully updated bathroom, and a second bedroom overlooking the backyard. The underpinned basement boasts polished concrete floors, a second bathroom, generous built-in storage, and a sump pump. Just a short stroll to the Danforth, Greenwood Station, and Monarch Park, this location offers the best of east-end living. Plus, you'll enjoy a quick 20-minute commute to downtown and convenient highway access close by. Home inspection available upon request.

Inclusions: Fridge, Stove, Dishwasher, Range-hood, Washer, Dryer, Elfs, Window Coverings, Gas Burner and Equipment, Bar Fridge, Coat Rack

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



Sold: \$1,100,000
List: \$899,000

Toronto E01 South Riverdale Toronto

Taxes: \$3,830/2024

For: Sale

% Dif: 122

Sold Date: 07/28/2025

SPIS: N

Last Status: SLD

DOM: 5

Semi-Detached

Fronting On: W

Rms: 6 + 1

Link:

Acreage:

Bedrooms: 2 + 1

2-Storey

17.58 x 65.83 Feet

Washrooms: 2

Irrig:

1x3xLower, 1x4x2nd

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

MLS#: E12302402

PIN#: 210450139

Legal: PT LT C, D PL 676 CITY EAST AS IN CA282594; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Partially Finished	Park/Drive: None	Hydro:
Fireplace/Stv: N	Drive: None	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 0	Water:
Central Vac: N	UFFI: No	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer:
Year Built: 1921	Prop Feat:	Waterfront:
Apx Sqft: 1100-1500	Exterior Feat: Patio, Porch Enclosed	Retirement:
Roof: Asphalt Shingle	Interior Feat: Storage, Storage Area	HST Applicable to Included In
Foundation: Concrete Block, Block	Lockers	Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Lower		Survey Type:
		Spec Desig:
		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Mudroom	Main	13.48	x 6.27	O/Looks Frontyard	Window	East View
2	Living	Main	11.42	x 10.17	Hardwood Floor	Window	
3	Dining	Main	13.42	x 11.68	Hardwood Floor	Open Concept	Window
4	Kitchen	Main	13.75	x 7.35	Hardwood Floor	O/Looks Backyard	Stainless Steel Appl
5	Prim Bdrm	2nd	13.58	x 11.58	Hardwood Floor	O/Looks Frontyard	
6	2nd Br	2nd	11.68	x 8.33	Hardwood Floor	Closet	
7	Office	2nd	9.32	x 7.68	Hardwood Floor		
8	3rd Br	Bsmt	11.15	x 10.01	Laminate	Window	

Client Remks: Welcome to 278 Hastings - a bright, stylish 3 bedroom semi in the heart of Leslieville. Full of sunshine and easy east-end energy. Let's start with the bright oversized enclosed front porch, then step into thoughtfully updated spaces designed for laid-back living. All the unsexy stuff? Already done - new electrical, shingles on roof, A/C, and furnace. And yes, the fun stuff too: a renovated kitchen, newer hardwood flooring, a backyard shed, and that fabulous mudroom. With this prime Leslieville location you are just a few steps to the best brunch in the city at Mahas or the coolest brewery and brewhouse at Left Field Brewery. Greenwood Park is just minutes from your door too - so why not grab a coffee from one of the many incredible cafes and stroll through the Leslieville Farmers market on Sundays? Or take advantage of Greenwood parks' outdoor pool, skating rink, skating path, or dog park. Need something to do that doesn't require a lot of energy? Just sit back and enjoy a baseball game at the park - again - just steps from your front door. TTC access is stellar at this location and so are the schools (hello Riverdale High!) A home this nice in a location this sweet is one seriously cool package.

Inclusions: All kitchen appliances - fridge, stove, dishwasher, microwave, clothes washer and clothes dryer, all electrical light fixtures and backyard shed

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



**134 Parkmount Rd
 Toronto Ontario M4J 4V4**

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,225/2025
Sold Date: 10/20/2025

SPIS: N **Last Status:** SLD **DOM:** 0

Sold: \$1,200,000
List: \$899,000

For: Sale

% Dif: 133

Semi-Detached **Fronting On:** W
Link: **Acreage:**
 2-Storey 20.17 x 100 Feet
Irreg: 1x4x2nd
Dir/Cross St: Danforth and Greenwood **Directions:** Danforth and Greenwood

MLS#: E12472660

PIN#: 210320332

Legal: PT LT 317-318 PL 463E TORONTO AS IN CA481949, S/T & T/W CA81949; CITY OF TORONTO

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1100-1500
Roof: Other
Foundation: Other
Assessment:
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Vinyl Siding
Gar/Gar Spcs: None / 0
Park/Drive: Mutual
Drive: Mutual
Drive Park Spcs: 0
Tot Prk Spcs: 0
UFFI:
Pool: None
Prop Feat: Library, Park, Place Of Worship, Public Transit, School
Interior Feat: Water Heater Owned

Zoning:
Cable TV: Hydro:
Gas: Phone:
Water: Municipal
Water Supply Type:
Sewer: Sewers
Waterfront:
Retirement:
HST Applicable to Included In
Sale Price:
Farm/Agr:
Oth Struct:
Survey Type: None
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.52	x 10.76	Hardwood Floor	Fireplace	East View
2	Dining	Main	11.68	x 9.68	Hardwood Floor		
3	Kitchen	Main	12.17	x 11.15	Vinyl Floor	Stainless Steel Appl	Updated
4	Prim Bdrm	2nd	12.99	x 12.07	Hardwood Floor	Closet	
5	2nd Br	2nd	11.84	x 9.58	Hardwood Floor	Closet	
6	3rd Br	2nd	10.17	x 12.99	Hardwood Floor	Closet	
7	Bsmt		36.52	x 14.67	Concrete Floor		
8	Utility	Bsmt	8.99	x 8.6			

Client Remks: Welcome To This Handsome 3-Bedroom, 2-Storey, Semi-Detached Home Situated On A Tree-Lined Street Just One Block From Green Space. Located In The Heart Of Monarch Park, This Property Offers The Perfect Blend Of Urban Convenience And Family-Friendly Living, Swimming, Skating, Shopping, Outstanding Restaurants (The Wood Owl, The Wren, Borrel..) And Subway, All Within A 5 Minute Walk Away! Family Living Made Easy. Step Inside To Discover A Bright And Inviting Layout Featuring A Family-Size Kitchen--Ideal For Cooking And Entertaining. You Can Prep Dinner And Keep An Eye On Your Kids In The Fenced Backyard. Upstairs, Enjoy A Sunny Second Floor Enhanced By A Skylight, Filling The Home With Natural Light All Day Long. 3 Unusually Large Bedrooms, All With Closets. Modern 4 Piece Bathroom With Classic Subway Tiles And Muted Tones Complete The Second Floor. Outside, Enjoy A Sizeable Backyard, Perfect For Kids, Pets Or Future Veggie Garden. The Mutual Drive Allows For Parking With Small Car, However The Seller's Have Opted To Fence In Rear Yard. Families Will Appreciate The Strong, Highly Rated Neighbourhood Schools; Earl Haig (JK-8) And Monarch Park Collegiate.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, ELF's, Gas Burner and Equipment, CAC

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



31 Seymour Ave
Toronto Ontario M4J 3T3
 Toronto E01 Blake-Jones Toronto

Taxes: \$5,166/2025 **For:** Sale **% Dif:** 139

Sold Date: 08/13/2025

SPIS: N **Last Status:** SLD **DOM:** 0

Semi-Detached **Fronting On:** E **Rms:** 6 + 1

Link: **Acreage:** **Bedrooms:** 3

2-Storey 14.33 x 107.66 Feet **Washrooms:** 2

Irreg: 1x4x2nd, 1x3xLower

Dir/Cross St: Danforth and Jones **Directions:** South of Shudell

MLS#: E12341125

PIN#: 210470678

Legal: PT LT 147 PL 384E TORONTO AS IN ER79880; S/T & T/W ER79880 CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: None	Gas:
Fireplace/Stv: Y	Drive: None	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1910	Prop Feat: Fireplace/Stove	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: None	Sale Price:
Apx Sqft: 700-1100		Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Asphalt Shingle		Survey Type:
Foundation: Poured Concrete		Spec Desig:
Assessment: 2024 POTL:		None
POTL Mo Fee:		Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.4	x 13.25	Open Concept	Gas Fireplace	Hardwood Floor
2	Dining	Main	9.68	x 14.01	Pot Lights	Hardwood Floor	
3	Kitchen	Main	9.74	x 14.76	Breakfast Bar	Quartz Counter	W/O To Garden
4	Prim Bdrm	2nd	12.6	x 9.32	W/W Closet	Bay Window	Hardwood Floor
5	Br	2nd	6.92	x 12.5	Window	Hardwood Floor	
6	Br	2nd	9.51	x 12.66	Window	Window	Hardwood Floor
7	Rec	Lower	11.32	x 17.85	Window	3 Pc Bath	Window
8	Laundry	Lower	8.92	x 14.01	Pot Lights	B/I Shelves	Concrete Floor
9	Office	Ground	8.92	x 13.91	Laundry Sink	Pot Lights	Laminate

Client Remarks: A charming covered front porch and beautifully, professionally landscaped front gardens welcome you to 31 Seymour Avenue a true treasure in the coveted Pocket neighbourhood. Fully renovated and drenched in natural light, this stylish home blends timeless character with modern elegance, offering a perfect balance of comfort and style. Step inside to an open-concept main floor designed for both everyday living and entertaining. Principal rooms flow seamlessly, anchored by a stunning gas fireplace that adds warmth and charm. The chef's kitchen boasts sleek quartz countertops, stainless steel appliances, breakfast bar and ample cabinetry. From here, walk out to a generous deck and a gorgeous low-maintenance yard perfect for summer gatherings or quiet mornings with coffee. Upstairs, the serene primary bedroom features a wall-to-wall closet, joined by two additional bedrooms and a beautifully updated bathroom. Thanks to a large skylight, the second floor is filled with natural light, creating an airy and inviting atmosphere. The fully finished basement offers a spacious family room, a second bathroom, and abundant storage, providing flexibility for family life. In the backyard, a work-from-home office/studio elevates the property even further. Finished with skylights, electricity, heat, and internet, it's an inspiring retreat for remote work, fitness, or creative pursuits. Boasting an 83 Walk Score, you're moments from the Danforth's vibrant shops, restaurants, and cafes. Donlands Station is just a 13-minute walk away, and Phin Park a beloved gathering spot for families and dog lovers is right around the corner. 31 Seymour Avenue isn't just a place to live; it's a statement in style, offering warmth, community, and modern convenience in one of Toronto's most sought-after neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, All existing light fixtures, All window coverings, All bathroom mirrors. Hot water tank owned.

