



732 Adelaide St
Toronto Ontario M6J 1B1
Sold: \$700,000
List: \$699,900

Toronto C01 Niagara Toronto

Taxes: \$5,071/2024

For: Sale

% Dif: 100

Sold Date: 04/10/2025

SPIS: N

Last Status: SLD

DOM: 9

Att/Row/Twnhouse

Fronting On: N

Rms: 6

Link:

Acreage:

Bedrooms: 3

2-Storey

12.52 x 91.57 Feet

Washrooms: 1

Irreg:

1x4xMain

Dir/Cross St: Bathurst/Adelaide **Directions:** Bathurst/Adealde

MLS#: C12054554

PIN#: 212430276

Kitchens: 1
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Other / Other
A/C: None
Central Vac: N
Apx Age: 100+
Year Built: 1890
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

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

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

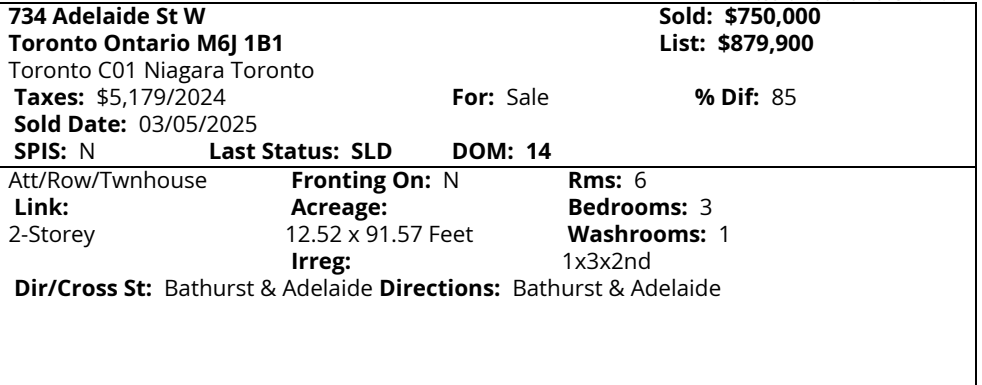
Hydro:
Phone:
Municipal
Sewers
None
Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.91	x 7.74	Hardwood Floor
2	Dining	Main	14.44	x 9.02	Hardwood Floor
3	Kitchen	Main	17.65	x 9.19	W/O To Yard
4	Br	2nd	12.86	x 9.12	Hardwood Floor
5	2nd Br	2nd	12.8	x 6.53	Hardwood Floor
6	3rd Br	2nd	12.96	x 12.3	Hardwood Floor

Client Remks: This large row house needs a complete reno. Lots of potential awaiting your creative touch. With a blank slate, you can renovate to your heart's desire and transform it into your dream space. Conveniently located, this home is just a one-minute walk from Niagara Street Junior Public School, a four-minute walk from St. Mary Catholic School, and a twelve-minute walk from Ryerson Community School. For outdoor enthusiasts, Stanley Park North is only a two-minute walk away, while the beloved Trinity Bellwoods Park is just four minutes away. Commuting is easy with a street-level TTC stop just two minutes away, and Exhibition GO Station within an 18-minute walk. Additionally, the Gardiner Expressway is only a five-minute drive from the property.

Extras:

Listing Contracted With: RE/MAX CROSSROADS REALTY INC.416-491-4002





279 Claremont St N		Sold: \$980,000	
Toronto Ontario M6J 2N1		List: \$899,888	
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$5,200/2024		For: Sale	% Dif: 109
Sold Date: 04/14/2025			
SPIS: N	Last Status: SLD	DOM: 9	
Att/Row/Twnhouse		Fronting On: E	Rms: 6
Link:		Acreage:	Bedrooms: 3
2-Storey		14.25 x 56.25 Feet	Washrooms: 2
		Irreg:	1x4x2nd, 1x2xBsmt
Dir/Cross St: College and Claremont Directions: n/a			

MLS#: C12066326	PIN#: 212500293
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Kitchens: 1	Exterior: Brick	Zoning: R(d0.6)
Fam Rm: Y	Drive:	Cable TV:
Basement: Fin W/O	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Radiant / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Wall Unit	UFFI:	Sewer: Other
Central Vac: N	Pool: None	Waterfront: None
Apx Age:	Prop Feat: Family Room	Retirement:
Year Built: 1898		Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft: < 700		Survey Type: Unknown
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.45	x 9.51	Parquet Floor	W/O To Ravine
2	Dining	Main	12.3	x 9.51	Parquet Floor	
3	Kitchen	Main	13.12	x 9.51	Ceramic Floor	
4	Prim Bdrm	2nd	14.44	x 9.68	Parquet Floor	
5	2nd Br	2nd	9.19	x 9.68	Parquet Floor	
6	3rd Br	2nd	11.98	x 8.2	Parquet Floor	

Client Remks: An incredible opportunity awaits in the heart of downtown, just south of College Street, nestled in one of the city's most desirable and vibrant neighborhoods, Little Italy. This location offers the perfect blend of convenience and community, with easy access to public transit, shopping, top-rated schools, beautiful parks, Toronto Western Hospital, and an array of local dining options such as the original California Sandwiches, Bitondo Pizzeria, Cafe Diplomatico and much more, all just steps away. Take the College St streetcar and get to the University of Toronto, Queen's Park and University Hospital Row in minutes. The Dundas streetcar will quickly bring you to Kensington Market, Chinatown, Yonge-Dundas Square, the Eaton's Centre and Toronto Metropolitan University (formerly Ryerson). For those sports and music fans out there, the Rogers Centre, Scotiabank Arena, Budweiser Stage, and BMO Field are all quickly and easily reachable by transit. This charming three-bedroom, two-bathroom, two-storey home is an ideal fit for a growing family or professionals who want to be close to the downtown core, featuring a bright, spacious layout with a seamless flow to the private backyard through a walk-out from the kitchen. The home is brimming with potential and presents an excellent opportunity to customize and make it your own. The basement offers additional possibilities, with its own separate entrance, allowing for the creation of a fully functional basement apartment or an in-law suite, making it a versatile and valuable space. Whether you're looking for a family home with room to grow or an investment with future rental potential, this property is a must-see.

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


44 Henderson Ave W
Toronto Ontario M6J 2B8

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$5,200.15/2024**For:** Sale**Sold:** \$1,020,000**List:** \$1,099,000**Sold Date:** 04/01/2025**% Dif:** 93**SPIS:** N**Last Status:** SLD**DOM:** 8**Att/Row/Twnhouse****Fronting On:** S**Rms:** 5 + 1**Link:****Acreage:** < .50**Bedrooms:** 2 + 1

2-Storey

13.33 x 71 Feet

Washrooms: 2**Irreg:**

1x4xBsmt, 1x3x2nd

Dir/Cross St: Collage / Clinton **Directions:** Collage / Clinton**MLS#:** C12038465**PIN#:** 212500070**Fractional Ownership:** N

Kitchens:	2	Exterior:	Brick Front	Zoning:	Residential
Fam Rm:	N	Drive:	Lane	Cable TV:	A
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	51-99	Prop Feat:	Fireplace/Stove	Retirement:	N
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL: N			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.09	x 9.61	Hardwood Floor
2	Dining	Main	11.02	x 8.04	Hardwood Floor
3	Br	Main	11.75	x 9.06	Hardwood Floor
4	2nd Br	Bsmt	11.48	x 11.32	Large Closet
5	Bathroom	Bsmt	11.09	x 7.61	4 Pc Bath
6	Kitchen	2nd	10.27	x 6.92	
7	Living	2nd	12.6	x 11.98	
8	Bathroom	2nd	10.27	x 3.97	
9	Loft	Upper	9.58	x 4.4	

Client Remks: Live On A Quiet Friendly Street In One Of The Most Sought After Areas In Toronto, Trinity Bellwoods Little Italy. This Great Starter Home Has The First Time Buyer Written All Over It. Presently 2 Small Units, Main Floor Kitchen Dining & 1 Bedroom With A Large Plus 1BR Downstairs & Large Bathroom. 2nd Floor Open Concept Large Loft With Mezzanine Sleeping Area, Kitchen & Bathroom. Move In As Is Or Renovate & Turn It Into Your Single Family Dream Condo Alternative Home. Yard is filled with plants, apple tree, fruits, a gardeners dream. Walking Distance To Trinity Bellwoods Park, TTC, Restaurants & Cafes.

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



634 Adelaide St W
Toronto Ontario M6J 1A9
 Toronto C01 Niagara Toronto

Sold: \$1,040,000
List: \$1,049,000

Taxes: \$7,963.16/2025

For: Sale

% Dif: 99

Sold Date: 05/28/2025

SPIS: N

Last Status: SLD

DOM: 6

Att/Row/Twnhouse

Fronting On: N

Rms: 9

Link:

Acreage: < .50

Bedrooms: 3

3-Storey

16 x 102.52 Feet

Washrooms: 3

Irreg:

1x4xGround, 1x2x3rd, 1x4x3rd

Dir/Cross St: Bathurst St & Adelaide St W

Directions:

From Bathurst, go west on King St W, then turn north onto Tecumseth St, turn east onto Adelaide St W, and take the first left after Tecumseth into the common driveway.

MLS#: C12165262

PIN#: 212420138


Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	Hydro:
Basement:	None	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	31-50	Prop Feat:		Retirement:	N
Year Built:	1981	Arts Centre, Family Room, Hospital,		Farm/Agr:	
Yr Built Source:	MPAC	Library, Park, Public Transit, School		Oth Struct:	
Apx Sqft:	1500-2000			Spec Desig:	Unknown
Assessment:	POTL:				
POTL Mo Fee:					
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	13.48	x 4.69	Tile Floor
2	Family	Ground	12.8	x 14.11	Laminate
3	Laundry	Ground	5.09	x 6.69	Tile Floor
4	Living	2nd	27.69	x 14.11	Hardwood Floor
5	Dining	2nd	9.12	x 14.11	Hardwood Floor
6	Kitchen	2nd	8.6	x 13.71	Tile Floor
7	Prim Bdrm	3rd	12.7	x 14.11	Hardwood Floor
8	2nd Br	3rd	11.81	x 11.61	Hardwood Floor
9	3rd Br	3rd	11.38	x 9.09	Hardwood Floor
					Closet
					W/O To Patio
					3 Pc Bath
					Laundry Sink
					Large Window
					Combined W/Kitchen
					Combined W/Dining
					Window
					Large Window
					2 Pc Ensuite
					Closet
					Window
					Window

Client Remks: Calling all artists, creatives, renovators, and buyers who love taking something special, and giving it an extra dose of personalised TLC - here's your golden opportunity to buy a dream home in the centre of Toronto next to everything. Let's start with the realities. You'll need some paint. Some putty. Sanding is always fun. You may want to knock down a wall or two to open things up. And here's the best part, the wall in question would agree. The kitchen...as far from designer as you'll get, but paint the cabinets to bring them to life, or replace them altogether for a modern look. Install a dishwasher to give you some time back in your day. But this home also screams perfection in so many ways. Three, above-ground levels stream natural light throughout the nearly 2,000 sqft of space. The walkout level leads to a private backyard, a quiet, flexible space that feels miles away from the city, even though you're in the heart of it. You'll appreciate built-in garage parking and the private drive, practically unheard of in this neighbourhood. With foundational updates made around five years ago, like a new roof, windows, and back fence, you can focus on making the space exactly what you want it to be: A stylish and unbelievably quiet home; A creative project; A long-term investment. This home isn't perfect...yet. But it will be once you put your signature on it. Whatever your vision, this is your blank slate, steps to Trinity Bellwoods, restaurants, music venues, shops, and the King streetcar, everything you love about downtown living. What would you do with 634 Adelaide? We can help you see what's possible.

Extras:

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

	58 Mansfield Ave Toronto Ontario M6J 2B2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$5,851/2024 Sold Date: 01/14/2025 SPIS: N Last Status: SLD DOM: 48			Sold: \$1,060,000 List: \$1,088,000 For: Sale % Dif: 97			
	Att/Row/Twnhouse Link: 2-Storey Dir/Cross St: Bathurst/College			Fronting On: N Acreage: 13.79 x 95 Feet Irreg: Rms: 7 Bedrooms: 3 Washrooms: 2 1x2, 1x4			
MLS#: C11228220				PIN#: 212500141			
Kitchens: 1 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev:				Exterior: Brick Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.12	x 12.3	Hardwood Floor	Window	Separate Rm
2	Family	Main	10.86	x 10.73	Hardwood Floor	Window	Separate Rm
3	Kitchen	Main	9.55	x 9.06	Laminate	Window	Combined W/Br
4	Breakfast	Main	9.51	x 8.23	Laminate	W/O To Yard	Combined W/Kitchen
5	Prim Bdrm	2nd	13.58	x 11.84	Broadloom	Window	Closet
6	2nd Br	2nd	8.14	x 10.96	Broadloom	Window	Closet
7	3rd Br	2nd	9.55	x 10.7	Broadloom	Window	Closet
Client Remks: This Approx. 1116 Sqft Home Plus 558 Sqft In Bsmt With Laundry Room Sept Ent From Bsmt To Backyard Is Fantastic To Move Into Or Renovate Situated On A Deep 95 Foot Lot Having A Nice Yard Backing Onto A Lane With Possibility Of Creating Parking From The Rear, Charming And Clean, High Ceilings 3 Good Size Bedrooms, Eat-In Kitchen, Large Great Room With High Ceilings, Nice Front Yard Across From A Park, Within Walking Distance To Everything, Most Homes Renovated, Great For Investment Or Live In A Quiet Neighbourhood, Close To All Amenities, Immaculate Shows 10++ Extras: Hardwood Floors, All Light Fixtures, Washer, Dryer, New Boiler, Roof Replaced 5 Years, 100 Amp Service Listing Contracted With: RE/MAX PREMIER INC.416-987-8000							



275 Claremont Ave
Toronto Ontario M6J 2N1

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,130/2024

For: Sale

Sold: \$1,085,000

List: \$1,099,000

% Dif: 99

Sold Date: 04/16/2025

SPIS: N

Last Status: SLD

DOM: 19

Semi-Detached

Fronting On: N

Rms: 8 + 2

Link:

Acreage:

Bedrooms: 5 + 1

2-Storey

20.6 x 57.9 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: Dundas/Bathurst **Directions:** Dundas/Bathurst

MLS#: C12048603

PIN#: 212500295

Kitchens:	2	Exterior:	Brick Front	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	A
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Y
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1898		Public Transit, School, School Bus Route	Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	None
Assessment:	2024			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.89	x 12.89	Broadloom
2	Dining	Main	13.98	x 12.01	Hardwood Floor
3	Kitchen	Main	13.65	x 11.42	
4	Mudroom	Main	8.2	x 8.2	
5	Br	2nd	6.79	x 11.42	Laminate
6	Br	2nd	12.6	x 8.2	Laminate
7	Br	2nd	11.45	x 10.2	Laminate
8	Br	2nd	13.88	x 11.55	
9	Kitchen	2nd	7.51	x 5.68	Laminate
10	Rec	Bsmt	16.86	x 8.76	
11	Br	Bsmt	9.25	x 8.92	
12	Laundry	Bsmt	13.75	x 10.24	Walk-Out

Client Remks: Welcome to the spacious and inviting home, perfectly designed to accommodate two families or one large household. Located in a prime, desirable neighbourhood, this property offers the ideal blend of conform and convenience. With multiple bedrooms, and versatile spaces, there's plenty of room for everyone. The kitchen is generously sized, providing ample space for cooking and entertainment. From here, step directly onto the cement patio, ideal for outdoor dining, barbecue or simply enjoying the fresh air. Enjoy the convenience of nearby schools, parks, shopping and dining. with a short walk to little Italy or Portugal village. Come and see how this wonderful home can accommodate your family's need!

Extras:

Listing Contracted With: RE/MAX WEST REALTY INC.416-769-1616


249 Manning Ave
Toronto Ontario M6J 2K8

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,845.32/2024**For:** Sale**Sold:** \$1,088,888**List:** \$849,000**Sold Date:** 03/05/2025**% Dif:** 128**SPIS:** N**Last Status:** SLD**DOM:** 9

Semi-Detached

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

2-Storey

15.67 x 129 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x2xBsmt

Dir/Cross St: Bathurst / Dundas **Directions:** South from College**MLS#:** C11986332**PIN#:** 212500383

Kitchens:	1	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Full / W/O	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	None	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Library, Park, Place Of Worship, Public Transit, Rec Centre, School	Retirement:	N
Year Built:	1888			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	700-1100			Survey Type:	Unknown
Assessment:	2025 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.73	x 9.19	Hardwood Floor	West View	
2	Dining	Flat	14.63	x 7.55	Hardwood Floor	Window	
3	Kitchen	Flat	15.65	x 9.38	Linoleum	Walk-Out	
4	Br	2nd	13.16	x 12.96	Hardwood Floor	Closet	West View
5	2nd Br	2nd	12.4	x 7.87	Hardwood Floor	Closet	East View
6	3rd Br	Flat	9.38	x 9.28	Linoleum	Bar Sink	East View
7		Bsmt	15.62	x 9.02	Wet Bar		

Client Remks: Affordability knocks: Realize your unique future vision in one of downtown's truly fabulous locations! Suitable for a professional couple, as a starter home, or for large-hearted investors / philanthropists helping a younger generation move forward. While in need of 21st century infrastructure and aesthetics, this fixer-upper offers a basement walk-out for potential future mortgage help, a two-storey garage to help store the tools and materials necessary for this house's transformation, and a low maintenance front yard. Property is being sold "as is", "where is." Consult with a professional architect to assess the possibility of building a Laneway Suite. Steps to Dundas West shops, eateries, Bike Share & streetcars. Central to vibrant street scenes and convivial nightlife provided by establishments in Little Italy, Kensington Market, and the Ossington Strip. Take a stroll to Trinity Bellwoods Park to enjoy its recreational amenities and that sense of community that's often missing from City life.

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


483 Roxton Rd
Toronto Ontario M6G 3R5

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$5,973/2024**For:** Sale**Sold:** \$1,100,000**List:** \$899,000**% Dif:** 122**Sold Date:** 04/08/2025**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: E**Rms:** 6**Link:****Acreage:****Bedrooms:** 2

2-Storey

12.3 x 121.1 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Bloor&Ossington **Directions:** Bloor&Ossington**MLS#:** C12054302**PIN#:** 212700201

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Sep Entrance	Gar/Gar Spcs:	Detached / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Other	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Year Built:	1989			Farm/Agr:	
Apx Sqft:	1100-1500			Oth Struct:	
Assessment:	POTL:			Survey Type:	Unknown
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	
2	Dining	Main	0	0	
3	Kitchen	Main	0	0	
4	Prim Bdrm	2nd	0	0	
5	Bathroom	2nd	0	0	
6	2nd Br	2nd	0	0	
7	Living	Bsmt	0	0	
8	Bathroom	Bsmt	0	0	


Client Remks: Calling All Builders & Investors! Fantastic opportunity to create your dream home in the heart of Palmerston-Little Italy. This property offers incredible potential, and is the perfect project for renovators and investors alike. Dont miss out on this prime location! Home is being sold as-is, where-is condition.

Extras:**Listing Contracted With:** PSR416-487-7874



456 Crawford St		Sold: \$1,115,000	
Toronto Ontario M6G 3J6		List: \$999,000	
Toronto C01 Palmerston-Little Italy Toronto			
Taxes: \$7,231.57/2024		For: Sale	% Dif: 112
Sold Date: 05/22/2025			
SPIS: N	Last Status: SLD	DOM: 15	
Semi-Detached	Fronting On: W	Rms: 10	
Link:	Acreage: < .50	Bedrooms: 4 + 1	
2-Storey	24.17 x 90.33 Feet	Washrooms: 3	
	Irreg:	1x3x2nd, 1x3xGround, 1x3xBsmt	
Dir/Cross St: College St/ Ossington Ave		Directions: College St/ Ossington Ave	

MLS#: C12131780		PIN#: 021272021			
Assignment: N		Fractional Ownership: N			
Kitchens: 3		Exterior: Alum Siding / Brick	Zoning: Residential		
Fam Rm: Y		Drive: Front Yard	Cable TV: A Hydro: Y		
Basement: Apartment / Sep Entrance		Gar/Gar Spcs: Detached / 1	Gas: Y Phone: A		
Fireplace/Stv: N		Drive Park Spcs: 1	Water: Municipal		
Heat: Forced Air / Gas		Tot Prk Spcs: 2	Water Supply:		
A/C: Central Air		UFFI: No	Sewer: Sewers		
Central Vac: N		Pool: None	Waterfront: None		
Apx Age: 100+		Prop Feat:	Retirement: N		
Year Built: 1924		Family Room, Hospital, Library, Park,	Farm/Agr:		
Yr Built Source: Other		Public Transit, School	Oth Struct: None		
Apx Sqft: 1500-2000			Survey Type: Available		
Assessment: POTL: N			Spec Desig: Unknown		
POTL Mo Fee:					
Laundry lev: Lower					
Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.22	x 14.17	Large Window
2	Br	Main	14.07	x 8.92	
3	Kitchen	Main	10.53	x 8.92	
4	Living	2nd	12.73	x 9.45	
5	2nd Br	2nd	14.17	x 9.09	
6	3rd Br	2nd	9.45	x 12.73	
7	Kitchen	2nd	12.43	x 8.66	W/O To Deck
8	Living	Bsmt	27.2	x 8.27	
9	4th Br	Bsmt	10.73	x 8.76	
10	Kitchen	Bsmt	7.12	x 5.41	
Client Remks: Attention investors/first time home buyers. Amazing, AAA location in the heart of Little Italy. 2 min walk to College St & 10 min drive to University Of Toronto. Updated interiors with 3 separate units (easily convertible to single suite on main/bsmt). Legal parking pad-amazing income opportunity. Close to TTC, schools, shopping & carefree lifestyle. 2nd floor can be utilized as a 3B unit or 2B w living room. Coin laundry on premises.					
Extras:					
Listing Contracted With: ORION REALTY CORPORATION416-733-7784					



104 Manning Ave
Toronto Ontario M6J 2K5
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$5,579.25/2024 **For:** Sale **% Dif:** 115
Sold Date: 04/08/2025
SPIS: N **Last Status:** SLD **DOM:** 7

Sold: \$1,150,000
List: \$999,900

Semi-Detached **Fronting On:** W **Rms:** 6
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 13 x 60 Feet **Washrooms:** 1
 Irreg: 1x4x2nd
 As Per Survey Attach

Dir/Cross St: Bathurst/Queen West **Directions:** South from Dundas

MLS#: C12054280 **PIN#:** 212460529

Kitchens:	1	Exterior:	Brick	Zoning:	Res
Fam Rm:	N	Drive:	None	Cable TV:	N Hydro: Y
Basement:	Full / Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Y Phone: Y
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fenced Yard, Park, Public Transit, Rec Centre	Retirement:	
Apx Sqft:	1100-1500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.96	x 8.43	Hardwood Floor	Large Window	
2	Dining	Ground	12.53	x 9.25	Large Window	Hardwood Floor	
3	Kitchen	Ground	15.81	x 9.15	Ceramic Floor	Eat-In Kitchen	W/O To Patio
4	Prim Bdrm	2nd	11.88	x 11.71	Closet	Hardwood Floor	Large Window
5	2nd Br	2nd	9.45	x 8.01	B/I Bookcase	Hardwood Floor	Large Window
6	Br	2nd	6.66	x 10.07	Hardwood Floor	Large Window	Closet

Client Remks: Welcome to 104 Manning Avenue, a charming semi-detached home in the heart of Trinity-Bellwoods. This bright and airy residence blends vintage warmth with modern updates, featuring high ceilings, updated mechanicals, and a thoughtfully designed layout. The main floor offers a cozy living room, a full dining area, and a large kitchen that walks out to a peaceful backyard patio - perfect for entertaining. Upstairs, the spacious primary bedroom boasts a private deck with stunning views, complemented by two additional bedrooms. ***An incredible bonus this home comes with city-approved plans for a third-floor addition, allowing you to expand and customize your dream living space***. Located just steps from Queen and Dundas, you'll enjoy the best of urban living with parks, cafes, and top restaurants at your doorstep. Don't miss this rare opportunity in one of Torontos most sought-after neighbourhoods! Check out the virtual tour in the attachments. Public Open House Sat & Sun 2-4pm - Come by!

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


388D Manning Ave
Toronto Ontario M6G 2V7

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$4,871.12/2024**For:** Sale**Sold:** \$1,152,000**List:** \$839,000**Sold Date:** 02/24/2025**% Dif:** 137**SPIS:** N**Last Status:** SLD**DOM:** 6**Att/Row/Twnhouse****Fronting On:** W**Rms:** 3 + 1**Link:****Acreage:****Bedrooms:** 1 + 1

3-Storey

15.01 x 33.1 Feet

Washrooms: 2**Irreg:**

1x3xBsmt, 1x4x3rd


Dir/Cross St: Manning and College**MLS#:** C11976339**PIN#:** 212520640

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	17.59	x 10.66	Combined W/Dining	Pot Lights	Stainless Steel Appl
2	Living	2nd	17.59	x 10.66	Hardwood Floor	Large Window	Crown Moulding
3	Prim Bdrm	3rd	13.25	x 10.66	4 Pc Ensuite	W/I Closet	Laminate
4	Br	Bsmt	10.83	x 10.66	3 Pc Bath	Pot Lights	Large Closet

Client Remks: Welcome to 388D Manning Avenue - a beautifully updated, sun-filled, freehold townhome (no maintenance fees!) in the heart of prime Little Italy. This fully renovated 2-bedroom, 2-bathroom home offers over 1,100 square feet (including below grade) of open-concept, loft-inspired, living space, plus one car parking! The stunning, renovated kitchen boasts quartz countertops, stainless steel appliances, and ample storage - a true cook's paradise. Adjacent to the kitchen, a cozy dining/sitting area with a built-in banquette, ideal for everyday meals, hosting dinner parties, or simply enjoying a cup of tea in the afternoon sun. The open concept second floor is likely to become your favorite spot with soaring 9'9" ceilings, solid mahogany floors, crown molding, and south and west-facing windows, this is a lovely space - and large enough for both a generous sitting area and a dedicated home office. On the top floor, the primary suite features a spacious walk-in closet, a 4-piece bathroom, and serene tree-top views of the city. The beautifully finished lower level has good ceiling height (7'8") and includes a flexible 2nd bedroom (also perfect as a media room, home office, or gym) with a 3-piece ensuite bathroom, abundant storage, and a large south-facing window. At the front of the unit, you'll find a small patio - just the right size for a BBQ, a dining table, and some planters to flex your green thumb! And the location is unbeatable - nestled in a quiet, mews-like setting just steps from College Street, a short stroll to some of the best restaurants, cafes, galleries, and shops in the city, and conveniently close to U of T and the business district. Don't miss this one!

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

	2 Dewson St Toronto Ontario M6G 1E1 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,809.55/2024 Sold Date: 04/16/2025 SPIS: N Last Status: SLD DOM: 6		Sold: \$1,200,000 List: \$988,800 For: Sale % Dif: 121				
	Semi-Detached Link: 3-Storey		Fronting On: N Acreage: 21 x 78 Feet Irreg: 1x4x2nd		Rms: 8 + 1 Bedrooms: 5 + 1 Washrooms: 1		
	Dir/Cross St: Ossington & Harbord Directions: Ossington & Harbord						
MLS#: C12073652 PIN#: 212710145							
Kitchens: 1 Fam Rm: N Basement: Full / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat:		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 11.48	Vinyl Floor	Large Window	South View
2	Dining	Main	12.14	x 11.81	Vinyl Floor	Bay Window	East View
3	Kitchen	Main	15.42	x 10.66	Eat-In Kitchen	W/O To Yard	Window
4	Prim Bdrm	2nd	15.42	x 11.65	Bay Window	South View	Fireplace
5	Br	2nd	15.09	x 9.51	Vinyl Floor	North View	
6	Br	2nd	10.66	x 9.51	Vinyl Floor	Closet	East View
7	Sunroom	2nd	7.22	x 7.22			
8	Br	3rd	15.42	x 12.24	South View	East View	Closet
9	Br	3rd	13.45	x 9.51	East View	Closet	W/O To Roof
Client Remks: Unlock The Full Potential Of This Rare 3 Storey Find In One Of Toronto's Most Beloved Neighbourhoods. Located In The Heart Of Vibrant Little Italy, This Character-Filled Home Sits High Above The Street, Offering Sweeping Views Of The City Skyline Including The CN Tower From Multiple Rooms And Angles, Including The Rear 3rd Level Terrace. An Incredible Blank Canvas For Those With Vision. With 4 Bedrooms Spread Across The Second And Third Floors, A Second-Floor Kitchen With A Walkout To A Charming Solarium, And A Walkout To A Rear Terrace From The Third Level, The Layout Lends Itself Perfectly To Transformation. Create A Stunning Single-Family Residence Or Take Advantage Of The Potential For Multiple Income-Generating Units. The Main Floor Features A Welcoming Bay Window In The Dining Area And A Cozy Front Living Space Complete With A Fireplace. This Location Offers Unbeatable Convenience Just Steps To Award-Winning Restaurants, Bustling College Street, Boutiques, Local Grocery Stores, Transit, Parks, And Everything That Makes Little Italy So Desirable. Don't Miss This Rare Opportunity To Reimagine And Renovate A Home In One Of Toronto's Most Iconic Neighbourhoods.							
Extras:							
Listing Contracted With: EXP REALTY866-530-7737							



83 Claremont St			Sold: \$1,208,000		
Toronto Ontario M6J 2M7			List: \$1,049,000		
Toronto C01 Trinity-Bellwoods Toronto					
Taxes: \$5,657.94/2024			For: Sale		% Dif: 115
Sold Date: 05/13/2025					
SPIS: N		Last Status: SLD		DOM: 7	
Att/Row/Twnhouse		Fronting On: E		Rms: 9	
Link:		Acreage:		Bedrooms: 3	
2-Storey		13.09 x 60 Feet		Washrooms: 2	
		Irreg:		1x4x2nd, 1x2xMain	
Dir/Cross St: Bathurst and Dundas			Directions: Bathurst and Dundas		

MLS#: C12126662	PIN#: 212460430
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Kitchens: 1	Exterior: Alum Siding / Brick	Zoning:
Fam Rm: Y	Drive: None	Cable TV: A Hydro: Y
Basement: Finished	Gar/Gar Spcs: None / 0	Gas: Y Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age: 100+	Prop Feat:	Retirement:
Year Built: 1890	Family Room, Hospital, Library, Park, Place	Farm/Agr:
Yr Built Source: MPAC	Of Worship, Public Transit, School	Oth Struct:
Apx Sqft: 700-1100		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev: Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.82	x 9.42	Hardwood Floor	Large Window	Combined W/Dining
2	Kitchen	Main	15.75	x 9.12	Stainless Steel Appl	Hardwood Floor	2 Pc Ensuite
3	Prim Bdrm	2nd	11.65	x 12.27	Hardwood Floor	Large Closet	West View
4	2nd Br	2nd	10.83	x 8.6	Window	Hardwood Floor	West View
5	3rd Br	2nd	11.29	x 6.89	Hardwood Floor	West View	
6	Family	Bsmt	22.83	x 11.88			

Client Remks: Claremont Charm - Step into Something Special. This Bellwoods beauty is all about character and charm! With high ceilings, original wood floors, and an open-concept living space, this home exudes warmth and personality. The galley-style kitchen, complete with modern stainless steel appliances, leads to a back patio perfect for BBQs or morning coffee. The finished basement is a cozy bonus, ideal for movie nights or a play area. The sunny master bedroom offers plenty of closet space, keeping your life organized with ease. Located just steps from Queen Street West, you're at the heart of all the action trendy shops, cafes, and parks all at your doorstep. This home is where comfort meets convenience!							
Extras:							
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000							


59 Palmerston Ave
Toronto Ontario M6J 2J2

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,795.25/2024**For:** Sale**Sold:** \$1,213,000**List:** \$1,235,000**Sold Date:** 05/01/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 8**Semi-Detached****Fronting On:** E**Rms:** 5 + 4**Link:****Acreage:****Bedrooms:** 3 + 1

1 1/2 Storey

20 x 117 Feet

Washrooms: 2**Irreg:**

1x4xMain, 1x4xBsmt

Dir/Cross St: Bathurst & Queen Street **Directions:** one way north off Robinson**MLS#:** C12098997**PIN#:** 212480243

Kitchens: 1 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1890
Apx Sqft: 700-1100
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 1
Tot Prk Spcs: 3
UFFI:
Pool: None
Prop Feat:
 Fenced Yard, Hospital, Library, Park,
 Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	19.29	x 18.64	W/O To Yard	Pantry	Tile Floor
2	Living	Main	11.94	x 12.34	Hardwood Floor	East View	Window
3	Br	Main	10.2	x 12.34	Hardwood Floor	West View	Large Window
4	2nd Br	2nd	11.12	x 18.64	Closet Organizers	West View	O/Looks Frontyard
5	3rd Br	2nd	10.63	x 11.88	Closet Organizers	East View	O/Looks Backyard
6	Kitchen	Bsmt	8.23	x 9.74	Open Concept	Combined W/Living	
7	Br	Bsmt	14.83	x 8.89	Open Concept	Combined W/Living	
8	Other	Bsmt	11.09	x 9.74	4 Pc Bath	Walk-Thru	
9	Common Rm	Bsmt	20.11	x 8.53	Combined W/Laundry	W/O To Yard	

Client Remks: Welcome to 59 Palmerston Avenue. This exceptional 3-bedroom home is situated on a rare wide lot, built lot line to lot line, offering a spacious and airy interior. The main floor kitchen features an open layout with plenty of cabinet space, cabinet front dishwasher, walk-in pantry and patio doors that open to the backyard - perfect for entertaining or enjoying seamless indoor-outdoor living. The private backyard provides a quiet retreat, while the laneway access to a 2-car garage (plus a 3rd parking spot behind garage) offers incredible potential for a future laneway house. With two separate entrances to the basement, this home presents excellent income potential or the possibility of multi-generational living. With generous interior space and a flexible layout, this home is move-in ready with plenty of opportunity for future renovations or additions. Steps to Trinity Bellwoods Park, top-rated restaurants, cafes, local shops, and convenient transit options, this home places you in the heart of one of Toronto's most vibrant communities - providing everything you need right at your doorstep. This home is truly a gem-whether you're looking for a beautiful family home or an investment property, the potential is limitless.

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


4 Treford Pl
Toronto Ontario M6J 1Z5

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$5,808.15/2024**For:** Sale**Sold:** \$1,231,000**List:** \$899,999**Sold Date:** 02/19/2025**% Dif:** 137**SPIS:** N**Last Status:** SLD**DOM:** 9**Att/Row/Twnhouse****Fronting On:** N**Rms:** 5 + 2**Link:****Acreage:****Bedrooms:** 2 + 1

2-Storey

15.5 x 50.08 Feet

Washrooms: 2**Irreg:** 15.17 ft x 50.07 ft 1x5x2nd, 1x3xBsmt**Dir/Cross St:** Dundas & Claremont St**MLS#:** C11965530**PIN#:** 212500260

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Front Yard	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	31-50	Prop Feat:	Park, Rec Centre, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Upper				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.6	x 12.3	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	14.6	x 13.29	Hardwood Floor	Open Concept	
3	Kitchen	Main	11.12	x 11.65	Hardwood Floor	Modern Kitchen	W/O To Patio
4	Prim Bdrm	2nd	14.63	x 12.83	Hardwood Floor	Closet	Window
5	2nd Br	2nd	8.76	x 12.2	Hardwood Floor	Window	5 Pc Bath
6	Rec	Lower	14.34	x 35.83	3 Pc Bath		
7	3rd Br	Lower	0	0	Window		

Client Remks: Nestled in one of Torontos most sought-after neighborhoods, this stylish home is just steps from Trinity-Bellwoods Park and the lively energy of Dundas Street home to cozy cafs, charming flower shops, and trendy restaurants. Step inside to soaring ceilings and an open-concept main floor, where a gourmet kitchen awaits, complete with high-end stainless steel appliances and a gas stove. Upstairs, you'll find two spacious bedrooms and a stunningly renovated spa-like 5-piece bathroom, featuring a convenient second-floor laundry. The fully finished lower level offers incredible flexibility, with a den that can serve as a third bedroom, a spacious recreation room, and a renovated 3-piece bathroom. Whether you're looking for extra living space, a home office, or a guest suite, this level is ready to accommodate your needs. With its blend of modern elegance and unbeatable location, this home is perfect for those seeking both style and convenience in the heart of the city. Rare front pad parking!!!

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



14 Clinton Pl
Toronto Ontario M6G 1J9
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$5,600.71/2024 **For:** Sale **% Dif:** 142
Sold Date: 02/12/2025
SPIS: N **Last Status:** SLD **DOM:** 1
Att/Row/Twnhouse **Fronting On:** N **Rms:** 6 + 1
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 18.75 x 48.84 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x2xBsmt
Dir/Cross St: Bloor St W & Christie St

MLS#: C11967452**PIN#:** 212550113

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.49	x 11.29	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	8.6	x 10.79	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	8.1	x 10.4	Hardwood Floor	Stainless Steel Appl	W/O To Garden
4	Prim Bdrm	2nd	9.97	x 9.09	Hardwood Floor	Window	Closet
5	2nd Br	2nd	8.6	x 10.79	Hardwood Floor	Window	Closet
6	3rd Br	2nd	8.69	x 6.89	Hardwood Floor	Window	
7	Rec	Bsmt	17.49	x 15.68	Above Grade Window	Pot Lights	2 Pc Bath

Client Remks: Clinton Place get in my face! What a delicious treat (for me) to present (to you) this extra wide row house practically exploding with charm, light and good vibes. Fabulous open plan on the main, with 3 bedrooms and a newly renovated bathroom upstairs. Finished basement with rec room, laundry room and an extra bathroom. A quiet cul-de-sac cutie in the centre of it all - Bloor St, Christie Pits, the Annex, the subway, Banjara, Koreatown, groceries from Fiesta Farms. Toronto! Come and get this!

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



281 Euclid Ave
Toronto Ontario M6J 2K1
Sold: \$1,250,000
List: \$1,288,000

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,945/2025

For: Sale

% Dif: 97

Sold Date: 05/27/2025

SPIS: N

Last Status: SLD

DOM: 33

Att/Row/Twnhouse

Fronting On: E

Rms: 7 + 2

Link:

Acreage:

Bedrooms: 3

2-Storey

16.64 x 129.66 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x4xBsmt

Dir/Cross St: Bathurst St & Dundas St W

Directions: North of Dundas St South of College St, West of Bathurst

MLS#: C12100593

PIN#: 212490083

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	
Basement:	Full / Sep Entrance	Gar/Gar Spcs:	Detached / 1.5	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1.5	Water Supply:	Municipal
A/C:	None	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Fenced Yard, Park, Place Of Worship,		Farm/Agr:	
Assessment:	POTL:	Public Transit, Rec Centre, School		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.6	x 14.11	Parquet Floor	Window
2	Dining	Main	13.29	x 14.17	Parquet Floor	Window
3	Kitchen	Main	11.48	x 9.91	Tile Floor	Backsplash
4	Family	Main	11.94	x 10.84	Parquet Floor	W/O To Yard
5	2nd Br	2nd	14.04	x 12.6	Broadloom	Window
6	3rd Br	2nd	13.42	x 8.6	Broadloom	Window
7	Prim Bdrm	2nd	24.87	x 12.3	Broadloom	W/I Closet Window
8	Kitchen	Bsmt	12.83	x 13.71	Tile Floor	Pantry
9	Rec	Bsmt	13.65	x 10.53	Tile Floor	Closet
10	Laundry	Bsmt	6.96	x 9.91	Tile Floor	4 Pc Bath

Client Remks: Charming Downtown Townhouse in Trinity Bellwoods Endless Potential & Unbeatable Location! Welcome to this cherished three-bedroom, Townhouse in the heart of Trinity Bellwoods, one of Toronto's most vibrant and sought-after neighborhoods. Owned and lovingly maintained by the same owner for years, this home offers a rare opportunity to plant roots in a true downtown gem. Come and discover a bright and spacious home with excellent flow, perfect for families or professionals seeking proximity to the downtown core. The private backyard is ideal for entertaining or quiet relaxation and the separate garage facing a laneway offers the opportunity for a garden suite. The finished basement, completed with 2 separate entrances and second kitchen, opens the door to an in-law suite or income-generating apartment, making this property as versatile as it is charming. Enjoy serene moments on the front porch with views of the city. Whether you're looking to move in and enjoy as-is or customize to make it your dream home, the possibilities here are endless. Highlights include: Finished basement with 2 separate entrances and Second kitchen. Private backyard oasis, Steps to TTC streetcars on College and Dundas, Close to U of T, Toronto Metropolitan University, Queens Park & Hospital Row, Walkable to Kensington Market, Chinatown, and Yonge-Dundas Square, Minutes to Rogers Centre, Scotiabank Arena, Budweiser Stage & BMO Field. Lifestyle at your doorstep: From Local foodie favorite spots, to boutique shops, world-class dining, top-rated schools, and Toronto Western Hospital, this home places you in the middle of it all. Whether you're a family ready to grow or an investor eyeing prime downtown potential, this property is a ****must-see****. Don't miss your chance to call Trinity Bellwoods home!

Extras:

Listing Contracted With: Royal LePage Security Real Estate 416-654-1010


33 Grove Ave
Toronto Ontario M6J 3B7

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,201.56/2024**For:** Sale**Sold:** \$1,260,000**List:** \$1,299,000**Sold Date:** 02/24/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 35**Att/Row/Twnhouse****Fronting On:** E**Rms:** 7**Link:****Acreage:****Bedrooms:** 4

3-Storey

16.22 x 90.07 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x3xBsmt

Dir/Cross St: Dundas and Ossington**MLS#:** C11931761**PIN#:** 212770171

Kitchens: 2
Fam Rm: Y
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft:
Assessment: **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Private
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room

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

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: This charming freehold townhome (1525 Sqft), located in the highly sought-after Ossington and Dundas area, offers an incredible opportunity for both investors and first-time homebuyers alike. Situated in a prime, vibrant neighborhood with a high walk score, you'll have everything you need just steps away from trendy shops and restaurants to shopping malls and convenient TTC access. The home is being sold "as is," providing the perfect blank canvas for customization, renovation, or potential rental income. Dont miss out on this unbeatable location, where urban living meets convenience and endless possibilities!