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



90 Walpole Ave
Toronto Ontario M4L 2J1

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,336/2025
Sold Date: 07/15/2025

SPIS: N **Last Status:** SLD **DOM:** 6

Sold: \$910,000
List: \$899,000

For: Sale **% Dif:** 101

Semi-Detached **Fronting On:** N **Rms:** 5 + 1
Link: **Acreage:** **Bedrooms:** 2 + 1
2-Storey **12.67 x 100 Feet** **Washrooms:** 2
Irrig: **Dir/Cross St:** Greenwood and Gerrard **Directions:** Greenwood and Gerrard

MLS#: E12272718

PIN#: 210340377

Legal: PT LT 2 PL 432E TORONTO AS IN CA417824; CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Stucco/Plaster	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: None	Hydro:
Fireplace/Stv: N	Drive: None, Street Only	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1918	Prop Feat: Fenced Yard, Hospital, Library, Park, Rec Centre, School	Waterfront:
Apx Sqft: 700-1100	Exterior Feat: Deck, Patio	Retirement:
Roof: Shingles	Interior Feat: None	HST Applicable to: Included In
Foundation: Brick		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev:		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	Combined W/Dining	O/Looks Frontyard
1	Living	Main	8.63	x 11.68	Open Concept	Hardwood Floor	Pot Lights
2	Dining	Main	8.63	x 8.4	Open Concept	W/O To Yard	Stainless Steel Appl
3	Kitchen	Main	10.76	x 12.17	Open Concept	Hardwood Floor	His/Hers Closets
4	Prim Bdrm	2nd	11.58	x 13.85	Cathedral Ceiling	Large Window	Walk-Out
5	2nd Br	2nd	11.58	x 8.01	Hardwood Floor	Closet	Above Grade Window
6	Br	Bsmt	7.58	x 11.42	Ceramic Floor	Closet	2 Pc Bath
7	Other	Bsmt	7.78	x 10.86	Walk-Out		

Client Remarks: In a tree-lined pocket of the city, where neighbours wave from their porches and kids grow up running through Monarch Park in the summer and sledding/skating in Greenwood Park in the winter, this 2+1 bed, 2 bath semi fits right in: warm, welcoming, and filled with natural light. Elevated slightly from the street, it offers a little extra privacy. The main floor features bright, open-concept living with great flow. Hardwood floors lead from the big picture windows to sliding glass doors that open to a large, tiered, fully fenced backyard - ideal for hosting, gardening, or letting kids and dogs play. A massive shed provides ample storage. The kitchen is both functional and stylish, with plenty of cabinetry and modern stainless-steel appliances. Upstairs, a skylight brightens the hallway, leading to a sunny primary bedroom with double closets and a cathedral-style ceiling that adds architectural interest and charm. The second bedroom overlooks the backyard and works well as a child's room or home office. The finished lower level, with its own separate entrance, offers flexible space, including a generous mudroom-style landing, 2-piece bath, laundry, storage, and an additional bedroom (currently home to a piano) that could function as a guest room, office, or playroom. A fantastic opportunity to buy into one of the city's best neighbourhoods. Perfectly positioned between two of Toronto's best green spaces, you'll be surrounded by splash pads, rinks, pools, dog parks, and the beloved Leslieville Farmers' Market. In the Roden PS and Riverdale CI catchments, with transit, daily essentials, and local favourites - Lake Inez, Left Field Brewery, Mahas - a short walk away. An easy drive to Woodbine Beach, the Leslie Spit, and the Don Valley trail system. This layout is incredibly functional, the location is hard to beat, and the lifestyle that comes with it is even better.

Inclusions: All Stainless Steel Appliances - Refrigerator, Stove, Microwave W/Hood Vent, Built-In Dishwasher; All Electric Light Fixtures; All Window Coverings; Washer and Dryer; Garden Shed

Listing Contracted With: BOSLEYREALESTATELTD.COM 416-322-8000



22 Mountnoel Ave Toronto Ontario M4J 1H8			Sold: \$1,110,000
Toronto E01 Greenwood-Coxwell Toronto			List: \$899,000
Taxes: \$4,328.46/2025	For: Sale	% Dif: 123	
Sold Date: 09/26/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Semi-Detached	Fronting On: N	Rms: 6 + 1	
Link: 2-Storey	Acreage: 16.67 x 90 Feet	Bedrooms: 3	
	Irreg:	Washrooms: 2	
		1x3x2nd, 1x2xBsmt	
Dir/Cross St: Greenwood & Danforth Directions: South of Danforth/East of Greenwood			

MLS#: E12423378

PIN#: 210330160

Legal: PT LT 58 PL 483E TORONTO AS IN CT886344; T/W & S/T CT886344; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Insulbrick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer:
Central Vac: N	UFFI:	Waterfront:
Apx Age: 51-99	Pool: None	Retirement:
Year Built: 1926	Prop Feat: Exterior Feat: Deck, Porch	HST Applicable to: Included In
Yr Built Source: MPAC	Interior Feat: Carpet Free, Water Heater	Sale Price:
Apx Sqft: 1100-1500	Owned	Farm/Agr:
Lot Size Source: MPAC		Oth Struct:
Roof: Flat, Shingles		Survey Type:
Foundation: Unknown		Spec Desig:
Assessment: 2024 POTL:		None
POTL Mo Fee:		Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	0	0	Combined W/Dining	Bamboo Floor	Window
2	Dining	Flat	0	0	Open Concept	Bamboo Floor	Window
3	Kitchen	Flat	0	0	Modern Kitchen	Stainless Steel Appl	Window
4	Prim Bdrm	2nd	0	0	His/Hers Closets	Laminate	Window
5	2nd Br	2nd	0	0	Closet	Laminate	Window
6	3rd Br	2nd	0	0	Laminate	Window	
7	Bathroom	2nd	0	0	3 Pc Bath	Heated Floor	Renovated
8	Family	Bsmt	0	0	Laminate	Closet	
9	Laundry	Bsmt	0	0	Laminate	Window	
10	Powder Rm	Bsmt	0	0	2 Pc Bath		

Client Remks: Cute as a button, move in ready 3 bed / 2 bath semi with parking! Perfect starter home, located on a quiet cul-de-sac which backs onto Felstead Park. Enjoy the family friendly tree lined street from your front porch or some privacy off the back deck. Much desired location surrounded by great schools, tons of green space ~ Felstead Playground, Monarch Park (dog park), The Pocket Tiny Forest ~ cafes, shops & Farmer's Market along the Danforth. Open concept main with bamboo floors. Modern updated chef's kitchen, perfect for entertaining with access to back deck. Stainless steel appliances, gas stove, pasta pot filler & more. Upper level offers a spacious master bedroom with ample closet space. Good size second bedroom fits a queen size bed, cedar storage seat cubby by window great for storing blankets & bedding. 3rd bedroom is perfect for office or nursery. Fully renovated washroom with heated floors. Cozy up & catch up on shows in the partially finished basement, plenty storage throughout. Spacious laundry room on lower level & powder room. Freshly painted. Private parking! TTC & easy access to Gardiner / DVP. Make this charming home your own!

Inclusions: Existing Stainless Steel: LG Fridge French Door/Bottom Freezer w/ ice/water system, GE Gas Stove, Stylux Hood Fan, Pasta Pot Filler, Maytag Dishwasher. Kenmore Washer (top loader) & GE Dryer. All existing electrical light fixtures, All existing window coverings (blinds, rods & curtains), Furnace, Air Conditioning Unit, Hot Water Tank.

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



8 Hanson St Toronto Ontario M4J 1G7			Sold: \$965,000
Toronto E01 Greenwood-Coxwell Toronto			List: \$899,900
Taxes: \$4,697.96/2025	For: Sale	% Dif: 107	
Sold Date: 09/02/2025			
SPIS: N	Last Status: SLD	DOM: 13	
Semi-Detached	Fronting On: N	Rms: 6 + 3	
Link: 2-Storey	Acreage: 15.88 x 100.18 Feet	Bedrooms: 3 + 1	
	Irrig:	Washrooms: 3	
		1x4x2nd, 1x3x2nd, 1x4xBsmt	
Dir/Cross St: DANFORTH AVE & COXWELL AVE Directions: COXWELL AVE & HANSON ST			

MLS#: E12353989

PIN#: 210310127

Legal: PT LT 13-14 PL 530E TORONTO AS IN CA221538 S/T & T/W CA221538; CITY OF TORONTO

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	12.01	x 8.92	Combined W/Dining
2	Dining	Ground	13.02	x 9.78	
3	Kitchen	Ground	24.21	x 12.66	W/O To Yard Eat-In Kitchen
4	Prim Bdrm	2nd	21.26	x 12.47	Closet Laminate
5	2nd Br	2nd	12.73	x 8.01	Closet Laminate
6	3rd Br	2nd	13.81	x 9.88	
7	Rec	Bsmt	15.85	x 12.2	Window
8	Office	Bsmt	11.61	x 8.33	
9	Br	Bsmt	12.6	x 8.2	W/O To Yard

Client Remarks: Welcome To This Gorgeous And Beautifully Newly Renovated 2 Storey Semi In A Desirable Area. It Features 3 Bedrooms, 3 Bathrooms. Finished Basement Features 4 Pieces Washroom And Separate Entrance. Multiple Transit Lines, Great School And Cool Shops, Cafes And Restaurants Are All Within A Few Minutes Walk. Monarch Park, Green Space With A Pool And Off-leash Area Just Across The Street. Minutes To DVP, Short Ride To Downtown Toronto And To The Beach. New Air Condition(2025), Fresh painting(2025) , Newly Renovated Bathrooms And Kitchen(2025). Don't Miss Out On This Home That Combines Functionality, Style And Location.

Inclusions: Fridge, stove, dish-washer, washer and dryer.electric light fixtures.

Listing Contracted With: SMART SOLD REALTY 647-564-4990



98 Chatham Ave
Toronto Ontario M4J 1K7
 Toronto E01 Blake-Jones Toronto

Taxes: \$4,506.32/2024 **For:** Sale **% Dif:** 100
Sold Date: 07/11/2025

SPIS: N **Last Status:** SLD **DOM:** 17

Semi-Detached **Fronting On:** N **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 17.67 x 100.21 Feet **Washrooms:** 2
Irrig: 1x4x2nd, 1x4xBsmt
Dir/Cross St: Danforth Ave & Jones Ave **Directions:** GPS

MLS#: E12241895

PIN#: 210470083

Legal: PCL 18-2 SEC M435; PT LT 18 N/S CHATHAM AV *** Full Legal Description on Schedule B

Kitchens: 1	Exterior: Brick / Cedar	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Street Only	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age:	Pool: None	Waterfront:
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Park, Public	Retirement:
Roof: Asphalt Shingle	Transit, Rec Centre, School	Under Contract: Hot Water Heater
Foundation: Unknown	Exterior Feat: Porch, Deck	HST Applicable to: Included In
Assessment: POTL:	Interior Feat: Carpet Free	Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev:		Oth Struct:
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.79	x 8.76	Hardwood Floor	Large Window	O/Looks Frontyard
2	Dining	Main	14.24	x 12.96	Hardwood Floor	Large Window	
3	Kitchen	Main	12.93	x 10.43	W/O To Deck	Large Window	B/I Appliances
4	Prim Bdrm	2nd	13.29	x 10.47	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	12.93	x 10.56	Hardwood Floor	Large Window	Ceiling Fan
6	3rd Br	2nd	10.24	x 7.35	Hardwood Floor	Large Window	Closet
7	Family	Bsmt	21.85	x 12.93	4 Pc Bath	Finished	

Client Remarks: Welcome to 98 Chatham Ave. This is the home that you have been waiting for. The perfect place to put your own stamp on and make a house a home. Can you imagine waking up to the soft rustle of leaves outside your window, morning light streaming into the second-floor bedroom. The kettle whistles as you prepare tea, then step out onto the covered front porch on this quiet, tree-lined street in the heart of Toronto's vibrant east end. A short stroll takes you to the Danforth for fresh pastries and a perfectly made latte. On weekends, the local market and boutique shops become your routine. Everything you need is within walking distance - subway, schools, parks, and a neighbourhood that feels both established and full of energy. Back home, the main floor offers space to breathe - sunlight filters in through large windows, and the layout flows with ease. There's a quiet charm to the home, lived-in and full of stories, ready for your personal touch. With three bedrooms, two bathrooms, and a finished lower level, it's a home that grows with you. The covered back porch is where evenings unfold - dinner al fresco, laughter echoing through the yard, and a private garage tucked behind for convenience that city living rarely offers. 98 Chatham Ave is more than a home - it's an opportunity. A chance to create something beautiful in a location where lifestyle and location align perfectly. Bring your vision, and make it your own. BBQ has a gas hookup.