Extras:**Listing Contracted With:** ONE PERCENT REALTY LTD,888-966-3111


63 Fennings St
Toronto Ontario M6J 3B9

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,416.15/2024**For:** Sale**Sold:** \$1,270,000**List:** \$1,299,900**% Dif:** 98**Sold Date:** 01/29/2025**SPIS:** N**Last Status:** SLD**DOM:** 2

Semi-Detached

Fronting On: E**Rms:** 9**Link:****Acreage:****Bedrooms:** 4

2 1/2 Storey

17 x 68.42 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Dovercourt Rd & Queen St.**MLS#:** C11942325**PIN#:** 212760236**Kitchens:** 2 + 1**Fam Rm:** N**Basement:** Fin W/O**Fireplace/Stv:** N**Heat:** Forced Air / Gas**A/C:** Central Air**Central Vac:** N**Apx Age:****Apx Sqft:****Assessment:** **POTL:****POTL Mo Fee:****Laundry lev:****Exterior:** Brick**Drive:** Private**Gar/Gar Spcs:** Other / 0**Drive Park Spcs:** 1**Tot Prk Spcs:** 1**UFFI:****Pool:** None**Prop Feat:****Zoning:****Cable TV:****Gas:****Water:****Water Supply:****Sewer:****Waterfront:****Retirement:****Farm/Agr:****Oth Struct:****Spec Desig:****Hydro:****Phone:**

Municipal

Sewers

N

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	13.81	x 9.35	Hardwood Floor Window
2	Living	Main	15.22	x 9.97	Hardwood Floor Bay Window
3	Kitchen	Main	13.55	x 10.96	Ceramic Floor W/O To Sunroom
4	2nd Br	2nd	12.07	x 9.68	Hardwood Floor Window
5	3rd Br	2nd	16.57	x 9.65	Hardwood Floor Window
6	Bathroom	2nd	0	0	3 Pc Ensuite
7	Kitchen	2nd	13.81	x 11.02	W/O To Balcony
8	4th Br	3rd	20.31	x 14.96	Hardwood Floor Window
9	Bathroom	Main	0	0	2 Pc Ensuite

Client Remks: Trinity Bellwoods Gem Endless Potential in a Prime Location Located just steps from Trinity Bellwoods Park and a short walk to the vibrant Queen West, this home offers easy access to top-rated restaurants, boutique shops, and much more. Perfect for a growing family or savvy investors, this property boasts versatility and income-generating potential. The main floor features a kitchen that can easily be restored to its original layout, leading to a charming sunroom with a walkout. With a finished basement featuring a separate entrance, and the opportunity to divide the home into three distinct units (main floor, second floor, and basement), this is a rare find for contractors and investors alike. Whether you're looking to customize your dream family home or create a profitable rental property, this is your chance to own a piece of one of Toronto's most sought-after neighbourhoods. A contractors dream with endless possibilities! Private Parking Spot located on Side of Property.

Extras: 2 Stoves, 1 Fridge, Washer & Dryer,**Listing Contracted With:** STONEMILL REALTY INC. 905-847-5900



32 Tecumseth St
Toronto Ontario M5V 2R6
 Toronto C01 Niagara Toronto
Taxes: \$6,480.52/2024 **For:** Sale **% Dif:** 123
Sold Date: 03/24/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Sold: \$1,280,000
List: \$1,039,900
Link: Semi-Detached **Fronting On:** W **Rms:** 6
2-Storey **Acreage:** 15 x 76.17 Feet **Bedrooms:** 2
Irreg: 1x3x2nd, 1x3xBsmt
Washrooms: 2
Dir/Cross St: King and Bathurst **Directions:** King and Bathurst

MLS#: C12022893**PIN#:** 212410206

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Year Built: 1890
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Upper

Exterior: Alum Siding / Brick
Drive: Rt-Of-Way
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI: No
Pool: None
Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.83	x 3.51	Hardwood Floor		
2	Living	Main	12.01	x 9.74	Hardwood Floor	Large Window	Combined W/Dining
3	Dining	Main	13.68	x 7.41	Hardwood Floor	Window	Combined W/Living
4	Kitchen	Main	13.48	x 10.17	Linoleum	Window	Walk-Out
5	Family	Main	10.17	x 10.5	Hardwood Floor	Skylight	W/O To Yard
6	Br	2nd	12.6	x 7.74	Hardwood Floor	Window	
7	Prim Bdrm	2nd	11.68	x 13.75	Hardwood Floor	Window	
8	Other	Bsmt	24.02	x 12.6	Unfinished	W/O To Yard	

Client Remks: Enchanting Victorian in Prime King West! This two-storey row home located on a quiet one-way street exudes charm and character. On the main level, you'll find a cozy living room and a dining room that seamlessly flow into a vintage-style kitchen. The family room, ideal for relaxation, offers a walk-out to a beautifully landscaped perennial garden, perfect for outdoor enjoyment. Second floor features two generously sized bedrooms and a spacious bathroom, complete with a luxurious clawfoot tub. The second floor also includes convenient laundry facilities. The unfinished basement with a separate entrance includes a four-piece bathroom, providing additional space and income potential. This is a fabulous condo alternative with no maintenance fees. The property also offers parking for one car. Steps to restaurants, cafes, TTC, Fort York, Stanley Park and so much more.

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



131 Montrose Ave
Toronto Ontario M6J 2T6
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$6,251.62/2024 **For:** Sale **% Dif:** 96
Sold Date: 05/09/2025
SPIS: N **Last Status:** SLD **DOM:** 25

Sold: \$1,295,000
List: \$1,349,000

Semi-Detached **Fronting On:** E **Rms:** 7
Link: **Acreage:** **Bedrooms:** 3
 2 1/2 Storey 15.25 x 103.98 Feet **Washrooms:** 2
Irreg: 1x3xMain, 1x4x2nd
Dir/Cross St: College & Montrose **Directions:** Montrose south of College

MLS#: C12081350

PIN#: 212510258

Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: 100+ Year Built: 1895 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Front / Vinyl Siding Drive: Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat:	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	15.42	x 8.92	Bay Window	Hardwood Floor	Large Window
2	Living	Main	13.91	x 10.5	Window	Tile Floor	3 Pc Bath
3	Kitchen	Main	10.43	x 9.51	Eat-In Kitchen	Tile Floor	Window
4	Laundry	Main	9.25	x 6.43	Separate Rm	W/O To Yard	
5	Living	2nd	12.24	x 10.24	Hardwood Floor	Window	Closet
6	Br	2nd	13.68	x 7.68	Hardwood Floor	Window	
7	Kitchen	2nd	9.84	x 9.58	Eat-In Kitchen	Tile Floor	Window
8	Br	3rd	20.67	x 13.16	Hardwood Floor	Skylight	Closet

Client Remks: Located on a coveted street in the heart of Trinity Bellwoods, this charming Victorian semi-detached two-family home is bursting with potential! Whether you're a first-time buyer seeking extra income, an investor, or a family looking for the perfect multi-generational home, this well-maintained and versatile property is a rare find. Artistically renovated, including some funky design elements. Currently set up as two self-contained units, the main-floor one-bedroom is home to a tenant happy to stay, while the spacious two-level two-bedroom upper unit is vacant and ready to move into. A detached garage at the rear, accessible via a lane, adds even more convenience. Almost 10-foot ceiling height throughout! Sunny third floor primary bedroom with cathedral ceiling and two skylights. Enjoy the best of both worlds -- a quiet tree-lined street just one block from Toronto's hippest neighbourhood. Steps to Trinity Bellwoods Park (tennis courts, baseball diamonds, ice hockey rink) and the Thursday organic market. Steps to College Street cafes and nightlife, dining, shopping (e.g., 24-hour Metro supermarket) and transit, both College and Dundas streetcars, or 24-hour Ossington bus, each 2 minutes away. An exceptional opportunity.

Extras:

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



98 Bellwoods Ave Toronto Ontario M6J 2P4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,258.78/2024 Sold Date: 01/26/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$1,300,000 List: \$1,290,000 % Dif: 101
Semi-Detached Link: 2 1/2 Storey Dir/Cross St: Queen St. W & Bellwoods Ave	Fronting On: W Acreage: 18 x 67 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 2 1x4xMain, 1x4x2nd	

MLS#: C11939452	PIN#: 212460178
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Kitchens: 2 Fam Rm: Y Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Vinyl Siding Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Park, Place Of Worship, Public Transit, Rec Centre, School	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.3	x 11.32	Pantry		
2	Dining	Main	13.45	x 12.3	Window		
3	Living	Main	13.12	x 10.5	French Doors	Fireplace	Large Window
4	Kitchen	2nd	11.81	x 9.51			
5	Br	2nd	11.48	x 9.51	Closet	Window	
6	Prim Bdrm	2nd	15.26	x 11.15	Large Window	Closet	
7	Br	3rd	15.42	x 8.53	Closet	Window	
8	Br	3rd	15.42	x 8.53	Closet	Window	

Client Remks: 4 bedroom, 2 kitchen, 2.5 storey home in the heart of Trinity Bellwoods. Around the corner from Trinity Bellwoods park & a quick walk to trendy Queen West restaurants, salons and shops. This location offers the best of both worlds. Think park walks with the pooch followed by party nights with friends. This home is great for you and your growing family or for an investor looking for a place to live, with the opportunity to collect rental income with 2 bathrooms (one on the main, one on the 2nd floor) + 2 kitchens (one on the main, one on the 2nd floor). Home can be easily converted into 2 separate units. Some features that make this home special include French Doors into the living room, incredible views of the CN TOWER from the Primary bedroom, a front wooden porch that makes the perfect spot for people watching in the summers, and best of all, the house is already equipped with AC for those dog days of summer. We look forward to you checking it out. Extras: Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC.416-739-7200



10 Mitchell Ave			Sold: \$1,305,000		
Toronto Ontario M6J 1B9			List: \$1,349,000		
Toronto C01 Niagara Toronto					
Taxes: \$6,243.84/2024		For: Sale		% Dif: 97	
Sold Date: 06/05/2025					
SPIS: N			Last Status: SLD		DOM: 13
Semi-Detached			Fronting On: S		Rms: 7
Link:			Acreage:		Bedrooms: 3
2-Storey			12.56 x 90 Feet		Washrooms: 3
			Irreg:		2x3x2nd, 1x3xBsmt
Dir/Cross St: QUEEN/Bathurst			Directions: S		

MLS#: C12170914			PIN#: 212430179					
Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 700-1100 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Main			Exterior: Brick Front Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: Prop Feat: Family Room			Zoning: Cable TV: Gas: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown		
Hydro: Y Y Phone: Municipal								
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36 Bellwoods Ave
Toronto Ontario M6J 2P4

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$5,743.78/2024**For:** Sale**Sold:** \$1,310,000**List:** \$979,000**Sold Date:** 04/15/2025**% Dif:** 134**SPIS:** N**Last Status:** SLD**DOM:** 7**Att/Row/Twnhouse****Fronting On:** W**Rms:** 5 + 1**Link:****Acreage:****Bedrooms:** 2 + 1

2-Storey

13.83 x 67.5 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x1xBsmt

Dir/Cross St: Strachan and Queen St W**Directions:** Bellwoods is one way going North. Approach from Queen St W-street parking**MLS#:** C12068550**PIN#:** 212460148

Kitchens:	1	Exterior:	Brick Front / Wood	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Unfinished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Year Built:	1910			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	700-1100			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.24	x 9.25	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	12.24	x 10.43	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	14.34	x 10.01	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	12.99	x 13.32	Hardwood Floor	Closet	Vaulted Ceiling
5	Den	2nd	10.99	x 10.5	Hardwood Floor	Closet	Window
6	2nd Br	2nd	7.58	x 10.01	Hardwood Floor	B/I Desk	Large Window
7	Laundry	Bsmt	14.99	x 9.58			

Client Remks: All the Bellwoods and Whistles! Nirvana level happiness achieved/unlocked in the epicentre of classic Toronto Victorians, mature tree-lined streets, Trinity Bellwoods Park and all the restaurants and convenience your life is craving. Gorgeous perennial garden out front and two beautifully finished floors blending beauty, function and practicality. Second floor includes vaulted ceiling and den easily converted back to bedroom (blocking in the ceiling is already there). Easy (and available!) street parking out front. If you find yourself wondering for whom the Bellwoods tolls...it tolls for you. Come and get it.

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


**128 Lennox St
Toronto Ontario M6G 1J6**

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$6,137/2024**For:** Sale**Sold:** \$1,325,000**List:** \$1,289,000**Sold Date:** 05/13/2025**% Dif:** 103**SPIS:** N**Last Status:** SLD**DOM:** 5

Duplex

Fronting On: N**Rms:** 10 + 1**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

20 x 90 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x3x2nd, 1x4x2nd

Dir/Cross St: Bloor and Bathurst **Directions:** South of Bloor**MLS#:** C12134177**PIN#:** 212550381**Fractional Ownership:** N

Kitchens: 2
Fam Rm: N
Basement: Unfinished
Fireplace/Stv: N
Heat: Water / Gas
A/C: None
Central Vac: N
Apx Age: 100+
Year Built: 1892
Yr Built Source: MPAC
Apx Sqft: 2000-2500
Assessment: 2024 **POTL:** N
POTL Mo Fee:
Laundry lev: Lower

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

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.15	x 9.74	Leaded Glass	French Doors	Stained Glass
2	Dining	Main	12.24	x 11.22	Pocket Doors	Hardwood Floor	Leaded Glass
3	Kitchen	Main	11.78	x 11.75	Eat-In Kitchen	Window	
4	Br	2nd	15.65	x 12.24	Irregular Rm	Stained Glass	Balcony
5	2nd Br	2nd	10.24	x 7.58	Hardwood Floor	Window	
6	3rd Br	2nd	11.48	x 9.97	Hardwood Floor	Window	
7	Kitchen	2nd	17.22	x 11.65	Window	Combined W/Living	
8	Living	2nd	17.22	x 11.65	Combined W/Kitchen	Large Window	Irregular Rm
9	Br	3rd	15.32	x 14.14	Juliette Balcony	Vaulted Ceiling	Irregular Rm
10	2nd Br	3rd	12.66	x 10.14	Window		
11	Mudroom	Main	11.32	x 7.97	Walk-Out		

Client Remks: Charm abounds in this classic Victorian home. Features include stained glass windows, high ceilings, decorative mouldings, Leaded glass windows, hardwood floors and more. Short walk to Bloor Street; Bathurst Subway; trendy shops, theatres and restaurants! Two separate apartments. Great potential! Fantastic location! Don't miss this great opportunity!

Extras:**Listing Contracted With:** HARDING & KING REAL ESTATE SERVICES INC. 416-699-9714



63 Robinson St			Sold: \$1,331,000		
Toronto Ontario M6J 1L4			List: \$1,349,000		
Toronto C01 Trinity-Bellwoods Toronto					
Taxes: \$6,594.96/2024			For: Sale		% Dif: 99
Sold Date: 05/20/2025					
SPIS: N		Last Status: SLD		DOM: 28	
Att/Row/Twnhouse		Fronting On: S		Rms: 6 + 1	
Link:		Acreage: < .50		Bedrooms: 3	
2-Storey		19.17 x 90.83 Feet		Washrooms: 2	
		Irreg:		1x2xGround, 1x5x2nd	
Dir/Cross St: Queen and Bathurst Directions: Queen and Bathurst					

MLS#: C12096622	PIN#: 212470141
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Kitchens: 1	Exterior: Brick	Zoning: R(d1*806)
Fam Rm: N	Drive: None	Cable TV: Hydro:
Basement: Half / Unfinished	Gar/Gar Spcs: None / 0	Gas: Phone:
Fireplace/Stv: N	Drive Park Spcs: 0	Water: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 0	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Year Built: 1880	Fenced Yard, Library, Place Of Worship,	Farm/Agr:
Yr Built Source: Other	Public Transit, School	Oth Struct:
Apx Sqft: 1100-1500		Survey Type: None
Assessment: POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	30.28	x 10.4	Combined W/Dining	Hardwood Floor	Renovated
2	Dining	Main	30.28	x 10.4	Combined W/Living	Hardwood Floor	Bay Window
3	Kitchen	Main	21.75	x 11.06	Renovated	Eat-In Kitchen	Stainless Steel Appl
4	Prim Bdrm	Main	15.55	x 12.24	Hardwood Floor	Closet	O/Looks Frontyard
5	2nd Br	2nd	12.11	x 10.07	Hardwood Floor	Closet	
6	3rd Br	2nd	11.84	x 10.83	Hardwood Floor	O/Looks Backyard	

Client Remks: Welcome to 63 Robinson St.-a beautifully renovated, end-of-row home (feels like a semi- detached) offering the perfect blend of timeless character and modern design, nestled in one of Toronto's most coveted neighbourhoods. Thoughtfully reimagined from top to bottom, this home delivers stylish, move-in-ready living in the heart of Trinity Bellwoods. Step inside and immediately feel the difference. Wide plank flooring runs throughout the home, complementing the tall ceilings and clean, contemporary finishes that bring a fresh energy to every space. The open-concept main floor is bright and inviting, featuring elegant reception areas and a charming bay window that adds character and natural light. The layout flows effortlessly from the living area into a spacious dining room and straight through to the rear of the home. At the back, discover a sleek, all-new white shaker kitchen designed with both style and function in mind. Complete with abundant cabinetry, open shelving, generous counter space, and a cozy eat-in nook, it's the perfect space to gather, create, and connect. A discreetly placed powder room adds practical convenience for guests and daily life. Upstairs, the reconfigured layout offers three well-proportioned bedrooms, including a fabulous oversized primary retreat at the front of the house. The two additional bedrooms are both spacious enough to comfortably accommodate queen-sized beds ideal for family, guests, or a home office. The newly renovated 5-piece family bathroom features a modern double vanity, clean lines, and quality finishes, creating a fresh and functional space for daily routines. The lower level is currently unfinished but provides excellent storage, laundry facilities, and room to personalize whether you're envisioning a rec room, home gym, or creative workspace. Set just steps from Trinity Bellwoods Park and the cultural buzz of Queen Street West, this home places you in the heart of one of Torontos most vibrant communities.

Extras:
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255


28 Fennings St
Toronto Ontario M6J 3B8

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,103.07/2024**For:** Sale**Sold:** \$1,345,000**List:** \$1,349,000**Sold Date:** 01/30/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 14**Att/Row/Twnhouse****Fronting On:** W**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

16.83 x 131.58 Feet

Washrooms: 3**Irreg:**

1x3x2nd, 1x4xBsmt, 1x3

Dir/Cross St: Ossington/Queen**MLS#:** C11927950**PIN#:** 212760197

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Apartment / Fin W/O	Gar/Gar Spcs:	Detached / 1.5	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1.5	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Arts Centre, Hospital, Library, Park, Public Transit	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 9.97	Hardwood Floor	Moulded Ceiling	O/Looks Frontyard
2	Dining	Main	13.75	x 10.7	Hardwood Floor	Moulded Ceiling	Window
3	Kitchen	Main	13.19	x 11.35	Vinyl Floor		
4	Br	Main	10.83	x 10.96	Hardwood Floor		
5	Kitchen	Upper	11.38	x 9.78	Vinyl Floor		
6	Bathroom	Upper	6.76	x 5.31	4 Pc Bath	Ceramic Floor	
7	2nd Br	Upper	11.71	x 10.27	O/Looks Backyard	Parquet Floor	
8	Prim Bdrm	Upper	14.07	x 10.33	O/Looks Frontyard	Parquet Floor	
9	Den	Upper	10.56	x 5.45	O/Looks Frontyard	Parquet Floor	
10	Kitchen	Lower	12.93	x 10.5	Ceramic Floor	Combined W/Living	
11	Living	Lower	15.55	x 11.55	Combined W/Kitchen	Vinyl Floor	
12	Laundry	Lower	10.33	x 6.59	Concrete Floor	Separate Rm	

Client Remks: Discover the epitome of urban living in the heart of Toronto's sought-after Trinity-Bellwood neighborhood. This immaculate townhouse offers functionality across 3 inviting levels. Step into a welcoming main floor with open-concept kitchen, spacious living room, convenient 3 Pc Bath, a versatile bedroom, an office for productivity, & an extra den to suit your lifestyle needs. Ascend to the second floor, where 2 well-appointed bedrooms awaits, along with a central bathroom & a second-floor kitchen. Escape to the fully finished basement with a separate entrance, unlocking a world of possibilities. Whether hosting guests or creating an income suite, this space features a functional kitchen, a cozy bedroom, a bathroom. Situated in one of Toronto's trendiest neighborhoods, enjoy the best of both worlds - a serene residential haven within min of vibrant cafes, eclectic boutiques, & beautiful parks. Embrace the dynamic energy of Trinity-Bellwood while having urban amenities at your doorstep.

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



632 Wellington St W
Toronto Ontario M5V 1G4
 Toronto C01 Niagara Toronto

Sold: \$1,345,000
List: \$1,349,000

Taxes: \$4,921.19/2024

For: Sale

% Dif: 100

Sold Date: 04/08/2025

SPIS: N

Last Status: SLD

DOM: 1

Att/Row/Twnhouse

Fronting On: N

Rms: 8

Link:

Acreage:

Bedrooms: 3

3-Storey

12.33 x 51.08 Feet

Washrooms: 2

Irreg:

1x3x2nd, 1x4x3rd

Dir/Cross St: King / Niagara **Directions:** Wellington St

MLS#: C12065448

PIN#: 212410140

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.12	x 12.14	Wood Floor	Fireplace	South View
2	Kitchen	Ground	11.81	x 121.39	Wood Floor	W/O To Garden	
3	Bathroom	2nd	6.23	x 4.92	Ceramic Floor	3 Pc Bath	
4	2nd Br	2nd	8.86	x 12.14	Wood Floor	Closet	
5	3rd Br	2nd	9.51	x 12.14	Wood Floor	Closet	
6	Prim Bdrm	3rd	16.73	x 12.14	Wood Floor	W/I Closet	4 Pc Ensuite
7	Bathroom	3rd	9.51	x 6.23	Ceramic Floor	4 Pc Bath	Separate Shower
8	Laundry	Bsmt	17.39	x 12.14	Concrete Floor		

Client Remks: This charming 3-storey townhome in King West offers a fantastic alternative to condo living, with all the conveniences of King West at your doorstep. The third-floor primary bedroom boasts a walk-in closet and a 4-piece ensuite bath, complete with a clawfoot tub and separate shower. Exposed brick and beams, original wide-plank wood flooring, and unique stained-glass transom windows create a warm and inviting atmosphere. Large south-facing windows fill the home with natural light, and high ceilings add to the spacious feel. Enjoy cozy evenings by the wood-burning fireplace or summer BBQing in the back garden. Step outside to find yourself just moments from the King West strip, Stanley Park, Liberty Village, Queen Street West, the waterfront and trails, Stackt Market, and much more. TTC and highways are easily accessible.

Extras:

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



659 Crawford St
Toronto Ontario M6G 3K1

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$7,500/2024

For: Sale

% Dif: 98

Sold Date: 04/17/2025

SPIS: N

Last Status: SLD

DOM: 8

Semi-Detached

Fronting On: E

Rms: 6 + 1

Link:

Acreage:

Bedrooms: 2 + 1

2-Storey

18.54 x 116 Feet

Washrooms: 3

Irreg:

1x3x2nd, 1x3xBsmt, 1x2xMain

Dir/Cross St: Bloor & Ossington **Directions:** One Way Street North of Harbor

MLS#: C12074848

PIN#: 212690078

Kitchens:	1	Exterior:	Alum Siding	Zoning:	R(d0.6*735)
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 1.5	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Year Built:	1900	Fenced Yard, Hospital, Park, Public		Farm/Agr:	
Yr Built Source:	MPAC	Transit, School		Oth Struct:	Fence - Full
Apx Sqft:	700-1100			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.63	x 11.15	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	11.25	x 11.15	Hardwood Floor	Open Concept	B/I Bar
3	Kitchen	Main	12.76	x 11.15	W/O To Patio	Open Concept	B/I Dishwasher
4	Bathroom	Main	5.84	x 2.72	2 Pc Bath		
5	Prim Bdrm	2nd	11.32	x 11.15	Window	Hardwood Floor	Pot Lights
6	2nd Br	2nd	10.01	x 11.15	Hardwood Floor	Juliette Balcony	Pot Lights
7	Bathroom	2nd	8.04	x 5.15	Window	Tile Floor	
8	Office	2nd	7.78	x 5.15	Glass Doors	Hardwood Floor	Window
9	Rec	Bsmt	23.65	x 11.15	Vinyl Floor	Pot Lights	
10	Bathroom	Bsmt	7.25	x 4.33	3 Pc Bath		
11	Laundry	Bsmt	7.25	x 6.5	Tile Floor		

Client Remks: Completely rebuilt in 2018, every detail has been carefully and professionally designed for modern comfort. The main level boasts an impressive 9-ft ceiling height, creating a bright and airy feel throughout. The extensive renovations include new subfloors, leveled and reinforced floor joists, waterproofing, framing, new electrical with sleek Dacor switches, new plumbing, flat ceilings, CAT5 wiring, and top-tier insulation (R50). Luxurious porcelain tiles and hardwood floors flow throughout, adding warmth and sophistication. Step into the heart of the home chefs dream kitchen! Featuring high-end Dacor appliances, a gas stove, quartz countertops, and custom cabinetry, this space is open concept, stylish and functional. The main floor boasts a convenient powder room, while the upper level offers a full bathroom, two spacious bedrooms, and a stylish office (or third bedroom!) complete with stunning glass sliding doors for a sleek, modern touch. The dining area features a beautiful built-in wine rack, perfect for entertaining. From the kitchen, step out to a private, fenced backyard, offering a peaceful retreat. The oversized 1.5-car garage with Auto Opener and Remote provides ample parking and extra storage space. Located in one of the most coveted neighbourhoods and vibrant communities, this home is just a short walk to Bloor Street, the subway, parks, top-rated schools, charming cafes, and fantastic restaurants. A rare find don't miss your chance to own this stunning, move-in-ready home!

Extras:

Listing Contracted With: ROYAL LEPAGE REALTY PLUS OAKVILLE 905-825-7777


15 Euclid Ave
Toronto Ontario M6J 2J5

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,530.59/2024**For:** Sale**Sold:** \$1,370,000**List:** \$1,398,000**Sold Date:** 05/27/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 33

Semi-Detached

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

2-Storey

16.92 x 92.75 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x3xBsmt

Dir/Cross St: Queen St/Bathurst **Directions:** Queen St/Bathurst**MLS#:** C12100710**PIN#:** 212470161

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.16	x 15.12	Open Concept	Hardwood Floor	Crown Moulding
2	Dining	Main	11.88	x 14.14	Open Concept	Hardwood Floor	Crown Moulding
3	Kitchen	Main	11.29	x 16.99	Family Size Kitchen	Hardwood Floor	B/I Appliances
4	Family	Main	10.86	x 10.17	O/Looks Backyard	Broadloom	
5	Prim Bdrm	Upper	15.09	x 12.86	Hardwood Floor	W/I Closet	Closet
6	Br	Upper	9.71	x 12.53	Hardwood Floor	Closet	O/Looks Backyard
7	Br	Upper	11.22	x 10.53	Hardwood Floor	O/Looks Backyard	
8	Rec	Lower	14.76	x 28.41	Broadloom	Open Concept	3 Pc Bath
9	Laundry	Lower	10.66	x 16.67			

Client Remks: Fabulous, spacious Victorian Semi Detached home with 3 Bedrooms, 2 Bathrooms in the Hip & Trendy Queen West, Trinity Bellwoods area! The home has had significant upgrades over the years & the main floor has been opened up to a "Wow" factor. It has high ceilings, crown mouldings, a large living and dining room with beautiful silk draperies, as well as a large eat-in kitchen open to a family room. Hardwood Floors on both the main floor & the upper level, as well as new broadloom in the family room and on the stairs, show off this main level. There is a back door to a court yard garden & a sunny quiet spot for your morning coffee. The entrance to the home has a covered porch which is ideal for just sitting & relaxing & a fenced front garden. Upstairs, the primary suite is quite a surprise in that it's very large & light & airy & quite comfortable. It has two closets & one that's quite large. There are two other bedrooms that are a good size & there is also a 4 pc bathroom w/ a soaking tub to relax & unwind. In the lower level, the basement has been opened up to create family sized entertainment area which could also be flexible to include a home office tucked into the one corner. There is a huge laundry room w/new flooring, a lot of storage cupboards as well as closets in the main area for the growing family. The home has been professionally painted from top to bottom on the interior, & the front of the home has also been professionally painted to give it that sophisticated Urban look. You are getting the "total package" in that you don't see houses come on the market in this condition and at this price point too often. Everything is fresh & in move-in condition so the family that gets this home will be quite excited to move into this family friendly neighborhood w/great parks & schools & major amenities. For public transit the area is well-served by the TTC's streetcar and bus network. Coming soon subway at King & Bathurst.

Extras:**Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-889-9330


131 Dovercourt Rd
Toronto Ontario M6J 3C5

Toronto C01 Little Portugal Toronto

Taxes: \$7,880.21/2025**For:** Sale**Sold:** \$1,375,000**List:** \$999,900**Sold Date:** 06/13/2025**% Dif:** 138**SPIS:** N**Last Status:** SLD**DOM:** 1

Semi-Detached

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

2-Storey

25 x 130 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3xBsmt, 1x2xBsmt

Dir/Cross St: QUEEN ST. & DOVERCOURT RD. **Directions:** QUEEN ST. & DOVERCOURT RD.**MLS#:** C12215125**PIN#:** 212760160

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	
Basement:	Full / Walk-Up	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	Phone:
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Year Built:	1890			Farm/Agr:	
Apx Sqft:	1500-2000			Oth Struct:	
Assessment:	POTL:			Survey Type:	Unknown
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.4	x 13.02	Hardwood Floor	Window	French Doors
2	Dining	Main	12.11	x 13.02	Hardwood Floor	Formal Rm	French Doors
3	Kitchen	Main	16.77	x 11.02	Ceramic Floor	Side Door	Window
4	Family	Main	12.99	x 10.93	Parquet Floor	W/W Closet	Window
5	Prim Bdrm	2nd	14.67	x 10.99	Hardwood Floor	Closet	Window
6	2nd Br	2nd	10.86	x 7.19	Hardwood Floor	Closet	Window
7	3rd Br	2nd	13.12	x 11.19	Hardwood Floor	Closet	Window
8	4th Br	2nd	10.17	x 11.06	Hardwood Floor	Window	
9	Rec	Bsmt	25.62	x 10.3	Parquet Floor		
10	Kitchen	Bsmt	14.83	x 10.43	Ceramic Floor		
11	Laundry	Bsmt	12.6	x 6.43			

Client Remks: Location, Location, Location! Semi-Detached Home Nestled Between Trendy and Family Friendly Little Portugal, Trinity Bellwood and Beaconsfield Village. Steps From Queen St. West. This Property Offers Easy Access To A Ton Of Amenities. From Shops and Restaurants to Parks and Schools. Everything You Need Is Just a Short Distance Away. Spacious House Is Larger Than It Appears With High Ceilings. Two Car Garage With Lane At The Rear. Great Lot (25Ft X 130Ft). Being Sold *As Is, Where Is*. Huge Potential To Renovate and Invest In This Vibrant Neighbourhood!!

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-205-0355



72 Mitchell Ave		Sold: \$1,380,000	
Toronto Ontario M6J 1B9		List: \$1,289,000	
Toronto C01 Niagara Toronto			
Taxes: \$6,273/2024		For: Sale	% Dif: 107
Sold Date: 04/14/2025			
SPIS: N	Last Status: SLD	DOM: 5	
Att/Row/Twnhouse	Fronting On: N	Rms: 7 + 1	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	14.17 x 90 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: RICHMOND ST W/TECUMSETH ST			
Directions: ENTER STREET FROM TECUMSETH ST			

MLS#: C12071985	PIN#: 212430204
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Kitchens: 1		Exterior:		Zoning:	
Fam Rm: Y		Alum Siding / Brick Front		Cable TV:	
Basement: Finished		Drive:		Gas:	
Fireplace/Stv: N		Gar/Gar Spcs: None / 0		Water:	
Heat: Forced Air / Gas		Drive Park Spcs: 0		Water Supply:	
A/C: Central Air		Tot Prk Spcs: 0		Sewer: Sewers	
Central Vac: N		UFFI:		Waterfront:	
Apx Age:		Pool: None		Retirement:	
Year Built: 1870		Prop Feat: Family Room		Farm/Agr:	
Yr Built Source: MPAC				Oth Struct:	
Apx Sqft: 1100-1500				Survey Type: None	
Assessment: 2024 POTL:				Spec Desig: Unknown	
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.32	x 11.32	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	11.48	x 10.17	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	10.66	x 9.19	Stainless Steel Appl	Stone Counter	Large Window
4	Family	Main	12.14	x 11.15	Hardwood Floor	W/O To Yard	Skylight
5	Prim Bdrm	2nd	13.39	x 12.89	Hardwood Floor	B/I Closet	Window
6	2nd Br	2nd	12.47	x 7.87	Hardwood Floor	Window	B/I Desk
7	3rd Br	2nd	9.12	x 8.53	Hardwood Floor	Window	
8	Rec	Bsmt	14.76	x 12.8	Vinyl Floor	Walk-Out	2 Pc Bath

Client Remks: Magnolia's on Mitchell... has a ring to it, right? Imagine a street where Magnolia trees were planted before everyone's home to beautify their lives. This Victorian townhome in the Trinity Bellwoods neighbourhood is recently renovated, tastefully designed, and perfectly sized for families or couples. A large extension with skylight on the main floor can triple as a family room, office, or 4th bedroom. The main floor powder room is great for anxious kids and extended family. The basement qualifies as an Airbnb room/bath with a separate entrance or can be kept as a personal gym. Basement waterproofing and a sump pump were recently added for extra protection. The kitchen, bathrooms, and floors were all completed within the last 2 years. Walk score of 97 and the best restaurants and parks in the city are a mere street away - what's not to love? A list of improvements is attached to the listing.

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



171 Montrose Ave
Toronto Ontario M6J 2T6
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$7,238.72/2024 **For:** Sale **% Dif:** 121
Sold Date: 01/20/2025
SPIS: N **Last Status:** SLD **DOM:** 2
Sold: \$1,385,000
List: \$1,149,000
 Semi-Detached **Fronting On:** E **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3
 2-Storey 17.17 x 102 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
Dir/Cross St: College/Grace

MLS#: C11930289**PIN#:** 212510235

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.12	x 14.67	Parquet Floor	Separate Rm	Window
2	Dining	Main	8.2	x 13.68	Parquet Floor	Separate Rm	Window
3	Kitchen	Main	11.98	x 10.24	Ceramic Floor	W/O To Patio	Window
4	Prim Bdrm	2nd	14.3	x 12.63	Parquet Floor	Closet	Window
5	2nd Br	2nd	8.43	x 9.61	Parquet Floor	Closet	Window
6	3rd Br	2nd	12.34	x 10.37	Parquet Floor	Closet	Window
7	Bathroom	2nd	8.33	x 6.99	Ceramic Floor	B/I Vanity	4 Pc Bath
8	Rec	Bsmt	13.78	x 24.21	Laminate	Open Concept	Above Grade Window
9	Laundry	Bsmt	9.48	x 11.32	Vinyl Floor	Laundry Sink	
10	Bathroom	Bsmt	7.64	x 5.12	Ceramic Floor	B/I Vanity	4 Pc Bath

Client Remks: Solid 3 Bedroom semi detached home with double car garage located in the heart of Little Italy close to public transit and all amenities. This home offers spacious living/dining room,, main floor kitchen with w/o to patio, 3 well appointed bedrooms with closets, 2-4pc bathrooms, separate entrance to basement with in-law suite potential. Separate double car garage and walking distance to all amenities

Extras:

Listing Contracted With: RE/MAX REALTY SERVICES INC,905-456-1000



76 Mitchell Ave
Toronto Ontario M6J 1B9
 Toronto C01 Niagara Toronto

Sold: \$1,400,000
List: \$1,299,000

Taxes: \$6,880/2025

For: Sale

% Dif: 108

Sold Date: 03/25/2025

SPIS: N

Last Status: SLD

DOM: 6

Att/Row/Twnhouse

Fronting On: N

Rms: 7 + 2

Link:

Acreage:

Bedrooms: 2 + 1

2-Storey

14.17 x 91 Feet

Washrooms: 3

Irreg:

1x5x2nd, 1x2xMain, 1x3xBsmt

Dir/Cross St: Queen / Niagara **Directions:** One way heading west from Tecumseth St.

MLS#: C12028344

PIN#: 212430206

Kitchens:	1 + 0	Exterior:	Brick / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	Hydro:
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Year Built:	1870	Family Room, Fenced Yard, Park, Public		Farm/Agr:	
Yr Built Source:	MPAC	Transit, Rec Centre, School		Oth Struct:	
Apx Sqft:	1500-2000			Fence - Full, Garden Shed, Workshop	
Assessment:	POTL:			Survey Type:	None
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.68	x 14.07	Hardwood Floor	Picture Window	Combined W/Dining
2	Dining	Main	10.99	x 10.76	Hardwood Floor	B/I Shelves	Combined W/Living
3	Kitchen	Main	9.48	x 14.86	Heated Floor	Window	Renovated
4	Family	Main	13.45	x 14.17	Hardwood Floor	W/O To Garden	Skylight
5	Bathroom	Main	3.41	x 6.04	Heated Floor	2 Pc Bath	Renovated
6	Prim Bdrm	2nd	13.55	x 12.01	Hardwood Floor	B/I Closet	Large Window
7	Bathroom	2nd	7.64	x 10.24	Heated Floor	5 Pc Bath	Double Sink
8	2nd Br	2nd	9.22	x 11.12	Hardwood Floor	Double Closet	O/Looks Backyard
9	Rec	Bsmt	12.73	x 30.68	Cork Floor	Combined W/Office	Large Window
10	Bathroom	Bsmt	5.91	x 6.23	Heated Floor	3 Pc Bath	Renovated
11	Laundry	Bsmt	0	0	Closet	Combined W/Rec	Updated

Client Remks: Welcome to 76 Mitchell Ave, a charming south-facing 2-storey Victorian nestled in the heart of West Queen West! Located on a quiet one-way street with a gorgeous magnolia tree out front and steps from Trinity Bellwoods Park! This beautifully renovated home features 2 spacious bedrooms and 3 beautiful bathrooms. The open-concept living and dining room are separated seamlessly by a MidCentury Modern floor-to-ceiling shelving unit. The modern kitchen has high end appliances such as a built-in sub-zero fridge and b/i dishwasher, a Wolf gas stove and there's the added bonus of heated floors to keep your toes nice and toasty! Plus that main floor powder room that everyone loves! The kitchen overlooks a versatile family room (that has also been used as a dining room) with a huge skylight and sliding glass door walk-out to a sweet backyard that has interlocking brick and mature trees. To top it all off there's a fantastic garden shed that houses both a workshop and a covered dining area for dining alfresco even when it rains. Upstairs are 2 generous bedrooms, each with large windows allowing plenty of natural light and ample closet space. The 5-piece bath has two sinks, heated floors & separate shower and soaker tub. The upstairs hallway has a fantastic skylight and a built-in linen closet that features two pull-out laundry bins. The finished basement currently serves as a rec room, and could also be set-up as 3rd bedroom with its wonderful heated cork flooring, a built-in desk/office area and built-in laundry, 3-piece bathroom and oversized windows letting in tons of natural light (two windows used to be two walk-out doors). This location doesn't get any better. It is perfectly positioned among top-notch restaurants, cafes, shops, King and Queen TTC, bike paths, and access to the T.O. waterfront. This superb home offers the best of downtown living with a tucked-away tranquility. Lots of street parking available. Home Inspection Avail at 76MitchellAve.com

Extras:

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


99 Bellwoods Ave
Toronto Ontario M6J 3N4

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,262.40/2024**For:** Sale**Sold:** \$1,400,000**List:** \$1,199,000**Sold Date:** 04/11/2025**% Dif:** 117**SPIS:** N**Last Status:** SLD**DOM:** 1

Semi-Detached

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

2-Storey

25 x 127 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x3x2nd, 1x3xBsmt

Dir/Cross St: Bellwoods Ave & Queen West **Directions:** Bellwoods Ave & Queen West**MLS#:** C12073986**PIN#:** 212460257

Kitchens: 2 + 1
Fam Rm: Y
Basement: Part Fin / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Elevator: Y
Laundry lev: Lower

Exterior: Brick
Drive: None
Gar/Gar Spcs: Detached / 3
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI: No
Pool: None
Prop Feat:
 Family Room, Hospital, Park, Place Of
 Worship, Public Transit, Rec Centre,
 School

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

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	17.03	x 11.25	Large Window	Hardwood Floor
2	Kitchen	Main	16.4	x 11.06	Combined W/Family	Window Tile Floor
3	Family	Main	10.37	x 9.84	Window	Hardwood Floor
4	Br	Main	12.5	x 11.25	2 Pc Ensuite	Large Closet Hardwood Floor
5	2nd Br	2nd	16.4	x 14.5	Large Window	Large Closet Hardwood Floor
6	3rd Br	2nd	12.7	x 11.61	Large Window	Large Closet Broadloom
7	Kitchen	2nd	18.37	x 9.84	Large Window	Tile Floor
8	Kitchen	Bsmt	10.27	x 8.4	Open Concept	Combined W/Dining
9	Dining	Bsmt	10.27	x 10.04	Open Concept	Combined W/Kitchen
10	Rec	Bsmt	22.97	x 11.06	Open Concept	
11	Rec	Bsmt	17.22	x 11.98	Open Concept	Walk-Out

Client Remks: Welcome to the heart of Trinity Bellwoods one of Toronto's most coveted neighbourhoods, where urban charm meets community soul. This spacious and versatile 3-bedroom, 3-bathroom home is packed with opportunity and waiting for your personal touch. Set on a quiet, tree-lined street just steps from the iconic Trinity Bellwoods Park, this property offers the best of city living. Imagine morning strolls under the park's famous tree canopy, afternoons browsing Queen West's boutiques, and evenings enjoying the vibrant restaurants, galleries, and cozy cafes on Ossington, Dundas & Queen West. It's a neighbourhood rich in culture, creativity, and community and now you can be part of it. Inside, the home features three kitchens, offering a rare level of flexibility for multi-generational families, investors, or buyers looking to supplement their mortgage with rental income. The layout naturally lends itself to a potential triplex, or it can be easily reimaged as a stunning single-family home. The second-floor kitchen presents a unique opportunity convert it into a spacious 4th bedroom, office, or studio space to suit your needs. The possibilities are truly endless. With great ceiling heights, large windows bringing in natural light, and a well-maintained structure, this home is a blank canvas ready to be customized. Whether you're dreaming of a modern renovation, a character-filled restoration, or a smart investment, this property offers the location, layout, and potential to bring your vision to life. Don't miss this chance to own a slice of one of Toronto's most beloved neighbourhoods. Live in it, rent it, or reimagine it the choice is yours.