Listing Contracted With: LANDER REALTY INC. 905-218-3677



76 Seymour Ave Toronto Ontario M4J 3T5 Toronto E01 Blake-Jones Toronto Taxes: \$3,913.71/2025 Sold Date: 09/22/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,043,000 List: \$899,999
Att/Row/Twnhouse	Fronting On: W	Rms: 5	
Link: 2-Storey	Acreage: 12.75 x 100 Feet	Bedrooms: 2 + 1	Washrooms: 2
Irreg: Dir/Cross St: Danforth & Jones Directions: Danforth & Jones			1x4x2nd, 1x4xBsmt

MLS#: E12403640

PIN#: 210470592

Legal: PT LT 82 PL 384E TORONTO AS IN CA438444; CITY OF TORONTO

Kitchens: 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age:	Pool: None	Waterfront:
Apx Sqft: 700-1100	Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School	Retirement:
Roof: Shingles, Flat	Exterior Feat: Deck	Under Contract: Hot Water Heater
Foundation: Unknown	Interior Feat: Floor Drain, Carpet Free	HST Applicable to: Included In
Assessment: POTL:		Sale Price:
POTL Mo Fee:		Farm/Agr:
Laundry lev: Main		Oth Struct: Shed
		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	4.66	x 11.15	Large Window	Laminate
2	Living	Flat	12.53	x 12.24	Combined W/Dining	Pot Lights Hardwood Floor
3	Dining	Flat	10.01	x 12.4	Combined W/Living	Pot Lights Hardwood Floor
4	Kitchen	Flat	8.6	x 10.73	Stainless Steel Appl	Walk-Out Quartz Counter
5	Laundry	Flat	4.33	x 5.68	Separate Rm	Window Vinyl Floor
6	Br	2nd	9.68	x 12.24	Double Closet	Window Hardwood Floor
7	2nd Br	2nd	7.28	x 9.15	Closet	Window Hardwood Floor
8	3rd Br	Bsmt	15.35	x 11.88	4 Pc Bath	Pot Lights Laminate

Client Remarks: Rarely offered renovated 3-bedroom townhouse with legal front pad parking in The Pocket! Tucked away on a quiet tree-lined street, this home begins with a spacious and bright front mudroom. It flows into a contemporary open-concept living and dining room with engineered hardwood floors and pot lights-perfect for entertaining and family dinners. The beautiful custom kitchen features double quartz counters, abundant storage, and a seamless walkout to a west-facing deck and landscaped backyard. Allowing ample natural light to fill the home, the outdoor space captures evening sunsets and includes a gas BBQ hook up with plenty of room to relax or host. The second floor offers bedrooms with large windows and closets, and a recently updated 4-piece bathroom. The basement's (approx. 7 ceiling height) flexible layout can serve as a third bedroom, office, gym, rec room or playroom, and includes a recently renovated 4-piece bathroom and closet. Additional highlights include main-floor laundry, a backyard storage shed and thoughtful upgrades throughout (see attached list). This turn-key home is located in one of Toronto's most sought-after neighbourhoods celebrated for its strong sense of community. Nestled in one of Riverdale's most peaceful areas, The Pocket offers a rare blend of tranquility and urban convenience, with easy access to everything the city has to offer. Just a 10-minute walk to Donlands Station, 15-minute walk to the future Ontario Line, and close to a vibrant mix of shops, restaurants, cafes, parks, schools and so much more! Legal front pad parking is \$315.34 + HST for 2025.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, ELFS, Blinds, Shed.

Listing Contracted With: ROYAL LEPAGE TERREQUITY BRIT MCDONALD REALTY 416-495-4048



200 Gillard Ave
Toronto Ontario M4J 4N8

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,821.05/2024

Sold Date: 10/12/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$910,000

List: \$900,000

% Dif: 101

Semi-Detached

Fronting On: W

Rms: 7

Link:

Acreage:

Bedrooms: 3

2-Storey

17.6 x 103 Feet

Washrooms: 1

Irreg:

1x4x2nd

Dir/Cross St: Danforth Ave & Gillard

Directions: South of Danforth Ave West of Monarch Park

MLS#: E12446729

PIN#: 210320115

Legal: PT LT 111-112 PL 463E TORONTO AS IN ET73550, S/T & T/W ET73550; CITY OF TORONTO

Kitchens: 1

Exterior: Brick

Zoning:

Fam Rm: N

Gar/Gar Spcs: Detached / 1

Cable TV:

Basement: Full / Unfinished

Park/Drive:

Gas:

Fireplace/Stv: N

Drive: Lane

Water:

Heat: Forced Air / Gas

Drive Park Spcs: 0

Water Supply Type:

A/C: Central Air

Tot Prk Spcs: 1

Sewer:

Central Vac: N

UFFI:

Waterfront:

Apx Age:

Pool: None

Retirement:

Apx Sqft: 700-1100

Prop Feat: Interior Feat: Other

HST Applicable to Included In

Roof: Asphalt Shingle

Sale Price:

Foundation: Poured Concrete

Farm/Agr:

Assessment: POTL:

Oth Struct:

POTL Mo Fee:

Survey Type:

Laundry lev:

Spec Desig:

None

Unknown

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

Client Remks: Welcome to 200 Gillard Avenue, a charming opportunity just steps from vibrant Danforth Village. This 3-bedroom, 1-bath semi-detached home is full of character and offers endless potential to make it your own. Whether you're a first-time buyer eager to put down roots or a renovator with a vision, this property provides the perfect canvas. Inside, you'll find a bright and functional layout ready to be reimagined. Outside, enjoy a private backyard oasis with mature greenery and a garage accessible from the laneway, a rare find in this sought-after pocket. The street itself is known for its welcoming atmosphere, where neighbours gather on their front porches to chat and enjoy a glass of wine at the end of the day. Perfectly positioned, you're only moments from the shops, cafes, and restaurants of the Danforth, plus convenient transit options, schools, and parks. With its prime location and untapped potential, 200 Gillard Ave offers a chance to create the home of your dreams in one of Toronto's most beloved neighbourhoods. Don't miss this opportunity to bring your vision to life in a community that feels like home.

Inclusions: All existing appliances (sold as is condition) el's and window coverings. There's hardwood flooring underneath the broadloom

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



23 Ivy Ave Toronto Ontario M4L 2H6 Toronto E01 South Riverdale Toronto Taxes: \$4,584.85/2025 Sold Date: 08/20/2025 SPIS: N		Sold: \$920,000 List: \$928,000 For: Sale % Dif: 99 Last Status: SLD DOM: 43
Semi-Detached Link: 2-Storey	Fronting On: S Acreage: 0 x 0 Feet Irreg:	Rms: 5 + 2 Bedrooms: 2 + 1 Washrooms: 3 1x2xMain, 1x3x2nd, 1x3xBsmt Dir/Cross St: Greenwood and Gerrard Directions: Greenwood and Gerrard

MLS#: E12270890

PIN#: 210450047

Legal: PT LT 7 PL 713 CITY EAST AS IN CT194548, S/T INTEREST IN CT194548; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Other, Shingles Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Park, Public Transit, Rec Centre, School Interior Feat: Other	Zoning: Cable TV: N Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Playground Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	7.97	x 6.86	Hardwood Floor	Pot Lights	Open Concept
2	Kitchen	Main	10.5	x 10.4	Hardwood Floor	Pot Lights	W/O To Yard
3	Living	Main	11.22	x 22.38	Hardwood Floor	Pot Lights	Open Concept
4	Bathroom	Main	2.72	x 6.17	Tile Floor	2 Pc Bath	
5	Other	Main	10.93	x 21.1	Hardwood Floor		
6	Br	2nd	11.25	x 9.91	Hardwood Floor	Closet	Window
7	Br	2nd	11.12	x 9.28	Hardwood Floor	W/O To Deck	
8	Bathroom	2nd	3.97	x 7.35	Tile Floor	Separate Shower	
9	Prim Bdrm	Bsmt	9.12	x 13.75	Broadloom	Window	
10	Rec	Bsmt	10.66	x 18.7	Broadloom	Open Concept	
11	Utility	Bsmt	9.81	x 5.22	Tile Floor		
12	Bathroom	Bsmt	3.97	x 7.28	4 Pc Bath	Tile Floor	

Client Remks: Nestled in the heart of Leslieville, one of Toronto's most vibrant and sought-after neighborhoods. With over 1200 square feet of combined total living, this cherished semi-detached 2+1 bedroom, 3 bathroom gem is home tucked away on quiet Ivy. The open main floor features an inviting living and dining space, complemented by a modern kitchen and a convenient powder room for guests. Newly installed skylight beams natural light through the home. An underpinned nearly 7ft versatile lower-level with a four piece bath is perfect as a third bedroom, home office, or guest suite. Start the day with morning coffee on the upper deck or enjoy quiet evening gatherings in the private tranquil tree-lined backyard - no neighbours behind! With a blend of original charm and thoughtful updates throughout, this home offers exceptional value in one of Toronto's most walkable communities just steps to Greenwood park, playgrounds, TTC, local favourites such as Mahas Brunch Cafe, Leftfield brewery, Farmers Market, and tons of restaurants/cafes. Whether you're upsizing, downsizing, or looking for a smart investment, this Leslieville gem has it all!

Inclusions: Kitchen refrigerator, stove range, hood range, and dishwasher. Washer and Dryer. All Appliances As Is Condition. EXTRAS: Roof Approx 2021, Skylight (2025), Heat Pump (2025), Gutter Guard (2025).

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

	2 Torbrick Rd Toronto Ontario M4J 5A5 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,200.27/2025 Sold Date: 11/07/2025 SPIS: N Last Status: SLD DOM: 1		Sold: \$1,016,888 List: \$988,000
	Semi-Detached Link: 3-Storey	Fronting On: N Acreage: 15 x 80 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 + 1 Washrooms: 3 1x2xBsmt, 1x4x2nd, 1x3x3rd
		Dir/Cross St: Greenwood/Danforth Directions: East side of Greenwood	
MLS#: E12516498	PIN#: 210340250		
Legal: PCL 25-1 SEC M1978; LT 25 PL M1978 TORONTO S/T A RIGHT AS IN A886484			
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1982 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2025 POTL: N POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
# Room Level Length (ft) Width (ft) Description			
1 Living Main 12.93 x 12.43 Hardwood Floor		Walk-Out	Open Concept
2 Dining Main 9.74 x 11.84 Hardwood Floor		Pot Lights	
3 Kitchen Main 10.07 x 8.27 Renovated		Stainless Steel Appl	Quartz Counter
4 2nd Br 2nd 12.53 x 10.47 Laminate		Bay Window	Closet
5 3rd Br 2nd 12.47 x 9.84 Laminate		Large Window	
6 Office 3rd 12.3 x 10.14 Laminate		Skylight	
7 Prim Bdrm 3rd 12.5 x 13.32 Laminate		3 Pc Ensuite	
8 Family Bsmt 11.91 x 14.47 Laminate		Fireplace	Pot Lights
9 Laundry Bsmt 12.04 x 12.6			
Client Remks: Spacious turn key semi just steps to coveted Monarch Park. This 3 storey home offers 1350 square feet of above grade living space. Updated through-out and immaculately maintained. Natural Light cascades across the main floor. The living room has a walk-out to the back patio, hardwood floor and pot lights. The kitchen has stainless steel appliances, quartz countertops and custom cabinets that is open to a casual dining room. The second floor has two large bedrooms. The front bedroom has a warm south exposure, bay window and deep closet. The back bedroom has engineered hardwood floors and a large window that overlooks the backyard greenery. These bedrooms share a full sized 4-piece bathroom. The primary suite encompasses the entire third floor. This secluded retreat can accommodate a king sized bed and there is plenty of floor space for additional furniture pieces. There is also a recently renovated 3-piece ensuite bathroom. The primary bedroom is combined with a bonus den which can be used as a home office or convert to a sensational walk-in closet. The family room in the lower level offers high ceilings. It is great space for game day viewing or an ideal play space for the kids. The wood burning fireplace and perfectly positioned powder room will be appreciated. The laundry room offers additional storage space for clean and organized living. The backyard is fully fenced with back and side gates. There is 1 car parking off the back lane. Fabulous opportunity for first-time home buyers, families that want to be close to transit, schools, excellent parks and recreation. A quiet community feel with incredible local small businesses within walking distance. Incredible value! See property website for complete list of updates.			
Inclusions: Stainless Steel Appliances: Fridge, Stove, Micro, Dishwasher. Washer/Dryer. Window Coverings and Light Fixtures, except excluded. Hot Water Tank.			
Listing Contracted With: RE/MAX HALLMARK JOY VERDE GROUP REALTY 416-481-5666			