Extras:**Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 416-637-8000


33 Clinton St
Toronto Ontario M6J 2N9

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,995.54/2025**For:** Sale**Sold:** \$1,400,000**List:** \$1,375,000**Sold Date:** 05/13/2025**% Dif:** 102**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

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

2 1/2 Storey

16.08 x 137.58 Feet

Washrooms: 2**Irreg:**

1x3xMain, 1x5x2nd

Dir/Cross St: College St & Clinton St. **Directions:** College St. & Clinton St.**MLS#:** C12124978**PIN#:** 212500155

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	A
Basement:	Full / Unfinished	Gar/Gar Spcs:	Detached / 1.5	Gas:	A
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1.5	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Family Room, Fenced Yard, Fireplace/Stove	Retirement:	N
Year Built:	1880			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	Fence - Full
Apx Sqft:	1500-2000			Survey Type:	None
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Main	12.01	x 14.01	Bay Window	Hardwood Floor	Open Concept
2	Dining	Main	9.84	x 10.99	Combined W/Den	Hardwood Floor	Open Concept
3	Kitchen	Main	14.01	x 10.99	Breakfast Area	Walk-Out	Open Concept
4	Breakfast	Main	12.99	x 10.01	Combined W/Kitchen	Walk-Out	
5	Family	2nd	29	x 14.01	Cathedral Ceiling	Hardwood Floor	W/O To Deck
6	Library	2nd	0	0	Combined W/Family	Hardwood Floor	Cathedral Ceiling
7	Br	2nd	12.01	x 10.01	Hardwood Floor		
8	Bathroom	2nd	0	0	5 Pc Bath		
9	Loft	3rd	10.99	x 14.01	Open Concept	Cathedral Ceiling	Skylight
10	Bathroom	Main	0	0	3 Pc Bath		
11	Laundry	Bsmt	0	0	Unfinished		

Client Remks: The ideal Victorian Semi in the literal Heart of Little Italy's Clinton Street. The storied stretch of old Toronto dotted with some of the most famous Cafes, Bars, Italian foods and famous sandwich joints. Just south of 33 is..Bitondo's - one of the oldest and best reviewed Pizza and Ponzo establishments in Toronto. A few steps North - Cafe Diplomatico: No Cafe is more famous, especially when World Class soccer tournaments are on. You're in the epicentre of European sports. 33 Clinton St is a 2.5 story vintage brownstone with 10+ foot high ceilings, a ton of original well-maintained finishes, a super deep nearly 138 foot lot, a Tuscany-inspired backyard, and 1.5 car garage accessed via laneway from Manning or Clinton. Main floor is adorned with hardwood, plaster and exposed brick, with wide open spaces for living & dining. The Kitchen spans nearly half the length of the home with tons of cooking surfaces and breakfast area with additional food prep area at rear, with a walkout to the East-facing backyard. Upper level is akin to a posh gallery with its massive double height cathedral ceilings, a wall of custom wooden bookshelves, where previous owner collected first editions, and a spiral stair that leads to the 3rd level Loft bedroom under a skylight. This home is not entirely updated to modern standards, but you can definitely move in, enjoy its old-school charm and make upgrades over time. The basement is unfinished, but it is full length, with full laundry and a separate exit to backyard. You may want to fully underpin it and install an apartment, as rent from basements in this area could carry the monthly payments for the loan to redo the whole house. The loft would become irresistible if you opened it up with an East facing sun deck with perfect views of the Toronto Skyline. Pictures won't ever inspire you as much as a proper walkthrough at 33 Clinton St. Open House this Thursday & Friday 4-7 PM., Saturday and Sunday 1-5PM

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



119 Bellwoods Ave
Toronto Ontario M6J 3N4

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,566.35/2024

For: Sale

Sold: \$1,400,000

List: \$1,449,990

% Dif: 97

Sold Date: 05/08/2025

SPIS: N

Last Status: SLD

DOM: 15

Semi-Detached

Fronting On: E

Rms: 10

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

17 x 142 Feet

Washrooms: 3

Irreg:

1x3xMain, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Queen West and Bellwoods Avenue

Directions: N/A

MLS#: C12099656

PIN#: 212460247

Kitchens: 2 + 1

Fam Rm: Y

Basement: Finished / Walk-Up

Fireplace/Stv: Y

Heat: Forced Air / Gas

A/C: Central Air

Central Vac: N

Apx Age:

Apx Sqft: 1100-1500

Assessment: **POTL:**

POTL Mo Fee:

Laundry lev: Lower

Exterior: Brick

Drive: Lane

Gar/Gar Spcs: Detached / 2

Drive Park Spcs: 1

Tot Prk Spcs: 3

UFFI:

Pool: None

Prop Feat:

Family Room, Fenced Yard,
 Fireplace/Stove, Hospital, Park, Place Of
 Worship, Public Transit, School

Zoning: R (d1*806)

Cable TV: **Hydro:**

Gas: **Phone:**

Water: Municipal

Water Supply:

Sewer: Sewers

Waterfront:

Retirement:

Farm/Agr:

Oth Struct:

Survey Type: None

Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Family	Main	10.86	x 11.68	
2	Dining	Main	8.56	x 13.81	
3	Kitchen	Main	10.83	x 14.5	
4	Bathroom	Main	5.12	x 6.73	
5	Prim Bdrm	Upper	15.29	x 13.42	
6	2nd Br	Upper	9.91	x 11.88	
7	Kitchen	Upper	10.83	x 9.02	
8	Bathroom	Upper	8.07	x 5.15	
9	Kitchen	Lower	12.8	x 6.89	
10	Rec	Lower	27.59	x 30.12	
11	Laundry	Lower	4.49	x 7.22	
12	Bathroom	Lower	5.68	x 7.78	

Client Remks: DIFFERENT FROM ALL THE REST ! IN THE HEART OF TRINITY BELLWOODS PARK COMMUNITY, THIS UNIQUE PROPERTY HAS WIDE OPEN AND SPACIOUS DOUBLE LANEWAY ACCESS TO BACKYARD, HOUSE AND GARAGE, A BLEND OF MODERN UPDATES AND TIMELESS CHARACTER, RENOVATED MAIN FLOOR KITCHEN, WELL MAINTAINED APPLIANCES, A FULL BATHROOM AND KITCHEN ON EVERY FLOOR, LARGE GARAGE WITH POTENTIAL FOR DEVELOPMENT AND AMPLE PARKING, AC REPLACED 2 YEARS AGO, STEPS FROM TRENDY CAFES, RESTAURANTS, LOCAL BOUTIQUES AND THE ICONIC TRINITY BELLWOODS PARK.

Extras:

Listing Contracted With: RE/MAX WEST REALTY INC.905-731-3948



742 Richmond St W
Toronto Ontario M6J 1C5
 Toronto C01 Niagara Toronto

Sold: \$1,410,000
List: \$1,418,000

Taxes: \$6,065.65/2024

For: Sale

% Dif: 99

Sold Date: 06/06/2025

SPIS: N

Last Status: SLD

DOM: 0

Att/Row/Twnhouse

Fronting On: N

Rms: 5

Link:

Acreage:

Bedrooms: 2

2-Storey

14.07 x 97.88 Feet

Washrooms: 2

Irreg:

1x5x2nd, 1x4xBsmt

Dir/Cross St: Queen St West & Niagara St

Directions: Entrance off Richmond St. Street or paid parking available

MLS#: C12201668

PIN#: 212430117

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.77	x 13.32	Laminate	Bay Window	Crown Moulding
2	Dining	Main	15.42	x 13.32	Laminate	Open Concept	Large Window
3	Kitchen	Main	15.42	x 9.65	Quartz Counter	Stainless Steel Appl	W/O To Patio
4	Prim Bdrm	2nd	13.29	x 13.98	Mirrored Closet	Hardwood Floor	Pot Lights
5	2nd Br	2nd	12.7	x 9.68	Hardwood Floor	Closet	Window
6	Rec	Bsmt	12.14	x 13.16	4 Pc Bath	Pot Lights	Walk-Up
7	Laundry	Bsmt	8.01	x 11.75	Tile Floor	Pot Lights	4 Pc Bath

Client Remks: Stylish. Renovated. Perfectly Located. This spacious 2-bed, 2-bath townhouse in the heart of Queen West blends modern design with urban charm. This beautiful, well-thought out space features an open floor-plan with great flow. The sun-filled, renovated kitchen boasts expansive windows, an eat-in breakfast bar, quartz countertops and leads straight out to your own little slice of an outdoor paradise. The private backyard is the perfect spot to have your morning cup of coffee or to cozy up and watch a movie under the stars. Great curb appeal with the cutest front porch and patio. This home is truly made for both entertaining and everyday comfort. On the second floor, enjoy two generous bedrooms and a stunning oversized 5-pc bath with double sinks, a soaker tub and glass shower. The finished basement adds additional useable living space, a 4 pc bathroom and a separate entrance leading to the backyard. The detached garage with a new and modern glass garage door offers a coveted parking spot and additional storage. Incredible location steps to shops, cafes, Trinity Bellwoods park, restaurants, transit, and everything Queen West has to offer. Has a 96 walk-score, 96 transit score and 92 bike score. Roof (2021), Kitchen reno (2023).

Extras:

Listing Contracted With: IPRO REALTY LTD.416-364-4776


**342 Clinton St
Toronto Ontario M6G 2Y8**

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$7,654/2024**For:** Sale**Sold:** \$1,410,000**List:** \$1,298,000**Sold Date:** 04/30/2025**% Dif:** 109**SPIS:** N**Last Status:** SLD**DOM:** 9

Semi-Detached

Fronting On: W**Rms:** 9**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

19 x 82 Feet

Washrooms: 3**Irreg:**

1x4xUpper, 1x2xMain, 1x4xBsmt

Dir/Cross St: Bloor/Christie **Directions:** Clinton St**MLS#:** C12093280**PIN#:** 212550126

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	
Basement:	Fin W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Family Room, Fenced Yard, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Lower			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.21	x 15.29	Laminate	Combined W/Dining	Window
2	Dining	Main	13.45	x 10.93	Laminate	Bay Window	Combined W/Living
3	Kitchen	Main	14.21	x 10.79	Open Concept	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	Upper	14.17	x 9.09	Bay Window	Closet	
5	2nd Br	Upper	8.63	x 9.48	Laminate	Closet	Window
6	3rd Br	Upper	11.88	x 10.73	Window	Laminate	
7	Family	Bsmt	12.24	x 12.07	Walk-Out	Window	Combined W/Family
8	Kitchen	Bsmt	12.27	x 7.25	Combined W/Family		
9	Br	Bsmt	12.2	x 11.42	Window		

Client Remks: Stylish, updated, extra-wide semi-detached home offering the perfect blend of character, functionality, & income potential. The property is currently fully rented but both tenants would be willing to leave with proper notice should you be owner occupying. Features a fantastic owners suite on the main & second floor of the home, 3 bedroom, 2 bath. Lower level is a 1 bedroom basement apartment w/private front entrance. The home was renovated just over 10 years ago & the workmanship is exceptional. Owners suite fts. 9-ft smooth ceilings, pot lights, & dark wood laminate flooring throughout. Open-concept kitchen offers stone countertops, pantry & Samsung s/s appliances. Main floor powder room. Vintage fireplace hearth, & exposed brick accent wall add style & character. Upstairs incl. 3 spacious bedrooms, a spacious primary with an east-facing bay window & a double closet w/ tasteful custom built-ins. The 2nd bedroom also offers a double closet w/ tasteful built-ins. 4-piece bath w/ soaker tub. Large hallway linen closet. Basement apartment w/ very good ceiling height, wood laminate flooring & smooth ceilings. Kitchen is equipped with Whirlpool appliances & a built-in island with additional storage & stylish wall sconces. Includes a good-sized bedroom, 4-piece bath w/ soaker tub & stacked washer & dryer. The unit gets a decent amount of natural light & has its own wide staircase for easy access. Basement only pays hydro as their heat & hot water tank are both electric. The private backyard features a large deck & garden shed. Exterior upgrades include newer windows, attractive stonework, & well-maintained landscaping. Upstairs tenants currently both have City of Toronto street parking permits. A rare opportunity to own a turnkey rental property or your forever home in a sought-after location. Both tenants are month to month & would be willing to stay but will vacate with proper notice & documentation. Income & expenses attached. Reno Summary attached.

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


64 Foxley St
Toronto Ontario M6J 1R2

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,466.22/2025**For:** Sale**Sold:** \$1,415,000**List:** \$1,446,000**Sold Date:** 05/22/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 30**Att/Row/Twnhouse****Fronting On:** N**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

14.75 x 90 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x5x2nd, 1x3xLower

Dir/Cross St: Ossington/Queen/Dundas**Directions:** West of Ossington and South of Dundas**MLS#:** C12095697**PIN#:** 212770083

Kitchens:	1 + 1	Exterior:	Alum Siding / Brick	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Fin W/O / Sep Entrance	Gar/Gar Spcs:	None / 0	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Arts Centre, Fenced Yard, Library, Park, Place Of Worship, School	Retirement:	Y
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Main			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.75	x 15.06	Open Concept	Hardwood Floor	Crown Moulding
2	Dining	Main	12.14	x 10.6	Hardwood Floor	Pot Lights	Crown Moulding
3	Kitchen	Main	22.74	x 10.7	Renovated	Stainless Steel Appl	Quartz Counter
4	Bathroom	Main	6.66	x 3.28	2 Pc Bath	Pocket Doors	W/O To Deck
5	Prim Bdrm	2nd	15.75	x 15.06	Hardwood Floor	Large Closet	
6	2nd Br	2nd	13.42	x 9.51	Hardwood Floor	Window	
7	3rd Br	2nd	10.83	x 10.7	Hardwood Floor	O/Looks Backyard	
8	Bathroom	2nd	11.15	x 6.99	5 Pc Bath	Renovated	Stone Floor
9	Kitchen	Lower	13.88	x 12.47	Finished	Breakfast Bar	Open Concept
10	Living	Lower	17.75	x 15.06	Walk-Out	Open Concept	B/I Shelves
11	Bathroom	Lower	7.81	x 5.84	3 Pc Bath	Renovated	Ceramic Floor
12	Workshop	Lower	7.97	x 6.99	Sump Pump	B/I Shelves	
13	Furnace	Lower	6.36	x 6.07			

Client Remks: Welcome to this beautifully renovated 3 Bedroom, 3 Bathroom Attached Row Townhouse, perfectly nestled in the vibrant and sought-after Trinity Bellwoods neighbourhood, just off the Ossington strip. With its modern updates and stylish finishes, this home offers the ideal blend of comfort and luxury. Inside, you'll be greeted by soaring 10-foot ceilings and an open-concept design that enhances the spacious feel of the main floor. The gourmet kitchen is a chef's dream, featuring sleek stone countertops, top-of-the-line stainless steel appliances, and ample cabinet space. The main floor also boasts a convenient powder room and direct access to a fully fenced backyard, fantastic space for outdoor entertaining or relaxation. The lower level has been thoughtfully renovated into a self-contained suite, offering additional living space with its own separate entrance, perfect for guests, in-laws, or potential rental income. Location is everything, and this home doesn't disappoint. Just steps away from the trendy shops and restaurants of Dundas/Ossington and Queen West, as well as easy access to public transit, parks, and so much more, you'll have everything you need at your doorstep. Don't miss the opportunity to own this turnkey gem in one of Toronto's most desirable neighbourhoods!

Extras:**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



181 Montrose Ave
Toronto Ontario M6J 2T6
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$6,802/2024 **For:** Sale **% Dif:** 93
Sold Date: 04/04/2025
SPIS: N **Last Status:** SLD **DOM:** 14

Att/Row/Twnhouse **Fronting On:** E **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 17.67 x 102.5 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
Dir/Cross St: College / Montrose **Directions:** College / Montrose

MLS#: C12034878

PIN#: 212510230

Kitchens: 1 + 1
Fam Rm: Y
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1907
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2024 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:
 Family Room, Hospital, Library, Park, Place
 Of Worship, Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	50.2	x 33.46	W/O To Yard	Corian Counter	Window
2	Dining	Main	38.71	x 46.26	Open Concept	Window	Plaster Ceiling
3	Family	Main	33.46	x 44.95	Large Window	Open Concept	Plaster Ceiling
4	Br	2nd	25.59	x 29.89	Laminate	Closet	Bay Window
5	2nd Br	2nd	42.98	x 29.86	Laminate	Closet	Bay Window
6	Prim Bdrm	2nd	47.24	x 41.01	Laminate	Closet	Window
7	Living	Bsmt	60.04	x 23.95	Window	Laminate	
8	Br	Bsmt	40.03	x 23.29	Open Concept	Laminate	
9	Kitchen	Bsmt	53.15	x 23.29	Laminate		

Client Remks: Located in the heart of the Trinity Bellwood's community, this three-bedroom, two-bathroom home offers the perfect blend of comfort and functionality. Step into an updated kitchen with plenty of space including a quartz countertop with under-mount sink perfect for preparing meals and hosting guests. The walkout to the backyard makes it perfect for relaxation and entertaining. The fully finished basement offers income potential with a separate entrance, maximizing your investment. With fresh updates and plenty of room for your family, this home is ready to welcome you. There's also a garage accessible via the laneway with the potential for a laneway suite. This home is just steps away from schools, TTC, restaurants, Trinity Bellwood's Park, local shops and so much more. Don't miss out on the opportunity to make it yours!

Extras:**Listing Contracted With:** CENTURY 21 TITANS REALTY INC.416-289-2155


135 Bellwoods Ave
Toronto Ontario M6J 2P6

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,410.39/2024**For:** Sale**Sold:** \$1,450,000**List:** \$1,500,000**Sold Date:** 05/16/2025**% Dif:** 97**SPIS:** N**Last Status:** SLD**DOM:** 9

Semi-Detached

Fronting On: E**Rms:** 9**Link:****Acreage:****Bedrooms:** 3 + 1

2 1/2 Storey

18.5 x 127 Feet

Washrooms: 3**Irreg:**

1x3xMain, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Dundas and Bellwoods **Directions:** South of Dundas on Bellwoods**MLS#:** C12130812**PIN#:** 212460241

Kitchens: 2 + 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 1.5
Drive Park Spcs: 0
Tot Prk Spcs: 1.5
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.24	x 10.01	
2	Dining	Main	13.68	x 7.19	
3	Kitchen	Main	16.01	x 11.09	
4	Kitchen	2nd	8.6	x 11.09	
5	Br	2nd	13.68	x 10.07	
6	Br	2nd	12.07	x 16.34	
7	Br	3rd	22.51	x 16.34	
8	Kitchen	Bsmt	11.32	x 10.43	
9	Rec	Bsmt	26.41	x 15.16	
10	Cold/Cant	Bsmt	5.35	x 15.16	

Client Remks: Welcome to 135 Bellwoods Ave, an excellent opportunity to own in one of the city's most highly sought-after west end neighbourhoods, Trinity Bellwoods! This rare and versatile semi-detached house with 2 and half storeys is VACANT and ready for it's next chapter. Walk into a spacious foyer with soaring ceilings and double doors to a large living room with massive window. The main floor features a dining room or possible bedroom/office and a recently updated kitchen with main floor laundry and full bathroom. The second floor boasts a second kitchen, full washroom, and 2 huge bedrooms. Continue upstairs to a spacious third floor with dormer windows overlooking the CN tower. Perfect for a primary bedroom, or large family room. With a finished basement that has high ceilings and contains a third kitchen, full washroom, and separate covered entrance, there is plenty of potential for a nanny suite, or extra living space. Enjoy laneway access to a detached garage, parking and plenty of storage. Located steps to Trinity-Bellwoods park, this home is conveniently featured in the heart of Toronto's vibrant west end. Walk up to College and enjoy all of Little Italy, or south to Queen St for trendy Queen West shops and restaurants. Stroll along Dundas to Ossington and enjoy some of the city's finest establishments. Don't miss this excellent opportunity to own in one of the best parts of the city!

Extras:**Listing Contracted With:** AREA REALTY INC. 416-474-5699



540 Roxton Rd
Toronto Ontario M6G 3R4
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$6,802.40/2024 **For:** Sale **% Dif:** 104
Sold Date: 02/05/2025
SPIS: N **Last Status:** SLD **DOM:** 8
Sold: \$1,450,540
List: \$1,399,000
 Semi-Detached **Fronting On:** W **Rms:** 6 + 2
Link: **Acreage:** **Bedrooms:** 3 + 1
 2-Storey 17.42 x 125 Feet **Washrooms:** 2
Irreg: 1x4x2nd, 1x4xBsmt
Dir/Cross St: Bloor & Ossington


MLS#: C11943362**PIN#:** 212700108

Kitchens:	1 + 1	Exterior:	Alum Siding / Brick	Zoning:	Residential
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	Attached / 2	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:		Fenced Yard, Library, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Rec Centre, School		Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.17	x 12.66	Laminate	Window	
2	Dining	Main	8.66	x 10.76	Laminate	Window	
3	Kitchen	Main	13.91	x 10.76	W/O To Sundeck		
4	Prim Bdrm	2nd	14.07	x 10.5	Hardwood Floor	Window	Closet
5	2nd Br	2nd	8.23	x 10.83	Hardwood Floor	Window	Closet
6	3rd Br	2nd	11.32	x 11.84	Hardwood Floor	Window	Closet
7	Kitchen	Bsmt	8.92	x 10.76	Ceramic Floor	Combined W/Dining	
8	Living	Bsmt	8.01	x 10.76	Ceramic Floor	Open Concept	

Client Remks: This 2-storey, 3-bedroom brick home is perfectly situated in a prime location with a 96 Walk Score, just south of Bloor St. You're just a short walk from Ossington Subway, trendy shops, schools, cafes, Christie Pits, parks, LCBO, and College St. Everything you need is right at your doorstep! The home is bright and inviting with wood floors throughout and a cozy open front porch. The kitchen leads to a sun-drenched deck, ideal for relaxing or entertaining, with a private backyard offering additional outdoor space. The finished basement features a separate entrance and a 1-bedroom apartment, making it a great option for guests/nanny suite, extended family, or a potential rental for extra income. Plus, the property boasts a double car garage with lane access, so parking is never an issue or a possibility for a laneway house. This home combines comfort and convenience in an unbeatable location! Permits in place for various new additions to the property if desired, call Sonia for more details.