368 Coxwell Ave Toronto Ontario M4L 3B7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,109.78/2025 Sold Date: 07/21/2025 SPIS: N		Sold: \$962,500 List: \$995,000
Semi-Detached	Fronting On: W Link: 2-Storey	For: Sale Rms: 6 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x3xLower
	Acreage: 15.25 x 127.5 Feet Irreg:	Dir/Cross St: Gerrard / Coxwell Directions: Gerrard / Coxwell

MLS#: E12253312

PIN#: 210340769

Legal: PT LT 70-71 PL 655 MIDWAY AS IN CA460984 T/W & S/T CA460984; CITY OF TORONTO.

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig: None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.11	x 14.11	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Main	10.5	x 9.84	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	13.39	x 8.86	Tile Floor	Renovated	W/O To Deck
4	Prim Bdrm	2nd	14.5	x 8.33	Hardwood Floor	Double Closet	Picture Window
5	2nd Br	2nd	11.84	x 6.56	Hardwood Floor	Closet	
6	3rd Br	2nd	11.12	x 8.5	Hardwood Floor	Window	
7	Rec	Bsmt	25	x 11.98	Vinyl Floor	3 Pc Bath	Open Concept
8	Laundry	Bsmt	7.22	x 7.22			

Client Remarks: Fully Renovated Gem in the Heart of the East End. Welcome to your dream family home where charm meets modern convenience, just steps from the vibrant energy of Gerrard Street. This beautifully renovated 3-bedroom, 2-bathroom home offers everything you need and more, including a finished basement perfect for a playroom, home office, or that cozy movie-night zone you've been craving. The main floor is bright, airy, and designed for real life, with stylish finishes and thoughtful upgrades throughout. Step out from the kitchen into your spacious backyard ideal for kids, pets, BBQs, or just soaking up some sunshine with your morning coffee. You're walking distance to some of the city's best hidden gem restaurants, local shops, and trendy cafes along Gerrard and Queen East. And yes, The Beach is just a short stroll away your summer plans are basically made. Whether you're upsizing, setting down roots, or just looking for a home that blends function with flair, this east-end beauty delivers on all fronts.

Inclusions: All kitchen appliances - Fridge, stove, dishwasher and microwave. Window sheer coverings (see exclusions). All electrical light fixtures. Washer& Dryer. Shed in the backyard.

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

	158 Gillard Ave Toronto Ontario M4J 4N6 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$6,592/2024 Sold Date: 09/09/2025 SPIS: N Last Status: SLD DOM: 30			Sold: \$825,000 List: \$999,000																																																												
	Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 19.83 x 116 Metres Irrig:	Rms: 7 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x4x2nd, 1x3x3rd, 1x3xBsmt	Dir/Cross St: Danforth Ave & Monarch Park Directions: Enter house from the east of Monarch.																																																												
MLS#: E12340056	PIN#: 210320094																																																															
Legal: PT LT 92-93 PL 463E TORONTO AS IN ET118905, S/T & T/W ET118905; CITY OF TORONTO																																																																
Kitchens: 1 Fam Rm: N Basement: Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Year Built: 1914 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal None Not Subject to HST Sewers None None None Accessibility																																																													
Waterfront: None																																																																
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Dining</td> <td>Ground</td> <td>12.99</td> <td>x 13.39</td> <td></td> </tr> <tr> <td>2</td> <td>Living</td> <td>Ground</td> <td>9.71</td> <td>x 10.86</td> <td></td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Ground</td> <td>11.48</td> <td>x 13.45</td> <td></td> </tr> <tr> <td>4</td> <td>Br</td> <td>2nd</td> <td>12.99</td> <td>x 13.65</td> <td></td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>2nd</td> <td>10.17</td> <td>x 11.48</td> <td></td> </tr> <tr> <td>6</td> <td>3rd Br</td> <td>2nd</td> <td>14.76</td> <td>x 12.63</td> <td></td> </tr> <tr> <td>7</td> <td>4th Br</td> <td>3rd</td> <td>9.71</td> <td>x 9.84</td> <td></td> </tr> <tr> <td>8</td> <td>Living</td> <td>Bsmt</td> <td>21.33</td> <td>x 14.76</td> <td></td> </tr> <tr> <td>9</td> <td>Library</td> <td>Bsmt</td> <td>9.71</td> <td>x 9.71</td> <td></td> </tr> </tbody> </table>					#	Room	Level	Length (ft)	Width (ft)	Description	1	Dining	Ground	12.99	x 13.39		2	Living	Ground	9.71	x 10.86		3	Kitchen	Ground	11.48	x 13.45		4	Br	2nd	12.99	x 13.65		5	2nd Br	2nd	10.17	x 11.48		6	3rd Br	2nd	14.76	x 12.63		7	4th Br	3rd	9.71	x 9.84		8	Living	Bsmt	21.33	x 14.76		9	Library	Bsmt	9.71	x 9.71	
#	Room	Level	Length (ft)	Width (ft)	Description																																																											
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8	Living	Bsmt	21.33	x 14.76																																																												
9	Library	Bsmt	9.71	x 9.71																																																												
Client Remks: Centrally located in an excellent community! All original single family dwelling home. Excellent for builder's choice for renovations parquet. Hardwood flooring throughout and spacious living area, balcony on second floor. Close to subway station with bus stop steps away. great schools, parks, bus route, Starbucks, and many more.																																																																
Listing Contracted With: <u>COLDWELL BANKER REAL ESTATE PROFESSIONALS</u> 905-415-2366																																																																



412 Coxwell Ave Toronto Ontario M4L 3B7 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,992.05/2025 Sold Date: 08/07/2025 SPIS: N			Sold: \$970,000 List: \$999,900
Semi-Detached	Fronting On: W	For: Sale	% Dif: 97
Link: 2-Storey	Acreage: 25 x 127.5 Feet	Rms: 5 + 1	Bedrooms: 2 + 1
Dir/Cross St: Coxwell Ave & Gerrard St E / Fairford Ave			Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt
Directions: North of Gerrard St E / Fairford Ave, on west side of Coxwell			

MLS#: E12301616

PIN#: 210340751

Legal: PART LOT 78 PLAN 655 MIDWAY AS IN CA743767; TOGETHER WITH & SUBJECT TO CA743767; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive:	Hydro:
Fireplace/Stv: Y	Drive: Front Yard Parking	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water: Municipal
A/C: Central Air	Tot Prk Spcs: 2	Water Supply Type:
Central Vac: N	UFFI:	Sewer: Sewers
Apx Age:	Pool: None	Waterfront:
Apx Sqft: 700-1100	Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Ravine, School	Retirement:
Roof: Asphalt Shingle	Exterior Feat: Patio, Porch	HST Applicable to: Included In
Foundation: Brick	Interior Feat: Water Heater Owned, In-Law Capability, In-Law Suite	Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct: Garden Shed
Laundry lev: Main		Survey Type: Available
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.27	x 9.81	Open Concept	Electric Fireplace	Bamboo Floor
2	Dining	Main	11.65	x 9.38	Open Concept	W/O To Deck	Bamboo Floor
3	Kitchen	Main	11.65	x 7.97	Centre Island	Quartz Counter	B/I Appliances
4	Prim Bdrm	2nd	17.09	x 13.22	Large Closet	Vaulted Ceiling	Large Window
5	2nd Br	2nd	10.73	x 7.74	Large Closet	O/Looks Backyard	
6	Kitchen	Bsmt	12.11	x 6.89	Ceramic Floor	Breakfast Area	Open Concept
7	Br	Bsmt	10.1	x 7.87	Ceramic Floor	Combined W/Living	Open Concept

Client Remarks: Experience a lifestyle of convenience in Leslieville! With a walk score of 91, this location cannot be beat. Sitting on a wide 25 x 127 foot lot, this unique and versatile home provides a fantastic space with many possibilities. The bright and airy main floor provides an open-concept living space with a powder room, and multiple upgrades, including high-end designer light fixtures, a fireplace feature wall, and a custom, built-in wine rack. The newly renovated kitchen (2024) serves as the heart and hub of the home - enjoy stainless steel appliances, a wine fridge, quartz countertops and large centre island. This home was thoughtfully designed with form, function, and entertaining in mind - enjoy indoor/outdoor living, where gatherings can easily flow from the kitchen into the private, fenced backyard. With the footprint of a 3 bedroom home, the upstairs level includes two bedrooms with an oversized primary retreat, and an updated 4-piece bathroom. A separate entrance leads to the basement suite with its own kitchen, bathroom, and bachelor living space - perfect for multi-generational living, a nanny / in-law suite, or conversion back into a spacious recreation space. The deep, west-facing backyard has been beautifully landscaped and features a deck, flagstone patio, shed, and charming gardens with an array of flowers, veggies and blossoming trees along the flat, extended yard space. Enjoy a welcoming, tight-knit community where festivities such as the Leslieville Farmer's Market, and local Michelin-rated restaurants (Maha's, Puerto Bravo, The Wood Owl), bring magic to the neighbourhood! Just steps from local parks, schools, shops, and all the amenities along Gerrard St. and the Danforth. Detached garage and legal front pad parking space.

Inclusions: Existing: 2 Fridges, 2 stoves, dishwasher, 2 microwaves, wine fridge, custom built-in wine rack (2024), feature wall with Dimplex XLF50 electric fireplace and TV bracket (2020), 2 washers and dryers, all electrical light fixtures, bathroom mirrors, backyard garden shed, owned hot water tank (2025), furnace, central A/C. 2025: main & upper floor painted, 2nd floor bathroom upgraded, new front porch steps. Interior waterproofing. Legal front parking pad. Basement currently used as a nanny suite.

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



467 Rhodes Ave
Toronto Ontario M4L 3A6
 Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,000/2024 **For:** Sale **% Dif:** 118
Sold Date: 07/09/2025

SPIS: N **Last Status:** SLD **DOM:** 7

Att/Row/Twnhouse **Fronting On:** E **Rms:** 7 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 15.66 x 110.6 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x3xBsmt
Dir/Cross St: Coxwell/Gerrard **Directions:** Coxwell/Gerrard

MLS#: E12255811

PIN#: 210340741

Legal: PT LT 75 PL 1301 TORONTO PT 2, 63R898; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 1	Cable TV:
Basement: Finished with Walk-Out	Park/Drive: Private	Hydro:
Fireplace/Stv: N	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 2	Phone:
A/C: Central Air	Tot Prk Spcs: 3	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age: 31-50	Pool: None	Sewer: Sewers
Year Built: 1975	Prop Feat: Cul De Sac	Waterfront:
Yr Built Source: MPAC	Exterior Feat: Landscaped, Patio	Retirement:
Apx Sqft: 1100-1500	Interior Feat: Carpet Free	HST Applicable to: Included In
Roof: Asphalt Shingle		Sale Price:
Foundation: Concrete Block		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	10.76	x 9.58	Hardwood Floor	Large Window
2	Dining	Main	7.74	x 9.55	Hardwood Floor	
3	Kitchen	Main	11.25	x 17.16	Breakfast Bar	O/Looks Backyard
4	Prim Bdrm	2nd	14.5	x 10.5	B/I Closet	Hardwood Floor
5	2nd Br	2nd	11.25	x 9.68	Closet	Hardwood Floor
6	3rd Br	2nd	7.91	x 9.51	Closet	O/Looks Backyard
7	Rec	Bsmt	11.15	x 13.68		Hardwood Floor

Client Remarks: Some homes just hit the right note. 467 Rhodes Avenue is one of them. Tucked into a quiet east-end pocket, this renovated 2-storey walkout townhouse hits all the right chords: smart upgrades, rare functionality, and a layout that actually makes sense. The lower level is a show stopper with soaring ceilings, heated concrete floors, custom millwork, a built-in bar, and French doors that open wide to your own backyard stage - professionally landscaped, fenced, and east-facing for that perfect morning spotlight. The kitchen plays its part beautifully with granite counters, a custom island, and updated appliances. Upstairs, three true bedrooms keep the harmony, while the attached garage and two-car parking are an encore-worthy bonus in this neighbourhood. Updated windows, doors, and furnace (2021). Just steps from Greenwood Park, top-rated schools, transit, and the buzzing Gerrard strip. This one doesn't just check boxes - it hits different.

Inclusions: Clothes Washer, Clothes Dryer, Dishwasher, Refrigerator, Stove, Window Coverings, ELFs, Beverage Fridge In Basement

Listing Contracted With: CAYMAN MARSHALL INTERNATIONAL REALTY INC. 705-765-5759



320 Highfield Rd
Toronto Ontario M4L 2V5
 Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,343.55/2025 **For:** Sale **Sold:** \$1,055,000
Sold Date: 08/22/2025 **List:** \$1,055,000

SPIS: N **Last Status:** SLD **DOM:** 50 **% Dif:** 100

Semi-Detached **Fronting On:** W **Rms:** 5 + 2
Link: **Acreage:** **Bedrooms:** 2 + 1
 2-Storey 12.5 x 94.5 Feet **Washrooms:** 1
Irrg: **Dir/Cross St:** Gerrard and Greenwood **Directions:** Gerrard and Greenwood

MLS#: E12258862

PIN#: 210360296

Legal: PT LT 17 PL 409E TORONTO AS IN CA784109; CITY OF TORONTO

Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive: Private	Hydro:
Fireplace/Stv: N	Drive: Private	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Water:
A/C: Central Air	Tot Prk Spcs: 1	Water Supply Type:
Central Vac: N	UFFI:	Sewer:
Apx Age:	Pool: None	Waterfront:
Apx Sqft: 700-1100	Prop Feat: Electric Car Charger, Library, Park, Public Transit, Rec Centre, School	Retirement:
Roof: Asphalt Shingle, Membrane	Exterior Feat: Deck	HST Applicable to: Included In
Foundation: Concrete	Interior Feat: Storage	Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev: Lower		Survey Type: None
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	14.24	x 11.12	Hardwood Floor	B/I Closet	Window
2	Living	Main	12.04	x 11.22	Hardwood Floor	Window	
3	Kitchen	Main	11.32	x 7.12	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	12.14	x 11.22	Hardwood Floor	Closet	East View
5	2nd Br	2nd	11.12	x 9.48	B/I Closet	Window	
6	Rec	Lower	15.16	x 10.01	W/O To Garden	Finished	
7	Laundry	Lower	12.83	x 10.93	W/O To Yard	Laundry Sink	
8	Other	Lower	11.12	x 6.89	Closet		

Client Remarks: Welcome To - The Kind Of Home That Makes You Want To Cancel Your Weekend Plans And Stay In Forever. Let's Talk Curb Appeal: Perched On The Sunny West Side Of Highfield, This Adorable 2-Bed, 1-Bath Stunner Has Been Updated Head To Toe (And Yes, You Can Just Move Right In). Start Your Car, Then Park-Or-Charge-It In Your Own Private EV Parking Spot Before Heading Up To One Of The Most Charming Homes Leslieville Has To Offer. This Gem Has Everything On Your Wish List: New White Oak Flooring, New Windows, Stylish New Bathroom W/Skylight, Landscaping & Hardscaping, Custom Closets In The Second Bedroom & Front Hall, Fresh Carpeting On The Stairs, Painted In Elegant Dove White Throughout. Tucked Away On A Quiet, Family-Friendly One-Way Street. This West-Facing Home Catches The Warm Afternoon And Evening Sun-Ideal For Relaxing On Your Private Deck, Right Off The Kitchen. Speaking Of The Kitchen--It's A Dream For Home Chefs And Entertainers Alike. Inside, You'll Love The Functional Yet Stylish Main Floor Layout. The Spacious Primary Bedroom Easily Fits A King-Sized Bed And Includes Custom Window Treatments And Ample Closet Space. The Second Bedroom And Updated Bath Are Equally Inviting. Need More Room? The Fully Finished Basement Includes A Large Laundry Room, An Enormous Walk-Through Closet, And Potential For Even More: With Two Separate Entrances, You Could Create A Mudroom, Add A Bathroom, Or Simply Expand Your Living Space. Location? Prime. Steps To Green Spaces, Parks, And The Lively Energy Of Gerrard Street. And Yes--Maha's Brunch On Greenwood Is Just Around The Corner. (Go Hungry, Thank Us Later.)

Inclusions: All Stainless Steel Appliances; Gas Stove, B/I Dishwasher, Fridge, Microwave W/Hood Vent, All Electric Light Fixtures, All Window Coverings, Washer, Dryer, NEST Thermostat

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



6 Unity Rd Toronto Ontario M4J 5A4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,521/2024 For: Sale % Dif: 97 Sold Date: 08/14/2025 SPIS: N Last Status: SLD DOM: 28			Sold: \$1,030,000 List: \$1,060,000
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 17.03 x 83.48 Feet Irreg:	Rms: 6 + 1 Bedrooms: 3 + 1 Washrooms: 2 1x4x3rd, 1x4xMain	Dir/Cross St: Coxwell/Greenwood Directions: Greenwood/Danforth
MLS#: E12291851 PIN#: 210340228 Legal: Pcl 221-2 Sec M1978; Lot 221 Plan M1978 Toronto S/T A Right As In A886590			

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private, Available Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	3rd Br	Main	10.01	x 14.01	Broadloom	4 Pc Bath	W/O To Garden
2	Dining	2nd	10.01	x 14.01	Broadloom	Bay Window	O/Looks Frontyard
3	Kitchen	2nd	12.01	x 10.01	Open Concept	Skylight	
4	Living	2nd	20.01	x 14.01	Broadloom	Fireplace	O/Looks Garden
5	Prim Bdrm	3rd	18.5	x 14.01	Broadloom	Window	O/Looks Frontyard
6	2nd Br	3rd	8.99	x 14.01	Broadloom	Window	O/Looks Garden
7	4th Br	Bsmt	14.01	x 14.01	Laminate	Finished	Combined W/Rec

Client Remks: ** Rare Opportunity Downtown Semi-Detached With "BUILT-IN GARAGE & PRIVATE DRIVEWAY" ** Located At Greenwood & Coxwell Neighbourhood * Single Garage With Driveway Can Park 2 Cars * 3+1 Large Bedrooms With 2 Full Bathrooms * Sunfilled Skylight & Lots Of Windows * New Professional Paint & New Smooth Ceiling For 3/FI & 2/FI Throughout * Finished Basement, Bedroom With Separate Bathroom Can Be Used For Future Rental Income or Recreation Room * Step to Bus Stop * Easy to Commute * Close to Financial District * Walk to Grocery, Restaurants & Shopping * Perfect For Family Enjoying Quiet, Comfort and Accessibility *

Inclusions: Fridge, Stove, Range Hood, Dishwasher (As Is), Washer & Dryer, Furnace and Air Conditioning, All Electric Light Fixtures, All Window Coverings.

Listing Contracted With: TRADEWORLD REALTY INC 416-491-3228



20 Condor Ave Toronto Ontario M4J 3M6			Sold: \$1,332,000
Toronto E01 Blake-Jones Toronto			List: \$1,099,000
Taxes: \$5,640/2024	For: Sale		% Dif: 121
Sold Date: 07/02/2025			
SPIS: N	Last Status: SLD	DOM: 8	
Semi-Detached	Fronting On: W	Rms: 8	
Link: 2 1/2 Storey	Acreage: 16.17 x 107 Feet	Bedrooms: 4	Washrooms: 2
	Irreg:	1x2xMain, 1x4x2nd	
Dir/Cross St: Jones Ave & Gerrard St E			Directions: Jones Ave & Gerrard St E

MLS#: E12241719

PIN#: 210470522

Legal: Pt Lt 30 Pl 384E

Kitchens:	1
Fam Rm:	Y
Basement:	Unfinished
Fireplace/Stv:	N
Heat:	Forced Air / Gas
A/C:	Central Air
Central Vac:	Y
Apx Age:	
Year Built:	1909
Yr Built Source:	MPAC
Apx Sqft:	1100-1500
Lot Size Source:	MPAC
Roof:	Fibreglass Shingle
Foundation:	Brick
Assessment:	2024 POTL:
POTL Mo Fee:	
Laundry lev:	Lower

Exterior:	Brick / Brick Front
Gar/Gar Spcs:	None / 0
Park/Drive:	
Drive:	
Drive Park Spcs:	0
Tot Prk Spcs:	0
UFFI:	
Pool:	None
Prop Feat:	Central Vacuum, Family Room
Exterior Feat:	Deck, Landscaped, Lighting, Patio, Privacy, Porch
Interior Feat:	Storage, Carpet Free, Countertop Range, Water Heater Owned, Bar Fridge, Central Vacuum

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Loft	3rd	26.21	x 13.02	
2	Prim Bdrm	2nd	14.01	x 8.43	
3	2nd Br	2nd	12.14	x 13.06	
4	3rd Br	2nd	7.97	x 9.32	
5	Living	Main	11.61	x 8.69	
6	Dining	Main	16.08	x 13.06	
7	Kitchen	Main	21	x 9.32	
8	Utility	Bsmt	45.31	x 13.06	

Client Remks: Some homes meet expectations. Some raise them. This one sets them. On a leafy street in the heart of the Pocket, 20 Condor has three levels of living and outdoor space that rivals anything in the East End. From the moment you step inside, the original character, natural light, and design decisions feel personal, not predictable. Skylights, bay windows, and wood detailing give the home presence and warmth. The main floor has defined living/dining areas that flow toward the back of the home, where a striking two-tone kitchen anchors the space. Navy lowers, white uppers, brass hardware, and a long galley layout that opens into a skylit breakfast area. It's a kitchen that functions like a workhorse and looks like a design feature. Upstairs, you'll find three real bedrooms and a full family bath that balances bold design with calm function. The front bedroom is sunlit and spacious with a bay window overlooking the street; the rear rooms offer privacy and flexibility. The bathroom features textured 3D-effect geometric tile, a floating vanity, and a glass-panelled tub. It's confident and clean, without being over-designed. And then there's the loft. The third floor is a flex space in the best sense: a killer WFH setup, private primary suite, or whatever life demands. It's rare to find a space this open, this private, and this livable in a semi. Outdoor living spans three distinct levels: a deck off the kitchen, a garden zone for play and quiet moments, and a rooftop lounge with skyline views. Together, they create a backyard with privacy and purpose. This house doesn't just look good, it's been renovated with intention. No wasted space, strong layout and quality where it matters. Every choice feels deliberate. It speaks to buyers who care about both function AND feeling: people who want their home to not just accommodate their lifestyle, but elevate it.