Extras:**Listing Contracted With:** RE/MAX WEST REALTY INC.416-769-1616

	487 Roxton Rd Toronto Ontario M6G 3R5 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,875.33/2024 Sold Date: 05/11/2025 SPIS: N Last Status: SLD DOM: 5							Sold: \$1,471,000 List: \$1,499,000 % Dif: 98											
	Semi-Detached		Fronting On: E		Rms: 6 + 2														
	Link: 2-Storey		Acreage: 16.67 x 121 Feet		Bedrooms: 3 + 1			Washrooms: 2											
			Irreg:		1x5x2nd, 1x4xLower														
	Dir/Cross St: S/Bloor,E/Ossington,N/Harbord							Directions: S/Bloor,E/Ossington,N/Harbord											
MLS#: C12129187										PIN#: 212700199									
Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower					Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove					Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown									
#	Room	Level	Length (ft)	Width (ft)	Description														
1	Living	Main	14.53	x 14.37	Hardwood Floor					Open Concept Large Window									
2	Dining	Main	14.53	x 12.14	Open Concept					O/Looks Living Pot Lights									
3	Kitchen	Main	10.7	x 15.26	Renovated					Eat-In Kitchen W/O To Deck									
4	Br	2nd	14.53	x 10.66	Hardwood Floor					Closet Large Window									
5	2nd Br	2nd	8.63	x 12.93	Hardwood Floor					Closet Large Window									
6	3rd Br	3rd	14.53	x 13.35	Hardwood Floor					Large Window Vaulted Ceiling									
7	4th Br	Lower	10.73	x 11.12	Pot Lights					Broadloom Window									
8	Family	Lower	14.21	x 29.53	Open Concept					Fireplace Vinyl Floor									
Client Remks: Welcome to this stunning two-and-a-half-storey home, perfectly located between Little Italy and Bloor, boasting a remarkable 96 Walk Score! This thoughtfully designed property blends classic charm with contemporary elegance. Hardwood floors highlight an open-concept main floor with exposed brick, a decorative fireplace, and a chef-inspired kitchen featuring quartz countertops, stainless steel appliances and gorgeous tile backsplash. A sun-drenched deck overlooks a private backyardperfect for relaxing or entertaining. Upstairs offers three spacious bedrooms, including a spacious 6 piece luxurious bathroom with freestanding tub, and double vanity that complements daily routines of a bustling family. The versatile basement with high ceilings, separate entrance, fireplace, kitchen rough ins, and bathroom is ideal for guests or rental income. Enjoy the double car garage with enormous laneway house potential. Steps from Ossington subway, cafes, parks, Christie Pits, and top-rated schools, this meticulously maintained and expertly upgraded home awaits you.																			
Extras:																			
Listing Contracted With: PROPERTY.CA INC.416-583-1660																			


247 Palmerston Ave
Toronto Ontario M6J 2J3

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,789.50/2024**For:** Sale**Sold:** \$1,480,000**List:** \$1,398,000**Sold Date:** 04/14/2025**% Dif:** 106**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

Fronting On: E**Rms:** 8 + 4**Link:****Acreage:****Bedrooms:** 4 + 1

2-Storey

17.08 x 129 Feet

Washrooms: 3**Irreg:**

1x3xMain, 1x4x2nd, 1x3xBsmt

Dir/Cross St: Bathurst & College**Directions:** 1 way north from Dundas Street - just south of College Street/West of Bathurst**MLS#:** C12072472**PIN#:** 212490210

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Attached / 2	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.68	x 14.34	Hardwood Floor	Open Concept	Bay Window
2	Office	Main	12.5	x 4.99	Hardwood Floor	Open Concept	
3	Kitchen	Main	11.15	x 16.34	Eat-In Kitchen	W/O To Yard	Combined W/Laundry
4	Family	Main	15.16	x 11.15	Hardwood Floor	His/Hers Closets	O/Looks Backyard
5	Prim Bdrm	2nd	14.99	x 12.24	Hardwood Floor	Closet	Bay Window
6	Br	2nd	10.01	x 12.01	Hardwood Floor	Closet	
7	Br	2nd	11.15	x 10.99	Hardwood Floor	O/Looks Backyard	
8	Kitchen	2nd	11.15	x 13.32	Eat-In Kitchen	Combined W/Laundry	Open Concept
9	Rec	Lower	14.99	x 21.33	Open Concept	Tile Floor	Wainscoting
10	Br	Lower	14.99	x 6	Tile Floor	Above Grade Window	Closet
11	Kitchen	Lower	10.99	x 13.16	Tile Floor	Open Concept	Eat-In Kitchen
12	Mudroom	Lower	11.15	x 14.6	Combined W/Laundry	Closet	W/O To Yard

Client Remks: Versatile Victorian Charmer. Dreaming in Downtown? Welcome to your wonderfully reimagined Victorian where charm meets choice in the beating heart of Trinity Bellwoods. Whether you're a savvy first-time buyer looking to live-and-lease, a multigenerational household in search of flexibility, or an investor with an eye for opportunity this home delivers options on a silver platter. Inside, its all grace and space: soaring ceilings, sunny updated windows, and beautifully renovated bathrooms (plural!). Main floor magic includes primary bedroom/family room and an accessible new bathroom complete with thoughtful grab bars and spa-like style. Ductless AC keeps it cool, while the layout lets you keep a basement apartment, convert to a triplex, or claim the whole house for yourself (over 2700 sf on 3 levels!). Out back, a 2-car garage (or the perfect setup for your wheels, weekend toys, and storage dreams come true) adds practical punch. Out front, its all curb appeal and community. Location? Legendary. Steps to College, Dundas, and Queen St's finest eats, treats, and indie boutiques. Stroll to Trinity Bellwoods Park, walk to UofT, hop on transit, or head to Little Italy, Queen West or Kensington Market, no car required. This isn't just a home, its a lifestyle launchpad in one of Toronto's most coveted, connected, and character-rich communities. Vintage soul. Modern upgrades. Limitless potential.

Extras:**Listing Contracted With:** FREEMAN REAL ESTATE LTD.416-535-3103



151 Niagara St
Toronto Ontario M5V 1C6
 Toronto C01 Niagara Toronto

Sold: \$1,480,000
List: \$1,600,000

Taxes: \$7,825.26/2025

For: Sale

% Dif: 93

Sold Date: 05/03/2025

SPIS: N

Last Status: SLD

DOM: 40

Semi-Detached

Fronting On: W

Rms: 6 + 1

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

17.33 x 100 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x4xBsmt

Dir/Cross St: King & Bathurst **Directions:** Niagara and Wellington Street West

MLS#: C12038185

PIN#: 212410019

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.89	x 17.72	Hardwood Floor	Brick Fireplace	Combined W/Dining
2	Dining	Main	14.07	x 13.98	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	11.38	x 17.68	Stainless Steel Appl	W/O To Deck	Tile Floor
4	Prim Bdrm	2nd	16.86	x 16.93	Hardwood Floor	Double Closet	
5	2nd Br	2nd	10.99	x 10.93	Hardwood Floor	Closet	
6	3rd Br	2nd	11.42	x 10.2	Hardwood Floor		
7	Dining	Bsmt	8.27	x 8.4	Vinyl Floor	Combined W/Living	
8	Living	Bsmt	10.43	x 18.47	Vinyl Floor	Combined W/Dining	Window
9	Kitchen	Bsmt	7.51	x 8.46	Vinyl Floor	Window	
10	Br	Bsmt	15.42	x 15.75	Vinyl Floor	Window	

Client Remks: Located in the heart of the city, this charming Victorian Home is nestled between Bathurst and King Street on a beautiful one-way section of Niagara Street. The main floor features soaring 12 foot ceilings, brick fireplace, open and airy living/dining space with a large kitchen featuring a secondary dining space and a walk-out to the back deck. The second floor features three bedrooms, laundry, and spa-like bathroom with jacuzzi tub and skylight. Enjoy the very spacious primary bedroom with high ceilings, exposed brick, double closets and tons of natural light. Beautiful hardwood flooring, wooden trim and crown moulding throughout captures the original charm of this century home. The Main/2nd floor is currently rented for \$3,575/month (will be vacant June 1st). The basement features a private entrance accessible by the backyard, laminate flooring throughout, 4 piece bathroom, walk-in closet and private laundry. Currently rented at \$1,600/month. Private laneway parking at the back of the property that can fit two vehicles. Endless possibilities await, including live-in with rental income to offset your mortgage, a full investment property, or could easily be used as a single-family home. An unbeatable location steps from Toronto's finest restaurants, coffee shops, boutiques and entertainment, with easy access to Lakeshore and the Gardiner Expy. A one minute walk to the King and Bathurst streetcars with a Walk Score 98 (Walkers Paradise), Transit Score 95 (Rider's Paradise), & Bike Score 95 (Biker's Paradise). Nearby parks include Stanley Park, Victoria Square Park and Trinity Bellwoods Park. Located just steps from the future King&Bathurst Ontario Line Station.

Extras:

Listing Contracted With: RIGHT AT HOME REALTY905-565-9200


106 Bellwoods Ave
Toronto Ontario M6J 2P4

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,680.80/2024**For:** Sale**Sold:** \$1,480,000**List:** \$1,249,000**Sold Date:** 05/10/2025**% Dif:** 118**SPIS:** N**Last Status:** SLD**DOM:** 4

Semi-Detached

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

2 1/2 Storey

19 x 67.5 Feet

Washrooms: 2**Irreg:**

1x2xMain, 1x5x2nd

Dir/Cross St: Bellwoods Ave and Dundas St W**Directions:** Access from Queen St or Robinson St. Bellwoods is one-way going North.**MLS#:** C12127439**PIN#:** 212460183

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Unfinished / W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	0	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1908	Central Vacuum, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Fireplace/Stove, Hospital, Public Transit,		Oth Struct:	
Apx Sqft:	1500-2000	School		Survey Type:	Available
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.33	x 10.14	Hardwood Floor	Wainscoting	Large Window
2	Dining	Main	14.21	x 10.01	Hardwood Floor	Wainscoting	Window
3	Kitchen	Main	13.58	x 10.07	Tile Floor	Recessed Lights	W/O To Deck
4	Br	2nd	15.45	x 12.5	Broadloom	B/I Shelves	Gas Fireplace
5	Br	2nd	14.27	x 9.74	Hardwood Floor	Recessed Lights	W/O To Balcony
6	Prim Bdrm	3rd	23.82	x 15.58	Hardwood Floor	Recessed Lights	B/I Closet

Client Remks: Welcome Home! This beautifully updated 3-bedroom , 2-bathroom semi-detached home is nestled in one of Toronto's most vibrant neighbourhoods... Trinity-Bellwoods. Spanning 2.5 stories, it offers generous and thoughtfully designed living space throughout. The main floor features a spacious living room, a bright and airy dining area, and a well-appointed kitchen with a 2-piece bathroom and a walkout to a fully fenced backyard... perfect for entertaining or relaxing outdoors. The kitchen was thoughtfully renovated with the chef in mind, featuring built-in Miele appliances, expansive counter space, and ample cabinetry. The second floor offers two generously sized bedrooms and a large 5-piece bathroom. One bedroom includes a walkout to a private balcony, while the other is currently set up as an office and is enhanced by a cozy gas fireplace and custom built-in shelving. The third floor is dedicated to a sun-filled, elegant primary retreat, complete with ample storage and a spacious sitting area. The basement includes a walk-out to the backyard and provides plenty of additional storage space. Location, location, location! Set in one of Toronto's most desirable neighbourhoods, this home offers effortless access to transit, parks, top restaurants, and boutique shops... combining the best of city living with a warm, community-oriented atmosphere.

Extras:**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION 416-489-2121


71 Montrose Ave
Toronto Ontario M6J 2T6

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,944.77/2024**For:** Sale**Sold:** \$1,499,000**List:** \$1,499,000**Sold Date:** 03/12/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

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

2-Storey

18 x 102.5 Feet

Washrooms: 2**Irreg:**

1x4x2nd, 1x4xLower

Dir/Cross St: Dundas and Montrose **Directions:** East of Ossington / North of Dundas St**MLS#:** C12003908**PIN#:** 212510288

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.65	x 13.02	Hardwood Floor	Crown Moulding	Picture Window
2	Dining	Main	10.66	x 13.75	Hardwood Floor	Crown Moulding	Combined W/Living
3	Kitchen	Main	13.16	x 17.03	Hardwood Floor	Modern Kitchen	W/O To Patio
4	Prim Bdrm	2nd	10.5	x 11.58	Hardwood Floor	Large Window	Double Closet
5	2nd Br	2nd	9.48	x 13.16	Hardwood Floor	Picture Window	4 Pc Bath
6	3rd Br	2nd	6.73	x 11.75	Hardwood Floor	Picture Window	Closet
7	Solarium	2nd	4.82	x 13.16	Hardwood Floor	Large Window	O/Looks Backyard
8	Rec	Lower	12.01	x 35.66	Walk-Up	4 Pc Bath	W/I Closet
9	Laundry	Lower	6.5	x 7.32	Tile Floor	Laundry Sink	
10	Cold/Cant	Lower	5.74	x 11.02			

Client Remks: Nestled in the heart of one of Torontos most sought-after neighborhoods, this fully renovated 3-bedroom, 2-bathroom home is a perfect blend of modern luxury and timeless charm. Every detail has been thoughtfully designed to maximize comfort, style, and functionality. Sunlight floods through large windows, highlighting sleek hardwood floors, pot lights and high-end finishes. The gourmet eat-in chef's kitchen featuring stainless steel appliances, custom cabinetry, and a stylish backsplash, is perfect for entertaining. Three Spacious Bedrooms offer ample closet space and a serene, contemporary design. Rent out the finished basement for extra monthly income or use it as a private guest suite. Steps to Trinity Bellwoods Park, Queen Street West's best cafes, restaurants, boutiques, and nightlife. Close to transit, top schools, and Toronto's downtown core. A vibrant community perfect for families and professionals alike. This turn-key home offers the best of Toronto living with investment potential built in. Move in and enjoy or rent out for passive income the choice is yours. Exceptional value includes a legal front parking pad.

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337



15 Bellwoods Ave Toronto Ontario M6J 2P5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,818.10/2024 Sold Date: 05/11/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$1,499,000 List: \$1,499,000 For: Sale % Dif: 100
Att/Row/Twnhouse Link: 2 1/2 Storey	Fronting On: E Acreage: 14.25 x 127 Feet Irreg:	Rms: 7 + 2 Bedrooms: 3 Washrooms: 3 1x4x3rd, 1x3x2nd, 1x2xBsmt	
Dir/Cross St: Queen/Bellwoods			Directions: Bellwoods one way from Queen St


MLS#: C12136627	PIN#: 212460293
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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: 1100-1500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Stucco/Plaster Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Library, Park, Public Transit, Rec Centre	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers None Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.24	x 10.93	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	12.07	x 9.25	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Main	14.73	x 8.92	Hardwood Floor	Stainless Steel Appl	Quartz Counter
4	Mudroom	Main	0	0	Hardwood Floor	Walk-Out	Combined W/Kitchen
5	Br	2nd	11.32	x 9.06	Hardwood Floor	Murphy Bed	
6	Br	2nd	12.34	x 10.01	Hardwood Floor	Closet	Bay Window
7	Prim Bdrm	3rd	27	x 12.34	W/O To Balcony	3 Pc Ensuite	Broadloom
8	Family	Bsmt	15.75	x 10.93	Tile Floor	Pot Lights	Heated Floor
9	Other	Bsmt	10.93	x 7.51	Concrete Floor	Separate Rm	

Client Remks: Bellwoods living is the best! Sensational urban location with a remarkable views of Toronto's iconic skyline. Nestled on a oneway street, just steps to Queen Street and Trinity Bellwoods Park. This century homes' front facade has been upgraded to painted stucco for a contemporary look and easy care. The interior has been renovated from top to bottom. The living space is open concept living/dining to a modern kitchen with stainless steel appliances and quartz countertop. There is also a mudroom/office at the rear over looking landscaped backyard and coveted garage. For those that work at home this area is perfect for a main floor work space. The second floor has two bedrooms, one with a built-in murphy bed. These rooms share a 4-piece bathroom. Rare upper level laundry completes the second floor. The primary suite is on the third floor. It has its own 3-piece ensuite, ample room for a built-in closet and a walk-out to a rooftop patio that offers an incredible view of the CN tower. The lower level has a bonus family room with heated floors and additional storage space. Parking is not a problem, there is a large detached garage for parking and incredible storage off the rear lane. Walk to shops, the best restaurants, transit, parks and even the lake! Come see this special turnkey home in the heart of the city.

Extras: Listing Contracted With: RE/MAX HALLMARK JOY VERDE GROUP REALTY416-481-5666
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	108 Concord Ave Toronto Ontario M6H 2P3 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$9,385/2025 Sold Date: 05/09/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$1,500,000 List: \$999,000 For: Sale % Dif: 150		
	Semi-Detached Link: 3-Storey		Fronting On: W Acreage: 31 x 137 Feet Irreg:		Rms: 8 + 1 Bedrooms: 4 Washrooms: 2 1x2xMain, 1x3x2nd	
	Dir/Cross St: Ossington Ave/Dewson St Directions: From Ossington Ave, head toward Hepbourne St, turn left on Hepbourne St then left onto Concord Ave.					
	MLS#: C12126678 PIN#: 212810248					
Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 1500-2000 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:			Exterior: Brick Drive: Lane Gar/Gar Spcs: Detached / 1 Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fireplace/Stove, Park, Public Transit, Rec Centre, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	14.93	x 11.32		
2	Dining	Main	17.36	x 11.12		
3	Living	Main	12.3	x 12.2		
4	Kitchen	2nd	14.93	x 6.43		
5	Prim Bdrm	2nd	17.26	x 13.98		
6	2nd Br	2nd	11.45	x 14.93		
7	3rd Br	3rd	17.36	x 11.52		
8	4th Br	3rd	9.22	x 14.7		
9	Laundry	Bsmt	6.63	x 8.83		
Client Remks: An unmissable opportunity to recreate a luxury masterpiece in one of Toronto's most iconic neighbourhoods! Welcome to the heart of the city, where modern charm, culture, and convenience converge. Just steps from the vibrant energy of Little Italy and moments from Trinity Bellwoods Park, Queen St W and King Street's upscale dining experiences, this rare-to-market property offers more than just a home - it offers a vision for the most discerning of Buyers. Imagine creating a custom-designed sanctuary with wide-plank white oak hardwood floors, and floor-to-ceiling windows that flood the home with natural light. Transform the main floor into an open-concept layout anchored by a state-of-the-art chefs kitchen featuring custom cabinetry, a waterfall-edge stone island, integrated high-end appliances, and sleek pendant lighting. Add a glass-enclosed wine wall, imported Italian marble backsplash, and smart-home automation to elevate both form and function. Ascend upstairs, and craft your very own serene primary retreat with a spa-like ensuite finished with radiant heated floors, a soaker tub, and a frameless glass shower. The possibilities are absolutely endless with the right vision, tailoring this property into a modern masterpiece that stands out in one of Toronto's most iconic and walkable neighborhoods. Whether you're an end-user looking to build your forever home or an investor ready to maximize value, this is your chance to bring a bold luxury vision to life in the heart of the city!						
Extras:						
Listing Contracted With: SAM MCDADI REAL ESTATE INC. 905-502-1500						



12 Joseph Salsberg Lane
Toronto Ontario M6J 3W8
 Toronto C01 Niagara Toronto

Sold: \$1,500,000
List: \$1,399,000

Taxes: \$6,177/2024

For: Sale

% Dif: 107

Sold Date: 04/21/2025

SPIS: N

Last Status: SLD

DOM: 13

Att/Row/Twnhouse

Fronting On: W

Rms: 6

Link:

Acreage:

Bedrooms: 3 + 1

3-Storey

13.53 x 69.12 Feet

Washrooms: 2

Irreg:

1x4x2nd, 1x5x3rd

Dir/Cross St: Bathurst And King **Directions:** Bathurst And King

MLS#: C12073265

PIN#: 212420011

Kitchens:	1	Exterior:	Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:		Retirement:	
Apx Sqft:	1100-1500	Family Room, Fireplace/Stove, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15	x 12.76	
2	Dining	Main	10.14	x 12.76	
3	Living	Main	9.15	x 12.76	
4	2nd Br	2nd	8.86	x 12.76	
5	3rd Br	2nd	12.14	x 12.76	
6	Prim Bdrm	3rd	13.09	x 12.76	

Client Remks: Explore this exceptional townhouse for sale! Recently renovated and modern, this home is perfectly situated in downtown, close to elementary schools, preschools, and the vibrant restaurants along King Street. With a new subway line under construction on King Street, this location not only provides convenience but also a dynamic lifestyle with easy access to the city's attractions and amenities. This freehold townhouse offers luxury living with its private laneway setting, bright and spacious interiors, and high ceilings that create an airy ambiance. Additional perks include parking for two cars. Seize the opportunity to make this dream home yours! It's a unique blend of elegance and practicality. Don't miss out!