Inclusions: TV Brackets X2, Stainless steel dishwasher, stainless steel gas stove, stainless steel fridge, stainless steel microwave, wine fridge, closet organizers in primary bedroom, washer & dryer, all electronic light fixtures except those listed in exclusions.

Listing Contracted With: RE/MAX PROFESSIONALS INC. 416-232-9000



610 Greenwood Ave Toronto Ontario M4J 4B2			Sold: \$1,098,000
Toronto E01 Blake-Jones Toronto			List: \$1,128,000
Taxes: \$5,075/2025	For: Sale	% Dif: 97	
Sold Date: 09/19/2025			
SPIS: N	Last Status: SLD	DOM: 31	
Att/Row/Twnhouse	Fronting On: W	Rms: 6 + 3	
Link: 2-Storey	Acreage: 18 x 120 Feet	Bedrooms: 3 + 1	
	Irrig:	Washrooms: 3	
		1x4x2nd, 1x4xBsmt, 1x3xBsmt	
Dir/Cross St: Danforth Ave & Greenwood Ave			
Directions: South of Danforth Ave on Greenwood Ave, the property is on the right side.			

MLS#: E12352879

PIN#: 210471069

Legal: PT LT 36 PL 740 CITY EAST PT 3, 63R894; S/T & T/W CA602911; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Hospital, Park, Public Transit, School	HST Applicable to: Not Subject to HST
Roof: Asphalt Shingle	Interior Feat: Carpet Free	Sale Price:
Foundation: Concrete Block		Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig:
		Available
		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.88	x 9.51	Picture Window	French Doors	Combined W/Dining
2	Dining	Main	21.88	x 9.51	Pot Lights	Combined W/Living	Hardwood Floor
3	Kitchen	Main	9.55	x 13.42	Double Sink	Granite Counter	Eat-In Kitchen
4	Prim Bdrm	2nd	10.86	x 13.42	Double Closet	Hardwood Floor	
5	2nd Br	2nd	8.73	x 10.04	Closet	Hardwood Floor	
6	3rd Br	2nd	9.55	x 7.64	Hardwood Floor		
7	Kitchen	Bsmt	11.52	x 13.42	Combined W/Living	Ceramic Floor	Above Grade Window
8	Br	Bsmt	10.5	x 13.42	Above Grade Window	3 Pc Bath	
9	Utility	Bsmt	6.4	x 5.68			

Client Remarks: Welcome to 610 Greenwood Ave, located south of The Danforth! Beautiful 3+1 Bedroom, 3 Bath Corner Home with parking, a Walker's and a Biker's Paradise! This inviting and functional property offers modern updates and charm in an unbeatable location. Ideally situated just steps from the vibrant Danforth, this home provides ultra-convenient access to the Subway Station. You're also a drive away from downtown and the scenic Woodbine Beach. Get greeted by its great curb appeal and a large porch with a seating area. Inside, you'll find a bright and large welcoming foyer with ceramic tile flooring, and an ample combined living and dining area featuring an elegant French door, hardwood floors, pot lights, and plenty of natural light. The eat-in kitchen features granite floors, granite countertops, custom backsplash, stainless steel appliances, and it overlooks a private patio. The second level offers three comfortable bedrooms with ample closet space and a 4-piece bathroom. The finished basement features a separate entrance, an extra bedroom, two full bathrooms, a dedicated laundry area, and additional closet/storage space, making it ideal for extended family, guests, or a home office. Step outside to your private patio, complete with a one-car garage and laneway access, ensuring parking is never a hassle. This home provides a true convenience in the heart of the city. A Must See!

Inclusions: 2025 Samsung electric range, Whirlpool fridge, 2025 Vesta under cabinet range hood, Inglis electric range, Midea fridge, under cabinet range hood, GE Stackable washer and dryer, all Elfs

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



110 Torbrick Rd
Toronto Ontario M4J 4Z5

Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$4,766/2025
Sold Date: 11/28/2025

SPIS: N **Last Status:** SLD **DOM:** 14

Sold: \$1,092,000
List: \$1,129,000

For: Sale

% Dif: 97

Semi-Detached **Fronting On:** N **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3 + 2
3-Storey **15 x 80 Feet** **Washrooms:** 2
Irreg: **1x5x2nd, 1x4x3rd**

Dir/Cross St: Danforth & Greenwood **Directions:** Danforth & Greenwood

MLS#: E12545802

PIN#: 210340081

Legal: PARCEL 74-1 SECTION M1978; LOT 74 PLAN M1978 TORONTO CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Full / Partially Finished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Lane	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 1	Phone:
A/C: Central Air	Tot Prk Spcs: 1	Water: Municipal
Central Vac: N	UFFI:	Water Supply Type:
Apx Age:	Pool: None	Sewer: Sewers
Year Built: 1980	Prop Feat: Interior Feat: None	Waterfront:
Apx Sqft: 1100-1500		Retirement:
Roof: Shingles		HST Applicable to: Included In
Foundation: Unknown		Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	8.07	x 7.68	Hardwood Floor	O/Looks Frontyard	Window
2	Dining	Main	9.25	x 8.4	Hardwood Floor	Open Concept	B/I Shelves
3	Living	Main	13.22	x 12.3	Hardwood Floor	W/O To Yard	Raised Rm
4	2nd Br	2nd	12.3	x 8.79	Hardwood Floor	Closet	Window
5	3rd Br	2nd	12.37	x 7.81	Hardwood Floor	Closet	Window
6	Den	3rd	12.3	x 5.74	Hardwood Floor	B/I Shelves	Led Lighting
7	Prim Bdrm	3rd	13.45	x 12.3	Hardwood Floor	O/Looks Backyard	His/Hers Closets
8	Br	Lower	11.71	x 10.79	Hardwood Floor	Pot Lights	Window
9	Laundry	Bsmt	18.73	x 12.2	Concrete Floor	Open Concept	Laundry Sink
10	Pantry	Bsmt	4.23	x 3.64	Concrete Floor	Separate Rm	

Client Remks: Welcome To Modern Loft Living In Old Riverdale! This Stunning 3 + 2 Bedroom, 2 Bathroom Residence On Coveted Torbrick Road Offers Style, Comfort & Convenience. Steps To Greenwood Subway Station, This 3-Storey Semi-Detached Home Features One Surface Parking With Potential to Move Shed For a Second Parking & Clear, Unobstructed Views. Brushed Oak Black Tusk Engineered Hardwood Flooring Throughout. Main Level Features Gourmet Galley Kitchen With Quartz Countertop, Open-Concept Dining Room & Luxurious Living Room W/ Private Backyard Walkout. Upper Level: 3 Generous Bedrooms Plus Open Den, 2 Spa-Inspired Bathrooms W/ Vanity Sinks & Master Retreat W/ His & Her Wardrobes. Master Suite Overlooks Monarch Park Track Field. Adjacent To Monarch Park W/ Pool, Skating Rink, Sports Fields & Green Space. Exceptional Walkability To The Danforth's Restaurants & Shops, Plus Leslieville & The Beaches. Top-Rated Schools Including Earl Haig PS, Ecole Elementaire La Mosaique & Monarch Park CI Nearby. Don't Miss This Rare Opportunity In One Of Toronto's Most Sought-After Communities!

Inclusions: S/S Fridge, Stove, Microwave, Washer/Dryer, All Electric Light Fixtures. One Surface Parking At Back of Property, Potential to Move Shed For a Second Parking. Plenty of Street Parking is Available Via City Permit.

Listing Contracted With: BIG CITY REALTY INC, 905-604-7200



186 Parkmount Rd
Toronto Ontario M4J 4V6
 Toronto E01 Greenwood-Coxwell Toronto

Taxes: \$5,067/2025 **For:** Sale **Sold:** \$1,480,000

Sold Date: 11/13/2025

List: \$1,199,000

SPIS: N

Last Status: SLD

DOM: 7

Semi-Detached

Fronting On: W

Rms: 6 + 3

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

17.5 x 100 Feet

Washrooms: 4

Irreg:

1x2xMain, 1x4x2nd, 1x4x2nd,
 1x4xBsmt

Dir/Cross St: Danforth Ave & Monarch Park Ave

Directions: Danforth Ave & Monarch Park Ave

MLS#: E12518212

Legal: PT LT 337-338 PL 463E TORONTO AS IN CA265998, S/T & T/W CA265998; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick	Zoning: Residential
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro
Basement: Finished / Separate Entrance	Park/Drive:	Gas: Phone
Fireplace/Stv: Y	Drive:	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Fireplace/Stove, Park, Public Transit, Rec Centre, School	HST Applicable to: Not Subject to HST
Roof: Shingles, Flat	Exterior Feat: Landscape Lighting, Landscaped, Porch, Privacy, Patio	Sale Price:
Foundation: Unknown	Interior Feat: Carpet Free, In-Law Suite, Guest Accommodations, In-Law Capability, On Demand Water Heater, Water Heater Owned	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Upper		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.52	x 10.32	Open Concept	Fireplace	Bay Window
2	Dining	Main	21	x 11.7	Open Concept	Hardwood Floor	Large Window
3	Kitchen	Main	21	x 11.7	Centre Island	Quartz Counter	B/I Appliances
4	Prim Bdrm	2nd	13.56	x 11.42	4 Pcs Ensuite	B/I Closet	Large Window
5	2nd Br	2nd	11.84	x 9.75	Hardwood Floor	B/I Closet	Window
6	3rd Br	2nd	12.61	x 9.1	Hardwood Floor	B/I Closet	Window
7	Rec	Bsmt	14.55	x 10.41	Vinyl Floor	Open Concept	Above Grade Window
8	Kitchen	Bsmt	4.92	x 10.41	Large Window	Quartz Counter	Stainless Steel Appl
9	Br	Bsmt	10.75	x 8.56	Vinyl Floor	B/I Closet	Above Grade Window

Client Remarks: Look no further! This stunning, fully renovated semi delivers modern luxury and functional design in one of Toronto's most sought-after family neighbourhoods. Perfectly located just steps from the vibrant Danforth restaurants, cafes, shopping and Coxwell TTC Station and also steps from the coveted Monarch Park with skating rink, pool, dog park and playground. Also walk to top rated Monarch Park Collegiate (International Baccalaureate Program) and the new Ecole secondaire Michelle-O'Bonsawin. The home welcomes with an open-concept main floor with engineered hardwood flooring, pot lights and high end finishes! Living room features a large bay window and a serene electric fireplace. The stunning custom kitchen is the heart of the home, featuring a waterfall centre island with an incorporated family table, sleek quartz countertops and backsplash, high-end stainless steel appliances, a custom wine rack with LED lighting, and a dedicated coffee station. The thoughtful layout flows seamlessly from the living and dining areas and out to the interlocked backyard! Upstairs, you'll find three spacious bedrooms with beautiful built-in closets and large windows. The primary bedroom features its own ensuite with glass shower and the second washroom includes a bathtub and large vanity! 2nd floor is complete with a convenient laundry. The fully finished basement with its separate entrance, adds incredible versatility-ideal for an in-law suite, guest retreat, or potential income unit. It includes a large open-concept recreation area, a second kitchen, a spacious bedroom with large closets, a full bathroom and a 2nd laundry. Outside, the attention to detail continues with complete exterior landscaping, a gorgeous front yard garden with an interlocked walkway, and a covered front porch with elegant glass railings. The backyard offers the perfect balance of space for entertaining and relaxation, featuring a large interlocked patio area and a lush grass section ideal for kids or pets.

Inclusions: Main & Second Level: LG s/s refrigerator, Cafe s/s stove, LG s/s dishwasher, s/s hood range, LG front load washer & dryer. Basement: s/s refrigerator, b/i cooktop, s/s dishwasher, s/s hood fan, front load washer & dryer, all electric light fixtures, hot water heater, gas furnace and equipment and central air conditioner and equipment. Street parking permit is available and parking readily available thanks to restricted parking rules for residents only during 4-7 pm.

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



156 Parkmount Rd Toronto Ontario M4J 4V4 Toronto E01 Greenwood-Coxwell Toronto Taxes: \$4,509.44/2025 Sold Date: 07/18/2025 SPIS: Y			Sold: \$1,230,000 List: \$1,249,000
Semi-Detached	Fronting On: W	For: Sale	% Dif: 98
Link: 2-Storey	Acreage: 19 x 80 Feet	Rms: 6 + 1	Bedrooms: 3
Irreg: Dir/Cross St: Danforth/Coxwell/Monarch Park Directions: Danforth/Coxwell/Monarch Park			Washrooms: 2 1x4x2nd, 1x2xGround

MLS#: E12257606

PIN#: 210320343

Legal: P1329 P1463B, Toronto as in CA 743501; City of Toronto

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Finished	Park/Drive: None	Gas:
Fireplace/Stv: Y	Drive: None	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Park, Public Transit, School	HST Applicable to Sale Price: Included In
Roof: Shingles	Interior Feat: Bar Fridge, Storage, Storage Area Lockers, Water Heater	Farm/Agr:
Foundation: Not Applicable		Oth Struct: Fence - Full, Garden Shed
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.11	x 11.19	Hardwood Floor	Bow Window	Pot Lights
2	Dining	Ground	12.57	x 15.52	Hardwood Floor	Combined W/Living	B/I Closet
3	Kitchen	Ground	15.42	x 12.57	Stainless Steel Appl	O/Looks Backyard	B/I Dishwasher
4	Prim Bdrm	2nd	13.19	x 13.09	B/I Closet	Hardwood Floor	Ceiling Fan
5	2nd Br	2nd	10.99	x 8.76	Hardwood Floor	Window	
6	3rd Br	2nd	8.96	x 13.19	Hardwood Floor	Closet	Ceiling Fan
7	Family	Bsmt	27.26	x 15.52	Broadloom	Combined W/Laundry	
8	Utility	Bsmt	10.14	x 14.07			

Client Remarks: The perfect house on Parkmount! Fantastic opportunity to live on a tranquil tree-lined street in a family-friendly community situated between Danforth Ave. and Monarch Park. The ideal mix between urban and green space, walk only one block south to enjoy all that Monarch Park has to offer including playground, off-leash dog park, pool or skating rink. One block north takes you to the shops and restaurants of vibrant Danforth. Close proximity to both Greenwood and Coxwell subway stations makes for an easy commute. This beautiful 3 bedroom home has a wide main floor with open concept flow, large bright kitchen, beverage centre adjacent and a rare main floor powder room. Lots of extra storage under stairwell with built-in closet and cupboards. High baseboards. Second floor large skylight creates natural light and brightness throughout much of the home. Serene primary bedroom with bay window and built-in wall to wall, floor to ceiling custom closets offers ample storage. The finished basement has high ceilings and large family room which can be used as a multi-purpose, space, furnace room with more storage and updated laundry. Step outside to a fully fenced private backyard and comfortable patio/bbq area with built-in gas line for bbq. Soak up the morning sun with your coffee on the spacious covered front porch. Home has been lovingly well maintained with other updates including new roof (2021), eaves and gutter guards (2023), front and back windows (2023), 2nd floor hardwood (2020), basement carpet (2025). Excellent neighbourhood schools.

Inclusions: Stainless steel fridge, stainless steel stove, stainless steel range hood, stainless steel dishwasher, gas burner and equipment, central air-conditioning, washer, dryer, broadloom where laid, electric light fixtures, ceiling fans, living room TV mount, window dressings, wardrobe in 2nd bedroom, cupboard in hallway, beverage fridge, deep freezer in basement, built-in closets in primary and 3rd bedroom, white shelving in basement main room.

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



76 Boulbee Ave Toronto Ontario M4J 1B1 Toronto E01 Blake-Jones Toronto Taxes: \$6,198/2025 Sold Date: 09/24/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,510,000 List: \$1,249,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: N Acreage: 21 x 90 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 3 1x2xMain, 1x5x2nd, 1x3xLower	For: Sale Dir/Cross St: Danforth/Gerrard/Jones Directions: East of Jones

MLS#: E12409963

PIN#: 210470392

Legal: PT LT 2 PL 330E TORONTO AS IN CA767173; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1912 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown	Hydro: Phone: Municipal Sewers
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 14.5	Pot Lights	Large Window	Hardwood Floor
2	Dining	Main	10.93	x 12.6	Open Concept	Window	Hardwood Floor
3	Kitchen	Main	12.17	x 11.42	Centre Island	Eat-In Kitchen	W/O To Yard
4	Br	2nd	15.32	x 11.52	W/W Closet	Window	Hardwood Floor
5	Br	2nd	9.51	x 10.76	Double Closet	Window	Hardwood Floor
6	Br	2nd	9.51	x 9.51	Window	Combined W/Laundry	Hardwood Floor
7	Prim Bdrm	3rd	15.58	x 21	W/O To Deck	B/I Closet	W/O To Deck
8	Living	Lower	13.09	x 8.99	Window	Combined W/Kitchen	Laminate
9	Kitchen	Lower	13.09	x 8.66	Centre Island	Eat-In Kitchen	Laminate
10	Br	Lower	13.09	x 10.66	3 Pc Ensuite	Window	Laminate

Client Remarks: Welcome to 76 Boulbee Avenue A Rare Gem in The Pocket Tucked into one of the East Ends most cherished enclaves, this beautifully renovated 2.5-storey home sits on a sun-drenched corner lot. Thoughtfully designed with both family living and entertaining in mind, it offers the perfect balance of character and contemporary comfort. Inside, expansive principal rooms are drenched in natural light, creating a warm and inviting atmosphere. The family-sized eat-in kitchen features quartz countertops, stainless steel appliances, an island with breakfast bar, and a walkout to a low-maintenance backyard ideal for morning coffee, summer barbecues, or al fresco dining under the stars. A convenient main floor powder room and a charming covered front porch add to the homes everyday comfort and curb appeal. The upper levels offer four generous bedrooms, including a spacious primary with wall-to-wall closets and a walkout to a private, sun-soaked deck. A rare second-floor laundry brings added convenience. The fully finished basement with separate entrance provides outstanding versatility perfect as an income suite to offset your mortgage, an in-law or nanny suite, or additional living space for intergenerational families. Its flexibility adds both immediate value and long-term investment potential. Additional highlights include three bathrooms, the option to build a garden suite, and rare two-car parking. With an 85 Walk Score, you're walking distance from Phin Park, Downland's Station, and the vibrant shops, cafes, and restaurants along both the Danforth and Gerrard. 76 Boulbee Avenue offers space, income opportunity, and community a truly special home ready to welcome its next chapter.

Inclusions: 2 Fridges, 2 Stoves, 2 Microwaves, 2 Dishwashers, 2 Washers, 2 Dryers, Living and Dining room curtains and curtain rods, BBQ, Video Monitoring System, Surround Sound Speakers. All Electric Light Fixtures. Shed, Smart thermostat.

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



760 Rhodes Ave Toronto Ontario M4J 4X6			Sold: \$1,285,000 List: \$1,284,900
Toronto E01 Greenwood-Coxwell Toronto			
Taxes: \$5,301.23/2025	For: Sale		% Dif: 100
Sold Date: 11/11/2025			
SPIS: N	Last Status: SLD	DOM: 5	
Att/Row/Twnhouse	Fronting On: W	Rms: 6 + 1	
Link: 3-Storey	Acreage: 13.12 x 82.48 Feet	Bedrooms: 3	Washrooms: 2
	Irreg:	1x4x2nd, 1x5x3rd	
	Dir/Cross St: Danforth and Coxwell	Directions: Danforth and Coxwell	

MLS#: E12520562

PIN#: 210310195

Legal: PT LT 193 PL 1301 TORONTO PT 34, 36, 100-101 64R14996 S/T & T/W CA430679 S/T RIGHT IN CA430679; S/T CA429954, CA429955; CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Built-In / 2	Cable TV:
Basement: Full	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: Y	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Year Built: 1996	Prop Feat: Central Vacuum, Park, Public Transit	HST Applicable to Sale Price:
Yr Built Source: MPAC	Exterior Feat: Deck	Included In, Not Subject to HST
Apx Sqft: 1100-1500	Interior Feat: Carpet Free, Central Vacuum, Sump Pump, Water Heater Owned	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Concrete		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet		
2	Kitchen	Main	16.24	x 7.09	Renovated	Quartz Counter	Stainless Steel Appl
3	Dining	Main	18.54	x 12.3	Combined W/Living		
4	Living	Main	12.3	x 18.54	W/O To Deck		
5	2nd Br	2nd	12.99	x 12.3	Hardwood Floor		
6	3rd Br	2nd	12.3	x 8.56	Hardwood Floor	Double Closet	
7	Prim Bdrm	3rd	13.62	x 12.3	Hardwood Floor	W/I Closet	5 Pc Ensuite
8	Utility	Lower	18.04	x 12.3	W/O To Garage	Above Grade Window	

Client Remks: Beautifully renovated three-storey brick townhome in the heart of Danforth Village. A superb, family-friendly layout with quality finishes throughout. The main floor features a newly renovated open-concept kitchen with sleek quartz counters and backsplash, stainless steel appliances, undermount lighting and waterfall peninsula overlooking the living and dining rooms - makes everyday meal prep a pleasure and makes entertaining a dream. This level is completed by a large, private deck, west-facing for afternoon sun and perfect for outdoor dining. The second floor offers two generous bedrooms, hardwood floors and a gorgeous family bathroom with soaker tub and glass shower enclosure. The third-floor is dedicated to a private and spacious primary suite, complete with hardwood floors, sitting area, walk-in closet and five-piece ensuite bath. IDEAL LOCATION: Tucked away on quiet Rhodes Avenue, but just steps to Coxwell Station and the shops, cafes, and restaurants along the Danforth. Minutes walk to magnificent Monarch Park with its skating rink, pool, stadium, tennis and pickleball courts, dog park and playground. Top rated local schools, including Monarch Park Collegiate (IB Program) and the new Ecole secondaire Michelle-O'Bonsawin. FAVOURITE FEATURE: the cook's kitchen, with premium finishes and upgraded appliances - French-door fridge with bottom-drawer freezer, induction range and built-in venting microwave. NICE TO HAVE: Thoughtful touches that make life a little nicer: attractive lighting with dimmers, central vacuum, Wi-Fi-enabled front door lock and video doorbell and professionally landscaped, low maintenance front garden. THE ESSENTIALS: two-car tandem built-in garage, tons of storage throughout, and a potential future family room in the high ceiling lower level. WHY THIS IS THE ONE: Truly move-in ready. Attractive, quality finish, and offering the best of Danforth Village living from day one.