Extras:

Listing Contracted With: HOMELIFE CLASSIC REALTY INC.647-479-8477


49 Palmerston Ave
Toronto Ontario M6J 2J2

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,053.65/2025**For:** Sale**Sold:** \$1,500,000**List:** \$1,229,000**Sold Date:** 06/09/2025**% Dif:** 122**SPIS:** N**Last Status:** SLD**DOM:** 11

Semi-Detached

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

2-Storey

16 x 134 Feet

Washrooms: 2**Irreg:**

1x4, 1x3

Dir/Cross St: Queen and Bathurst **Directions:** As per google maps.**MLS#:** C12182275**PIN#:** 212480248

Kitchens:	1 + 1	Exterior:	Brick Front / Vinyl Siding	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished / Walk-Up	Gar/Gar Spcs:	Detached / 3	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1100-1500		Central Vacuum, Fenced Yard, Hospital,	Farm/Agr:	
Assessment:	POTL:		Library, Park, Place Of Worship, Public	Oth Struct:	
POTL Mo Fee:			Transit	Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.4	x 9.32	Hardwood Floor	Picture Window
2	Dining	Main	12.53	x 9.25	Hardwood Floor	Window
3	Kitchen	Main	17.29	x 11.58	Laminate	Window
4	Sitting	Main	11.52	x 7.05	Laminate	Sliding Doors
5	Prim Bdrm	2nd	13.45	x 14.8	Hardwood Floor	Bay Window
6	2nd Br	2nd	9.45	x 11.68	Hardwood Floor	Window
7	3rd Br	2nd	11.55	x 9.84	O/Looks Backyard	
8	Rec	Bsmt	94.49	x 13.45	Combined W/Kitchen	Above Grade Window
9	Kitchen	Bsmt	94.49	x 13.45	Combined W/Rec	
10	Laundry	Bsmt	52.82	x 11.55	Walk-Up	

Client Remks: This classic semi-detached Victorian is a rare blend of turn-of-the-century charm and modern functionality, located in one of Toronto's most sought-after neighbourhoods - Trinity Bellwoods!. Step inside and instantly sense what makes this home truly special. Rich in historic character, featuring soaring ceilings, stained glass accents, intricate crown mouldings, plaster arches, and large sun-filled windows, creating a bright and welcoming ambiance throughout the generously sized principal rooms. Situated on a rare L-shaped lot (134 ft deep, widening from 16 ft at the front to 31 ft at the rear), the property offers exceptional potential, including the option to build a 1,700 sq. ft. laneway house. Until then, enjoy the detached, three-car garage (649SF) with lane access & ample storage space. The main floor features separate living and dining areas, balancing openness and privacy. The large eat-in kitchen is perfect for daily meals & offers additional entertaining space. A cozy sitting room opens onto a private, fenced-in backyard via sliding glass doors and a walkout deck ideal for summer lounging or quiet mornings. Upstairs features three spacious bedrooms, including a stunning primary retreat with a bay window & CN Tower views from the third bedroom. The finished basement expands the living space with a second kitchen, bathroom & a versatile recreation area ideal for movie nights, a home gym, and/or a children's play zone. A dedicated laundry room & a convenient walk-up to the backyard add to the functionality. Located in the heart of the city, this home offers unbeatable access to the best of Toronto with steps to Queen West, Dundas West, Trinity Bellwoods Park, Kensington Market, public transit and a wide array of local restaurants, shops, & cafes. Whether you're drawn by the area's vibrant culture, peaceful tree-lined streets, or the incredible potential of the property, this home presents a truly rare opportunity in one of the city's most coveted enclaves.

Extras:**Listing Contracted With:** ROYAL LEPAGE SUPREME REALTY416-535-8080



563 Ossington Ave		Sold: \$1,502,000
Toronto Ontario M6G 3T4		List: \$1,525,000
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$8,700/2024	For: Sale	% Dif: 98
Sold Date: 05/16/2025		
SPIS: N	Last Status: SLD	DOM: 23
Semi-Detached	Fronting On: E	Rms: 13
Link:	Acreage:	Bedrooms: 8
2 1/2 Storey	26.58 x 128 Feet	Washrooms: 4
	Irreg:	1x4xMain, 1x4x2nd, 1x2x3rd, 1x4xLower
Dir/Cross St: Ossington/Harbord Directions: Ossington/Harbord		

MLS#: C12098713	PIN#: 212710050
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Kitchens: 3 Fam Rm: Y Basement: Apartment / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1905 Yr Built Source: MPAC Apx Sqft: 2000-2500 Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Drive: Lane Gar/Gar Spcs: None / 0 Drive Park Spcs: 3 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.99	x 9.48	
2	Br	Main	16.99	x 10.99	Hardwood Floor
3	Br	Main	13.98	x 11.98	Hardwood Floor
4	Br	Main	12.99	x 11.98	Hardwood Floor
5	Kitchen	2nd	11.38	x 11.81	W/O To Deck
6	Br	2nd	11.98	x 10.99	
7	Br	2nd	16.27	x 11.98	Fireplace
8	Br	3rd	13.98	x 13.98	
9	Br	3rd	13.98	x 11.58	
10	Kitchen	Lower	14.6	x 10.6	
11	Br	Lower	10.5	x 10.4	
12	Living	Lower	16.7	x 15.98	
13	Br	Lower	12.47	x 9.51	

Client Remks: Great Opportunity!! Location! Huge Semi-detached, Brick 2 1/2 storey; 26.58 X 128 Ft Lot on Ossington North of Dewson South of Harbord; in well maintained condition. Lots of Parking via wide Laneway; Rear Addition completed approx 21 yrs ago as well as to the lower level; Presently used as 3 Units. Spacious Main Flr ; side separate entrance, 3 Bedrooms with high ceilings, 2nd & 3rd Flr Unit has 3 + bedrooms w/ large living room w/o to huge deckfrom kit. Separate exterior front entrance; Lower Level has 2 bedrooms w/ large family room and a separate exterior entrance. Roof & Gas Furnace replaced a few yrs ago, high ceilings throughout; Huge lot to expand ; Ideal for turn key investment property. Potential \$100 K gross income or owner occupied. Solid, Bight and spacious property Great Location; short walk to subway & Little Italy College St. Main Floor Apt,presently tenanted; Lower Apt vacant; 2/3 Apt vacant.

Extras:
Listing Contracted With: RE/MAX WEST REALTY INC.416-769-1616



5 Mitchell Ave
Toronto Ontario M6J 1C1
 Toronto C01 Niagara Toronto
Taxes: \$7,689.33/2024
Sold Date: 05/19/2025
SPIS: N

Sold: \$1,528,000
List: \$1,550,000

For: Sale

% Dif: 99

Last Status: SLD **DOM:** 6

Att/Row/Twnhouse

Fronting On: S

Rms: 4

Link:

Acreage:

Bedrooms: 3

3-Storey

14.86 x 73.69 Feet

Washrooms: 4

Irreg:

1x4x3rd, 1x4x2nd, 1x2xGround,
1x2xBsmt

Dir/Cross St: King St W and Bathurst St **Directions:** South of Queen St W west of Bathurst

MLS#: C12143883

PIN#: 212430018

Kitchens: 1
Fam Rm: N
Basement: Finished / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Other
A/C: Central Air
Central Vac: Y
Apex Age:
Apex Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Vinyl Siding
Drive:
Gar/Gar Spcs: Carport / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Central Vacuum

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.26	x 9.42	Wood Floor	Combined W/Dining	Closet
2	Dining	Main	14.07	x 10.66	Wood Floor	Combined W/Living	
3	Kitchen	In Betwn	14.07	x 10.17	W/O To Patio	Ceramic Floor	Window
4	2nd Br	2nd	13.16	x 14.07	Wood Floor	Closet	Window
5	3rd Br	2nd	14.07	x 10.33	Wood Floor	Window	
6	Prim Bdrm	3rd	14.07	x 12.07	Wood Floor	Closet	W/O To Deck
7	Great Rm	Bsmt	19.85	x 13.75	Broadloom	Walk-Out	Closet

Client Remks: Exceptional 3-storey freehold townhouse nestled on a quiet street in the heart of West Queen West and steps to vibrant King West. Offering about 2,200 sq ft of total living space, including a finished basement with a separate entrance perfect for a family room, home office, guest suite, or in-law setup. This 3-bedroom, 4-bathroom home features a light-filled main floor with soaring +12-foot ceilings, open-concept living and dining, and a chef's kitchen with a Thermador gas range and a sleek, professional-style range hood for high-performance cooking. Walk out to a spacious south-facing deck ideal for hosting. The top-level primary retreat includes its own private terrace for sunny mornings or quiet evenings. Unbeatable location just steps to transit, cafes, parks, and restaurants. Close to the waterfront and Gardiner Expressway. Freehold ownership with no maintenance fees, urban living without compromise. Includes one parking space.

Extras:

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


261 Palmerston Ave
Toronto Ontario M6J 2J3

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,609/2024**For:** Sale**Sold:** \$1,535,000**List:** \$1,549,000**Sold Date:** 04/15/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 21**Duplex****Fronting On:** E**Rms:** 7 + 4**Link:****Acreage:****Bedrooms:** 4 + 1

2-Storey

18 x 129 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x4xUpper, 1x4xLower

Dir/Cross St: College and Bathurst**Directions:** One way North from Dundas, West of Bathurst**MLS#:** C12040439**PIN#:** 212490203

Kitchens: 2
Fam Rm: N
Basement: Apartment / Sep Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Wall Unit
Central Vac: N
Apx Age:
Year Built: 1875
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick
Drive:
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Office	Main	12.93	x 10.99	Separate Rm	Hardwood Floor	Closet
2	Kitchen	Main	12.83	x 10.99	Laminate	Large Window	
3	Living	Main	11.25	x 10.01	Hardwood Floor	Large Window	
4	Br	Main	11.75	x 10.01	Closet	Window	Laminate
5	2nd Br	Main	11.25	x 10.01	Laminate	Window	W/O To Yard
6	Living	2nd	11.25	x 10.01	Hardwood Floor	Bay Window	
7	3rd Br	2nd	11.15	x 10.01	Hardwood Floor	Closet	Window
8	4th Br	2nd	12.34	x 8.01	Hardwood Floor	Window	
9	Kitchen	2nd	11.52	x 10.01	Stainless Steel Appl	Breakfast Bar	W/O To Deck
10	Living	Lower	15.26	x 14.99	Laminate	Window	
11	5th Br	Lower	11.84	x 10.01	Laminate	Window	
12	Kitchen	Lower	11.25	x 10.01	Eat-In Kitchen	Laminate	
13	Laundry	Lower	10.76	x 8.99	W/O To Yard	Concrete Floor	

Client Remks: A rare and versatile opportunity in the heart of Trinity Bellwoods/Little Italy! This lovely red brick Victorian at 261 Palmerston Ave offers endless possibilities - live and lease, rent entirely, or convert back to a single-family home. VACANT POSSESSION means you can move right in or set your own rents. Featuring three self-contained units, this home is perfect for investors or end-users looking to maximize space and income potential. The upper unit boasts 2 beds, 1 bath, a spacious living area, and a large kitchen with a walkout to a private deck. The main floor unit offers another 2 beds, 1 bath, an inviting living space, and direct access to the backyard. The lower level features great ceiling height, 1 bed, 1 bath, ample storage, and a roughed-in kitchen, ready to be completed. 2-car garage with laneway access a huge bonus in this prime location! Steps to Toronto's best restaurants, shops, cafes, parks, and transit. Don't miss this exceptional opportunity!

Extras:**Listing Contracted With:** KELLER WILLIAMS CO-ELEVATION REALTY416-236-1392



115 Tecumseth St			Sold: \$1,535,000		
Toronto Ontario M6J 2H2			List: \$1,549,000		
Toronto C01 Niagara Toronto					
Taxes: \$6,902.53/2024		For: Sale		% Dif: 99	
Sold Date: 02/25/2025					
SPIS: N		Last Status: SLD		DOM: 15	
Att/Row/Twnhouse		Fronting On: E		Rms: 7	
Link:		Acreage:		Bedrooms: 3 + 1	
3-Storey		16 x 86.72 Feet		Washrooms: 2	
		Irreg:		1x5x3rd, 1x3xGround	
Dir/Cross St: King/Bathurst					

MLS#: C11964979 **PIN#:** 212420120

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 31-50 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev: Lower		Exterior: Brick Drive: Private Gar/Gar Spcs: Built-In / 1 Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Public Transit, School		Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig:		Hydro: Phone: Municipal Sewers Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	28.18	x 15.06	Hardwood Floor	Pot Lights	
2	Dining	2nd	15.06	x 8.33	Hardwood Floor	Pot Lights	
3	Kitchen	2nd	15.06	x 8.33	Hardwood Floor	Pot Lights	Concrete Counter
4	Prim Bdrm	3rd	15.06	x 12.11	Hardwood Floor	Pot Lights	
5	2nd Br	3rd	11.71	x 11.48	Hardwood Floor		
6	3rd Br	3rd	10.5	x 10.1	Hardwood Floor		
7	Den	Ground	15.06	x 11.88	Hardwood Floor	W/O To Deck	
8	Bathroom	Ground	8.99	x 4.82	3 Pc Ensuite		
9	Laundry	Ground	5.97	x 5.12			

Client Remks: Welcome home to this charming executive freehold town house and no condo fees. Turn key location between Queen & King West. 1890 Square Feet of space (per MPAC) Spacious living room to accommodate family and friends. Concrete counters in kitchen. Pot Lights. All appliances included. Renovated main bathroom has heated towel bars. Smart video doorbell & thermostat. New exterior trim. New Smart garage door & opener with remote. Back yard has new deck (2022) and retractable awning with remote. Walking distance to shopping, restaurants, Stanley Park, Trinity Bellwoods Park. Public transit just steps away. Freshly painted. Move in Condition.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-236-1871



652 Ossington Ave
Toronto Ontario M6G 3T7
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$6,637.88/2024 **For:** Sale **% Dif:** 103
Sold Date: 03/19/2025
SPIS: N **Last Status:** SLD **DOM:** 7
Att/Row/Twnhouse **Fronting On:** E **Rms:** 8
Link: **Acreage:** **Bedrooms:** 5
 2 1/2 Storey 16 x 92 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x4xBsmt
Dir/Cross St: Ossington/Harbord **Directions:** Ossington/Harbord

MLS#: C12014513**PIN#:** 212820244

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	29.17	x 9.48	
2	Dining	Main	29.17	x 9.48	
3	Kitchen	Main	15.81	x 10.7	
4	Prim Bdrm	2nd	15.16	x 12.5	
5	2nd Br	2nd	11.29	x 9.61	
6	3rd Br	2nd	11.19	x 9.71	
7	4th Br	3rd	12.63	x 12.7	
8	5th Br	3rd	14.93	x 8.37	

Client Remks: Tucked at the end of a picturesque row of homes, this century-old property, more akin to a semi-detached residence, seamlessly blends historic charm with contemporary sophistication. Located just a short 4-minute walk from Ossington Subway Station and steps from the eclectic shops and restaurants along Bloor Street, this home offers unparalleled convenience in a highly walkable neighbourhood. Upon entering the vestibule, you're immediately greeted by an open-concept living and dining area, bathed in natural light thanks to soaring ceilings and expansive windows. The beautifully renovated kitchen is a standout, featuring abundant cabinetry and countertops, ensuring both style and function. Overlooking the backyard, the kitchen serves as a peaceful retreat, effortlessly blending indoor and outdoor living. The west-facing backyard is bathed in afternoon sunlight, offering the perfect setting for relaxation or entertaining. The second floor features three thoughtfully appointed bedrooms and an updated bathroom. The primary suite is a true sanctuary, with oversized arched windows that capture the homes historic charm and flood the room with natural light. The third level, with two additional bedrooms, offers privacy and versatility, ideal for a growing family or those in need of a home office, gym, or guest quarters. With five generously sized bedrooms, this home provides ample space to accommodate modern living, whether for family, work, or hosting guests. The basement, awaiting your vision, presents endless possibilities for additional living space or a recreation room. This home perfectly combines the timeless elegance of a century-old property with the modern amenities needed for todays lifestyle. With abundant space, lasting appeal, and an unbeatable location, it provides more than just a place to live, it offers a space to truly thrive. Please see virtual tour! Additional street parking available for \$25.07/month

Extras:**Listing Contracted With:** EXP REALTY866-530-7737


232 Claremont St
Toronto Ontario M6J 2N2

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$6,244.48/2024**For:** Sale**Sold:** \$1,556,232**List:** \$1,289,000**Sold Date:** 03/10/2025**% Dif:** 121**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

14.25 x 90 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x3xBsmt, 1x1xBsmt

Lot Size From MPAC - No

Survey

Dir/Cross St: North of dundas**MLS#:** C11996640**PIN#:** 212500479

Kitchens: 1
Fam Rm: N
Basement: Sep Entrance / Unfinished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1908
Yr Built Source: MPAC
Apx Sqft: 1100-1500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Front Yard
Gar/Gar Spcs: None / 0
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	28.18	x 12.99	Combined W/Dining	Hardwood Floor	Pot Lights
2	Dining	Main	28.18	x 12.99	Combined W/Living	Hardwood Floor	Large Window
3	Kitchen	Main	15.58	x 8.99	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Other	Main	6.59	x 13.32	Vinyl Floor	Skylight	O/Looks Frontyard
5	Prim Bdrm	2nd	12.01	x 12.99	Hardwood Floor	Double Closet	Bay Window
6	2nd Br	2nd	13.85	x 8.01	Hardwood Floor	Large Window	West View
7	3rd Br	2nd	6.99	x 8.99	Hardwood Floor	Large Window	O/Looks Backyard

Client Remks: Step right up, home seekers! This is not just another house. It's a beautifully renovated, solid brick, three-bedroom charmer with a soul. Nestled in the heart of Trinity Bellwoods, this home is where warmth, character, and a little bit of magic collide. From the moment you walk in, you'll feel it. Maybe it's the soaring 9.5-foot ceilings, the solid red oak floors, or the original exposed brick fireplace that, while purely decorative, still insists on being the star of the room. Now, let's talk about the kitchen. Corian countertops, high-end stainless steel appliances, and a built-in solid oak breakfast table just waiting for you to sip your coffee while contemplating life's mysteries. And when the sun's out, slide open the doors to your west-facing deck and fully enclosed backyard, a personal oasis for morning yoga, summer barbecues, or pretending you have a green thumb. The second floor is where you'll find three inviting bedrooms, including a serene primary with a cozy bay window and two large closets. The stylish, renovated 4-piece bathroom is complete with heated floors. The unfinished lower level greets you with its endless possibilities. A blank canvas that already has a bathroom and a separate entrance, it's ready for your imagination - a guest suite, an income-generating apartment, a home gym, a rec room, or a fortress of solitude (we get it.) This much-loved home has been meticulously maintained and is move-in ready (excellent home inspection available: A/C & Furnace (2014); Main Roof Shingles (2024); Andersen Aluminum-Clad Solid Oak Windows; Upgraded 200-Amp Electrical; 1-Inch Water Main; Hardwired Smoke Detectors). And the location? It doesn't get better than this sweet spot between Little Italy, Trinity Bellwoods Park, the Ossington Strip, and some of the city's best restaurants, cafes, galleries, and boutiques. A must meet house.

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


257 Montrose Ave
Toronto Ontario M6G 3G6

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$6,628.42/2025**For:** Sale**Sold:** \$1,560,000**List:** \$1,580,000**Sold Date:** 06/18/2025**% Dif:** 99**SPIS:** N**Last Status:** SLD**DOM:** 21**Att/Row/Twnhouse****Fronting On:** E**Rms:** 8 + 4**Link:****Acreage:****Bedrooms:** 3 + 2

2-Storey

15.5 x 110 Feet

Washrooms: 2**Irreg:**

1x3x2nd, 1x4xLower

Dir/Cross St: College and Montrose**Directions:** Montrose is a one way heading south from Harbord.**MLS#:** C12180209**PIN#:** 212520060

Kitchens:	1	Exterior:	Brick Front / Vinyl Siding	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished / Full	Gar/Gar Spcs:	None / 0	Gas:	
Fireplace/Stv:	N	Drive Park Spcs:	2	Water:	
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Arts Centre, Family Room, Fenced Yard, Hospital, Library, Public Transit, School	Retirement:	
Year Built:	1910			Farm/Agr:	
Apx Sqft:	1100-1500			Oth Struct:	
Assessment:	POTL:			Survey Type:	Available
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	15.16	x 4			
2	Living	Main	10.99	x 11.68	Open Concept	Large Window	
3	Family	Main	12.01	x 10.07	Large Window	O/Looks Frontyard	Separate Rm
4	Kitchen	Main	16.01	x 10.5	Combined W/Dining	Breakfast Bar	Stainless Steel Appl
5	Dining	Main	16.01	x 10.5	Pot Lights	Wainscoting	W/O To Yard
6	Laundry	Main	9.15	x 7.58	W/O To Sundeck	Skylight	Ceramic Floor
7	Prim Bdrm	2nd	12.24	x 14.93	Bay Window	O/Looks Frontyard	Closet
8	2nd Br	2nd	12.34	x 9.15	Closet	Large Window	O/Looks Backyard
9	3rd Br	2nd	8.23	x 10.66	B/I Shelves	Large Window	O/Looks Backyard
10	4th Br	Lower	8.33	x 13.68	Pot Lights	Closet	Window
11	5th Br	Lower	14.99	x 7.68	B/I Shelves	Closet	Window
12	Utility	Lower	6.99	x 9.15			
13	Media/Ent	Lower	8.99	x 8.01	Recessed Lights	Accoustic Ceiling	Broadloom

Client Remks: Just. Move. In. Walk up the sidewalk and you'll find a picture perfect classic College Street home. The porch is right-sized and perched ideally for friendly conversations with your incredible neighbours or watching the world go by. Bliss. Open the front door and take in a stunning open concept living/dining/kitchen area with a bonus separate family room, as well as a main floor laundry/mudroom walkout off the back to solve all your downtown Toronto home storage/coat/shoes issues. Wander upstairs and find three full bedrooms that don't disappoint in size. The washroom? Outfitted for a modern family who likes style and functionality. Speaking of function, if more space rather than less is your thing, the basement will certainly make you smile. Two, that's right, two more bedrooms, a four piece bathroom, efficient workroom as well as a sound-dampened studio/den. Back upstairs, walk out to the backyard and you'll find a peaceful sundeck, fully fenced garden, and a rear gate that leads to parking for two cars. Space, serenity and style. It's all here. Now all it needs is...you. Above average home inspection report available for review. Open houses Saturday and Sunday 2-4 pm.