Inclusions: Includes: all existing appliances, including full-size front load clothes washer and dryer; all attached light fixtures; all window coverings belong to the Seller; central vacuum and attachments; Ring doorbell and Schlage Wi-Fi enabled door lock; all existing HVAC including owned hot water heater.

Listing Contracted With: RE/MAX PROFESSIONALS INC. 416-236-1241



122 Ivy Ave Toronto Ontario M4L 2H7 Toronto E01 South Riverdale Toronto Taxes: \$5,919.59/2025 Sold Date: 11/18/2025 SPIS: N			Sold: \$1,500,000 List: \$1,349,000
Semi-Detached	Fronting On: N	Rms: 7 + 2	For: Sale
Link: 2 1/2 Storey	Acreage: 16.96 x 113.25 Feet	Bedrooms: 3 + 1	% Dif: 111
Dir/Cross St: Greenwood & Gerrard Directions: North on Prust Avenue from Gerrard St E. West on Wagstaff Lane from Greenwood Ave.			Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xLower

MLS#: E12537120

PIN#: 210470757

Legal: PT LT 203-204 PL 404E TORONTO AS IN CA74098, S/T & T/W CA74098; CITY OF TORONTO

Kitchens: 1 + 1	Exterior: Brick Front / Other	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, School	HST Applicable to Sale Price: Included In
Lot Size Source: MPAC	Exterior Feat: Porch	Farm/Agr:
Roof: Membrane, Cedar	Interior Feat: On Demand Water Heater, Water Heater Owned	Oth Struct: Garden Shed
Foundation: Brick		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.57	x 14.17	Open Concept	Combined W/Br	Gas Fireplace
2	Dining	Main	11.68	x 9.42	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Main	17.32	x 14.17	Open Concept	Breakfast Bar	W/O To Deck
4	Bathroom	Main	5.68	x 4.49	2 Pc Bath	B/I Vanity	Window
5	Prim Bdrm	2nd	15.09	x 12.01	B/I Closet	Gas Fireplace	Cathedral Ceiling
6	2nd Br	2nd	11.68	x 10.01	Closet	Large Window	O/Looks Backyard
7	3rd Br	2nd	9.32	x 8.6	Window	Combined W/Laundry	Hardwood Floor
8	Bathroom	2nd	7.68	x 6.66	4 Pc Bath	Renovated	Skylight
9	Family	3rd	13.58	x 11.58	B/I Closet	Skylight	W/O To Roof
10	Living	Lower	13.42	x 12.5	Open Concept	Combined W/Br	Broadloom
11	Kitchen	Lower	14.07	x 9.42	Open Concept	Breakfast Bar	Tile Floor
12	Bathroom	Lower	6.59	x 6.5	3 Pc Bath	Separate Shower	B/I Shelves

Client Remarks: Step into 122 Ivy Ave, a renovated and exceptionally spacious family home on a quiet, one-way, tree-lined street in one of Toronto's most beloved east-end neighbourhoods! From the charming front porch to the sun-filled interior and lush backyard, this home perfectly blends comfort, character & convenience. The open concept main floor features spacious living and dining rooms with hardwood flooring and a cozy gas fireplace, creating a warm, inviting atmosphere ideal for family life & entertaining. The large chef's kitchen boasts ample cabinetry and countertops, stainless steel appliances, a separate coffee/bar area with an add'l sink and sliding glass door walk-out to rear deck and landscaped patio garden. The newer deck features a gas line for BBQ and overlooks mature trees & perennials. Bonus main floor powder room. An ultra-cool loft-like staircase leads to a sumptuous primary bedroom retreat offering soaring cathedral ceilings, custom built-in closets, a gas fireplace and walk-out to balcony. Two additional bedrooms with closets, windows & hardwood flooring. The 2nd floor also features a renovated 4pc bathroom with a marble-tiled shower, built-in vanity & sep linen closet. The 3rd floor loft retreat is perfect as a family room, office or extra bedroom. Skylights throughout fill the home with natural light. The lower level adds flexibility with a self-contained income suite featuring sep laundry & a private rear entrance. A floor hatch connection from the main floor allows for an easy conversion back to single-family living, if desired. Enjoy an unbeatable location with rare 2-car laneway parking, lined with local favourites like Pilot Roasters Coffee, Quince flower shop, Avenue Road Furniture and the kid-and-dog-friendly Left Field Brewery - a neighbourhood gem! This home combines modern comfort with the allure of a close-knit community just steps to TTC. You don't want to miss this opportunity to live on one of South Riverdale's most sought-after streets!

Inclusions: Existing appliances including; ss fridge, ss gas range, ss dishwasher, microwave, stacking washer & dryer (2nd flr). Two (2) free-standing kitchen islands on main floor. Existing lower level appliances including; ss fridge, ss microwave, toaster oven, hot plate, ss range hood, front-loading washer & dryer. All existing window coverings throughout. All existing light fixtures throughout. Existing gas line on rear deck (exclude BBQ).

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



36 Hunter St Toronto Ontario M4J 1C2 Toronto E01 Blake-Jones Toronto Taxes: \$6,937.60/2025 Sold Date: 10/25/2025 SPIS: N			Sold: \$1,800,000 List: \$1,399,900
Semi-Detached	Fronting On: N	Rms: 6 + 3	For: Sale
Link: 2-Storey	Acreage: 18.75 x 113 Feet	Bedrooms: 3 + 1	% Dif: 129
Irreg: Dir/Cross St: Jones & Gerrard Directions: In The Pocket			Washrooms: 3 1x4x2nd, 1x3x2nd, 1x3xLower

MLS#: E12471212

PIN#: 210471213

Legal: Con 1 Ftb Pt Lot 11

Kitchens: 1 + 1	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Finished	Park/Drive:	Gas:
Fireplace/Stv: Y	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: Carpet Free, In-Law	Sale Price:
Foundation: Concrete	Capability, On Demand Water Heater, Sump Pump, Water Heater Owned	Farm/Agr:
Assessment: POTL:		Oth Struct:
POTL Mo Fee:		Survey Type:
Laundry lev:		Spec Desig: Available Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 15.22	Hardwood Floor	Fireplace	Picture Window
2	Dining	Main	12.76	x 12.04	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	15.75	x 14.86	Modern Kitchen	Pantry	Breakfast Bar
4	Family	Main	13.68	x 10.5	Hardwood Floor	W/O To Garden	Picture Window
5	Prim Bdrm	2nd	22.24	x 15.75	Hardwood Floor	Vaulted Ceiling	3 Pc Ensuite
6	2nd Br	2nd	15.62	x 10.3	Hardwood Floor	Closet	Window
7	3rd Br	2nd	13.78	x 12.93	Hardwood Floor	Closet	Window
8	Rec	Lower	23.33	x 14.3	Hardwood Floor	Galley Kitchen	B/I Shelves
9	4th Br	Lower	14.7	x 9.61	Hardwood Floor	Closet	Window
10	Laundry	Lower	7.61	x 6.82			

Client Remarks: From the moment you arrive, you'll be charmed by the curb appeal and inviting front porch - perfect for this front porch community. Step inside to find a spacious main floor featuring soaring ceilings, living, dining, kitchen and a rare family room addition, ideal for cozy nights in or lively gatherings. The upgraded windows and multiple skylights bathe the home in natural light. Upstairs, the primary suite is a true retreat with vaulted ceilings, a luxurious ensuite bath, and treetop views. Two additional sizable bedrooms make this home perfect for families. The dug-down basement is a standout, boasting a fantastic recreation room with custom built-ins, a kitchenette, additional bedroom, a full bath and laundry- perfect for an in-law or nanny suite, or just extra space to spread out. Enjoy coveted two-car parking and the benefits of living in a community known for its strong neighbourly spirit - street parties, movies in the park, and holiday celebrations are some of the many reasons you will love living in The Pocket. The walkability, and proximity to transit, including the upcoming Ontario Line, great schools like Blake Street and Riverdale, and everything the Danforth and Gerrard has to offer is unmatched. This is more than just a house - it's a home you'll love for years to come.

Inclusions: Fridge, gas range (front burner igniters "as is"), hood vent, microwave, dishwasher, basement fridge, washer, dryer, all electric light fixtures (exclude dining room fixture), all window coverings, all built in shelving, GB&E, CAC, tankless water heater.

Listing Contracted With: UNION REALTY BROKERAGE INC. 416-686-9618



10 Ivy Ave Toronto Ontario M4L 2H7 Toronto E01 South Riverdale Toronto Taxes: \$14,101/2024 Sold Date: 08/05/2025 SPIS: N			Sold: \$2,475,000 List: \$2,699,000
Multiplex	Fronting On: N	Rms: 7	
Link: Other	Acreage: 50.07 x 125.47 Feet	Bedrooms: 9 + 5	Washrooms: 7
	Irrig: 50.07 ft x 125.47 ft x 50.07 ft x 125 ft	6x3, 1x4	
Dir/Cross St: Gerard St. and Greenwood Ave. Directions: Gerrard St. E., North on Leslie St., East only Ave.			

MLS#: E12036738

PIN#: 210471019

Legal: LT 68 PL 702 CITY EAST; CITY OF TORONTO

Kitchens: 7	Exterior: Stucco/Plaster	Zoning: R (d0.6*741)	
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro: Y	
Basement: None	Park/Drive: Private	Gas: Phone:	
Fireplace/Stv: N	Drive: Private	Water: Municipal	
Heat: Baseboard / Electric	Drive Park Spcs: 8	Water Supply Type:	
A/C: Other	Tot Prk Spcs: 8	Sewer: Sewers	
Central Vac: N	UFFI:	Waterfront:	
Apx Age:	Pool: None	Retirement:	
Apx Sqft: 5000+	Prop Feat: Hospital, Park, Place Of Worship, Public Transit, School	HST Applicable to: Not Subject to HST	
Lot Shape: Rectangular	Interior Feat: Water Heater	Sale Price:	
Lot Size Source: GeoWarehouse		Farm/Agr:	
Roof: Asphalt Shingle		Oth Struct:	
Foundation: Unknown		Survey Type: Available	
Assessment: POTL:		Spec Desig: Unknown	
POTL Mo Fee:			
Laundry lev: Main			

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

Client Remks: Large 7-unit apartment Building in trendy South Riverdale/Leslieville area. 1 x 1-Bed Unit with kitchen, BathTub/Shower, 5 x 2-bed Units with Kitchen, Bath Tub/Shower, 1 x 3-Bed (full top floor) with Bath, DoubleSink Vanity, Shower, Large Tub, Kitchen, Washer and Dryer, its own Water Heater, and Electric Heating/Cooling System. The rest of the Units share 2 additional Hot Water Tanks, and a shared coin laundry facility. There are also two small storage rooms. A must-see building to appreciate the size and finishes of the apartments. 8 Parking spots. Windows 2017. New Roof 2020. Tenants pay Hydro. Close to restaurants, breweries, Chinatown East, Leslieville, Indian Bazaar and the Beaches. The New Ontario Line Subway will also increase transportation and value. Each Unit has its own electricity meter. Ideal for any investor looking for a cash flow positive asset with still significant upside on rents.				
Listing Contracted With: KELLER WILLIAMS REALTY CENTRES 905-895-5972				