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



421 Grace St		Sold: \$1,575,000
Toronto Ontario M6G 3A8		List: \$1,749,900
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$7,110/2024	For: Sale	% Dif: 90
Sold Date: 05/07/2025		
SPIS: N	Last Status: SLD	DOM: 71
Semi-Detached	Fronting On: E	Rms: 10 + 2
Link:	Acreage:	Bedrooms: 4 + 1
2-Storey	25.5 x 105 Feet	Washrooms: 2
	Irreg:	1x4xBsmt, 1x4x2nd
Dir/Cross St: Bloor and Christie		
Directions: South of Bloor on Grace St. Christie runs south into Grace St.		

MLS#: C11989693 **PIN#:** 212550064

Kitchens: 2	Exterior: Brick	Zoning:	
Fam Rm: N	Drive: Private	Cable TV:	Hydro:
Basement: Apartment / Fin W/O	Gar/Gar Spcs: Detached / 2	Gas:	Phone:
Fireplace/Stv: N	Drive Park Spcs: 1	Water:	Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 3	Water Supply:	
A/C: Central Air	UFFI:	Sewer: Sewers	
Central Vac: N	Pool: None	Waterfront:	
Apx Age: 100+	Prop Feat:	Retirement:	
Apx Sqft: 1100-1500	Hospital, Library, Park, Place Of Worship,	Farm/Agr:	
Assessment: POTL:	Public Transit, School	Oth Struct:	
POTL Mo Fee:		Survey Type: Unknown	
Laundry lev: Lower		Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.45	x 10.79	Hardwood Floor	Closed Fireplace	Window
2	Prim Bdrm	Ground	14.37	x 11.81	Hardwood Floor		
3	2nd Br	Main	11.19	x 12.66	Vinyl Floor	Window	
4	Dining	Ground	10.56	x 9.22	Vinyl Floor		
5	Kitchen	2nd	7.97	x 9.94	Vinyl Floor	Bay Window	
6	3rd Br	2nd	12.17	x 10.17	Vinyl Floor	Closet	
7	4th Br	2nd	12.66	x 10.33	Vinyl Floor	Closet	
8	Office	2nd	10.04	x 6.5	W/O To Deck	Vinyl Floor	
9	Kitchen	Bsmt	10.5	x 8.53	Ceramic Floor	Window	
10	Breakfast	Bsmt	20.01	x 9.19	Ceramic Floor		
11	Family	Bsmt	17.68	x 9.38	Ceramic Floor		
12	5th Br	Lower	10.3	x 9.51	Laminate	Window	

Client Remks: LOCATION, LOCATION, LOCATION...Lovely home in a desirable neighbourhood close to all amenities. Best Location in Palmerston - Little Italy Neighbourhood. Unobstructed views of Bickford Park. Steps to Christie Subway Station, Christie Pits Park, Shops and Restaurants. Charming home with cozy rooftop terrace. Oversized double car garage with rare full basement. HUGE Potential for building a garden suite for extra income. Finished basement with walkout to backyard.

Extras:

Listing Contracted With: RE/MAX ULTIMATE REALTY INC.416-656-3500



109 Manning Ave Toronto Ontario M6J 2K6 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,424.70/2024 Sold Date: 02/05/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,580,000 List: \$1,625,000 For: Sale % Dif: 97
Att/Row/Twnhouse Link: 3-Storey Dir/Cross St: Dundas / Bathurst	Fronting On: E Acreage: 15.31 x 70.73 Feet Irreg: Irregular	Rms: 6 + 1 Bedrooms: 4 Washrooms: 3 1x5x2nd, 1x4xLower, 1x4x3rd	

MLS#: C11921401	PIN#: 212460600
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Kitchens: 1 Fam Rm: Y Basement: Finished / Part Bsmt Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Stucco/Plaster Drive: None Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Family Room	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown	Hydro: Phone: Municipal
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 10.01	Hardwood Floor	Pot Lights	West View
2	Dining	Main	13.16	x 10.99	Hardwood Floor	Window	Open Concept
3	Kitchen	Main	13.25	x 9.15	Hardwood Floor	Renovated	Combined W/Family
4	Family	Main	9.15	x 8.17	Cathedral Ceiling	W/O To Patio	Combined W/Kitchen
5	Prim Bdrm	2nd	14.17	x 11.52	Hardwood Floor	Closet	West View
6	2nd Br	2nd	10.99	x 8.6	Hardwood Floor	Closet	Window
7	Rec	Lower	17.75	x 13.16	4 Pc Bath	Pot Lights	Irregular Rm
8	3rd Br	3rd	14.93	x 7.87			
9	4th Br	3rd	14.01	x 12.27			
10	Bathroom	3rd	9.48	x 5.18			
11	Bathroom	2nd	9.81	x 9.19			

Client Remks: Welcome To A Perfect Trinity Bellwoods Home That Blends Modern Elegance With Urban Convenience In One Of Toronto's Most Sought After Areas. Complete with 4 Adequately Sized Bedrooms, 3 Bathrooms (2 renovated with double sinks) and a feeling of tranquility and privacy right downtown . This tastefully updated gem offers an open-concept living space, a sleek kitchen with stainless steel appliances, and perfectly sized dining area. The private backyard is perfect for entertaining, or creating your own backyard oasis. Trinity Bellwoods is one of Toronto's most walkable areas, allowing its happy homeowners to run errands, and enjoy entertainment right outside their doorsteps. It's also well-served by public transit, making it easy to get around Toronto, especially downtown.							
Extras:							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY416-443-0300							


213 Clinton St
Toronto Ontario M6G 2Y4

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$8,061.30/2024**For:** Sale**Sold:** \$1,600,000**List:** \$1,299,000**Sold Date:** 01/28/2025**% Dif:** 123**SPIS:** N**Last Status:** SLD**DOM:** 8**Att/Row/Twnhouse****Fronting On:** W**Rms:** 7 + 3**Link:****Acreage:****Bedrooms:** 3 + 1

2-Storey

15 x 125 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x5x2nd, 1x3xLower

Dir/Cross St: Clinton & Harbord St**MLS#:** C11931399**PIN#:** 212520538**Assignment:** N**Fractional Ownership:** N**Kitchens:**

1

Fam Rm:

Y

Basement:

Fin W/O

Fireplace/Stv:

N

Heat:

Radiant / Gas

A/C:

Wall Unit

Central Vac:

N

Apx Age:

1500-2000

Apx Sqft:

1500-2000

Assessment:**POTL:**

N

POTL Mo Fee:**Laundry lev:**

Lower

Exterior:

Brick

Drive:

Lane

Gar/Gar Spcs:

Detached / 1.5

Drive Park Spcs:

0

Tot Prk Spcs:

1.5

UFFI:**Pool:**

None

Prop Feat:

Family Room, Park, Public Transit, Rec Centre, School

Zoning:

Residential

Cable TV:**Gas:****Water:****Water Supply:****Sewer:**

Sewers

Waterfront:**Retirement:**

N

Farm/Agr:**Oth Struct:****Spec Desig:**

Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.21	x 15.12	Hardwood Floor	Large Window	Open Concept
2	Dining	Main	14.21	x 11.45	Hardwood Floor	O/Looks Living	Window
3	Kitchen	Main	10.07	x 13.09	Renovated	Stainless Steel Appl	Eat-In Kitchen
4	Family	Main	10.07	x 11.68	W/O To Yard	Tile Floor	Large Window
5	Br	2nd	11.45	x 11.19	Hardwood Floor	Double Closet	Large Window
6	2nd Br	2nd	8.23	x 8.33	Hardwood Floor	Large Window	
7	3rd Br	2nd	10.07	x 9.91	Hardwood Floor	Large Window	W/O To Balcony
8	4th Br	Lower	10.07	x 14.73	Tile Floor	Pot Lights	
9	Rec	Lower	13.75	x 11.42	Tile Floor	Window	Open Concept
10	Utility	Lower	14.21	x 6.76	Window	Tile Floor	

Client Remks: Charming Rowhouse in the Heart of Little Italy. Welcome to Clinton St, a beautifully updated home nestled in Toronto's vibrant Palmerston-Little Italy neighborhood. This 3+1 bedroom, 3-bathroom gem seamlessly blends character, modern style, and convenience in one of the city's most desirable areas. Upon entering, you're greeted by a bright and open layout with soaring 9+ ft ceilings, perfect for entertaining. The spacious living and dining areas flow into a renovated galley-style, eat-in kitchen equipped with modern amenities. Beyond the kitchen, a cozy family room overlooks the backyard, creating an inviting space for relaxation. A convenient main-floor powder room adds to the home's thoughtful design. The private backyard opens to a detached garage, providing both functionality and convenience. The basement offers flexible living options, featuring a separate entrance, a full 3-piece bathroom, and ample storage ideal for guests, in-laws, or rental potential. Located in the heart of Little Italy, this home is just steps away from some of Toronto's best restaurants, cafes, and shops. It's close to the University of Toronto, local parks, and boasts excellent transit access, with both subway and streetcar options just minutes away. This move-in-ready home is perfect for families, professionals, or investors looking to enjoy a vibrant, connected community. Don't miss your chance to own a piece of Little Italy, where culture, charm, and convenience converge!

Extras: Roughins are in place for downstairs kitchen and main floor laundry. Featuring two highly efficient mini-split heat pumps, this home offers an eco-friendly heating and cooling solution for year-round comfort in addition to the radiant heat.

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



121 Palmerston Ave		Sold: \$1,600,000
Toronto Ontario M6J 2J2		List: \$1,699,900
Toronto C01 Trinity-Bellwoods Toronto		
Taxes: \$7,088.52/2024	For: Sale	% Dif: 94
Sold Date: 03/11/2025		
SPIS: N	Last Status: SLD	DOM: 12
Semi-Detached	Fronting On: E	Rms: 7 + 1
Link:	Acreage:	Bedrooms: 3 + 1
2 1/2 Storey	16.02 x 126 Feet	Washrooms: 3
	Irreg:	1x5x2nd, 1x3x2nd, 1x2xBsmt
Dir/Cross St: Dundas & Bathurst Directions: Dundas to Palmerston		

MLS#: C11991657			PIN#: 212480211		
Kitchens:	1	Exterior:	Brick / Concrete	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fenced Yard, Hospital, Library, Park, Public Transit, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:	Lower			Spec Desig:	Unknown
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.38	x 14.17	Picture Window
2	Dining	Main	10.53	x 13.29	Window
3	Kitchen	Main	9.94	x 17.03	W/O To Deck
4	2nd Br	2nd	13.42	x 11.91	Large Window
5	3rd Br	2nd	8.2	x 13.39	Window
6	Prim Bdrm	3rd	13.42	x 17.36	Window Flr to Ceil
7	Rec	Bsmt	13.39	x 17.81	
8	Sitting	Bsmt	9.91	x 17.03	
Client Remks: Timeless elegance in this recently renovated stunning Victorian home nestled in the heart of Trinity-Bellwoods. Boasting ten-foot ceilings and a private enclosed back garden. Three bedrooms and finished basement offers room for the entire family. Detached 1 car garage. Ideal location with the convenience of having everything you need just steps away. Qualifies for Laneway House of 1050 sq ft.					
Extras:					
Listing Contracted With: TRUST REALTY GROUP647-346-4600					


253 Beatrice St
Toronto Ontario M6G 3E9

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$7,202.96/2024**For:** Sale**Sold:** \$1,600,000**List:** \$1,449,900**Sold Date:** 05/06/2025**% Dif:** 110**SPIS:** N**Last Status:** SLD**DOM:** 6

Semi-Detached

Fronting On: E**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 3

2 1/2 Storey

20 x 125 Feet

Washrooms: 3**Irreg:**

1x4xBsmt, 1x4xMain, 1x4x2nd

Dir/Cross St: College St & Bathurst St **Directions:** College St & Bathurst St**MLS#:** C12112140**PIN#:** 212520190

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.63	x 12.93	Eat-In Kitchen	Window	
2	Dining	Main	12.76	x 8.86	Hardwood Floor	Bay Window	
3	Living	Main	12.57	x 11.09	Hardwood Floor	Window	
4	Mudroom	Main	6.23	x 5.12	W/O To Yard		
5	Kitchen	2nd	12.01	x 9.06	Eat-In Kitchen	Window	
6	2nd Br	2nd	15.32	x 11.81	Closet	Bay Window	W/O To Balcony
7	3rd Br	2nd	10.27	x 9.71	Closet	Window	
8	Prim Bdrm	3rd	24.21	x 15.29	Double Closet	Window	W/O To Balcony
9	Kitchen	Main	7.94	x 8.56	Ceramic Floor	W/O To Yard	
10	Rec	Bsmt	17.65	x 11.32	Closet	Window	
11	Laundry	Bsmt	11.75	x 7.64	Laundry Sink	Unfinished	

Client Remks: Charming 3-storey semi-detached home in the heart of Little Italy, lovingly maintained by the same family for over 50 years. This versatile property features four bedrooms, three full bathrooms, three kitchens, a double-car garage, and breathtaking views of the city skyline. The main floor offers a large eat-in kitchen, a full bathroom, a mudroom, and a dining and living area currently being used as an additional bedroom. A private staircase leads to the second level, featuring another kitchen, a full bathroom, a spacious bedroom with a walkout to a welcoming balcony, and a second bedroom. The third floor is dedicated to a large, bright primary bedroom with a walkout to a private deck showcasing a stunning skyline view currently used as an extra living space. The basement offers even more flexibility with a kitchen, rec room, full bathroom, separate entrance, and additional storage providing excellent potential for rental income. Steps away from incredible restaurants, nightlife, shops, parks and transit.

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



58 Massey St
Toronto Ontario M6J 2T4
 Toronto C01 Niagara Toronto

Taxes: \$7,289.34/2024

Sold Date: 05/21/2025

SPIS: N

Last Status: SLD

For: Sale

% Dif: 95

DOM: 63

Att/Row/Twnhouse

Fronting On: W

Rms: 12

Link:

Acreage:

Bedrooms: 5 + 1

2-Storey

16 x 110 Feet

Washrooms: 3

Irreg:

1x3xMain, 1x3x2nd, 1x3xLower

Dir/Cross St: Queen St W & Shaw St

MLS#: C12029135

PIN#: 212980179

Kitchens: 2 + 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 1500-2000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 1.5
Drive Park Spcs: 0
Tot Prk Spcs: 1.5
UFFI:
Pool: None
Prop Feat:

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.99	x 14.24	
2	Dining	Main	9.58	x 12.01	
3	Kitchen	Main	10.33	x 10.33	
4	Br	Main	9.68	x 13.06	
5	Kitchen	2nd	10.01	x 9.51	
6	2nd Br	2nd	15.42	x 12.99	
7	3rd Br	2nd	10.01	x 11.58	
8	4th Br	2nd	9.74	x 12.99	
9	Living	Lower	10.01	x 22.08	
10	Kitchen	Lower	9.68	x 12.66	
11	5th Br	Lower	9.68	x 15.42	
12	Laundry	Lower	9.25	x 6.76	

Client Remks: This stunning Victorian is nestled between Queen St. W. less than a block south of Trinity Bellwoods Park and King St. W. Central to many of the city attractions and downtown, yet so quiet you awake to the sound of birds chirping. With soaring high ceilings, a quiet private backyard and an oversized 1.5 car garage, this versatile property boasts a total of 5 bedrooms, 3 kitchens and 3 bathrooms, currently divided into 3 living spaces: an owner's suite and two income-generating units. The upper unit rents for \$265/night with the basement receiving \$2500 monthly. An unbeatable location steps from Toronto's finest coffee shops, restaurants, boutiques and entertainment, with easy access to both transit and the Gardiner. Endless possibilities await including live-in with rental income to offset your mortgage, a full investment property, co-ownership or easily could be used as a single-family home. Potential rental income: Main + Garage \$3300/month, upper \$2900/Month, Basement \$2000/Month = \$8200/month potential income. Laneway house potential and preliminary concept renovation drawings available.

Extras:

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



461 Grace St
Toronto Ontario M6G 3A8
Sold: \$1,625,000
List: \$1,595,000

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$7,489.08/2024

For: Sale

% Dif: 102

Sold Date: 05/31/2025

SPIS: N

Last Status: SLD

DOM: 3

Att/Row/Twnhouse

Fronting On: E

Rms: 7 + 3

Link:

Acreage:

Bedrooms: 3 + 1

2-Storey

15.17 x 105 Feet

Washrooms: 4

Irreg:

1x2xMain, 2x3x2nd, 1x3xLower

Dir/Cross St: South of Bloor **Directions:** Bloor and Grace

MLS#: C12179702

PIN#: 212550084

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.33	x 5.35	Closet	Glass Doors	Pot Lights
2	Living	Main	12.01	x 11.52	Hardwood Floor	Pot Lights	Open Concept
3	Dining	Main	10.99	x 13.16	Open Concept	Hardwood Floor	Pot Lights
4	Kitchen	Main	10.24	x 18.08	W/O To Garden	Skylight	Renovated
5	Breakfast	Main	8.76	x 6.5	Open Concept	Hardwood Floor	Combined W/Kitchen
6	Prim Bdrm	2nd	14.6	x 13.16	3 Pc Ensuite	Hardwood Floor	Cathedral Ceiling
7	2nd Br	2nd	8.66	x 12.01	Hardwood Floor	Closet	West View
8	3rd Br	2nd	10.24	x 9.74	Hardwood Floor	Closet	O/Looks Backyard
9	Rec	2nd	9.15	x 15.26	Open Concept	Broadloom	Closet
10	Br	Lower	9.15	x 6	Broadloom	Window	Open Concept
11	Mudroom	Lower	13.48	x 9.84	Tile Floor	Walk-Out	Closet

Client Remks: **OPEN HOUSE SATURDAY/SUNDAY 2-4PM ** This isnt just a home, its a statement. A masterclass in urban living where every line, finish, and fixture was chosen with intent. With 3+1 bedrooms and 4 bathrooms, this graceful residence does more than check boxes, it raises standards. Step inside and you'll feel it instantly: presence. Exposed brick warms the walls. Wide-plank floors guide your stride. And the kitchen? It's not just upgraded, it's unapologetically elevated, for chefs, families and entertainers, with quartz, custom millwork, and full-sized appliances that mean business. This is a home that has solved the perfect urban living equation. Even the stylish powder room is discreetly tucked away. Upstairs, the primary suite makes quiet drama of its soaring ceiling lines and softened light. The ensuite is an architectural whisper, sleek, seamless, and refreshing. Two additional bedrooms, exposed brick and another well- designed bathroom make the second floor both practical and peaceful. Even the laundrys in the right place. No compromises. The lower level is finished with purpose: great ceiling height, private mudroom entrance, complete bathroom, and a kitchen rough-in, a great chill zone, or additional space for guests or income. Outside, there's a low-maintenance yard that doesn't beg for your weekend, a roomy garage that fits your car with room to spare, and smart outdoor storage that feels like a hidden bonus. And the location? Grace Street is one of those rare blocks where neighbours meet, turnover is rare, and everything, from espresso to the greenest urban parks to subway are just a short walk away. Tour it once. You'll get it. Offers accepted anytime.

Extras:

Listing Contracted With: FREEMAN REAL ESTATE LTD.416-535-3103


**65 Foxley St
Toronto Ontario M6J 1P9**

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,439/2025**For:** Sale**Sold:** \$1,645,000**List:** \$1,400,000**Sold Date:** 04/03/2025**% Dif:** 118**SPIS:** Y**Last Status:** SLD**DOM:** 2

Semi-Detached

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

3-Storey

20 x 129 Feet

Washrooms: 3**Irreg:**

1x3, 1x3, 1x4

Dir/Cross St: Dundas & Ossington **Directions:** Dundas & Ossington**MLS#:** C12054942**PIN#:** 212770295

Kitchens: 1 + 2
Fam Rm: N
Basement: Apartment / Finished
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1880
Yr Built Source: MPAC
Apx Sqft: 1500-2000
Assessment: 2025 **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Drive:
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 2
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:

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

Hydro:
Phone:
Municipal
Sewers
None
Other

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	11.09	x 9.68	
2	2nd Br	Main	11.09	x 11.58	
3	5th Br	Main	11.09	x 13.12	
4	Kitchen	Main	13.39	x 10.01	
5	3rd Br	2nd	11.09	x 13.12	
6	Living	2nd	12.01	x 10.4	
7	Kitchen	2nd	10.04	x 10.1	
8	4th Br	3rd	10.99	x 16.01	
9	Living	Bsmt	9.84	x 16.4	
10	Dining	Bsmt	11.32	x 11.68	

Client Remks: Surrounded by multi-million dollar homes and just steps from Ossington, Queen West, Bellwoods Park, and Pizza Badiali, this spacious 5-bedroom home offers amazing potential for end-users and investors. Features include hardwood floors, a large kitchen, 4 full baths, finished basement with separate entrance, and a 2-car garage. Live in, rent out, or build your dream home on this incredible lot. Unbeatable location walk to parks, schools, shops, and more! Opportunities like this are rare in one of Toronto's most coveted neighborhoods.

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


141 Dovercourt Rd
Toronto Ontario M6J 3C5

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,460/2024**For:** Sale**Sold:** \$1,665,000**List:** \$1,499,999**Sold Date:** 01/27/2025**% Dif:** 110**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

Fronting On: E**Rms:** 13**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

26.19 x 129.89 Feet

Washrooms: 2**Irreg:**

1x4xMain, 1x4x2nd

Dir/Cross St: Dovercourt and Queen St W**MLS#:** C11932285**PIN#:** 212760155

Kitchens:	2	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Unfinished	Gar/Gar Spcs:	Detached / 2	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Window Unit	UFFI:		Sewer:	Tank
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.23	x 11.19	Bay Window	Hardwood Floor	Fireplace
2	Dining	Main	21.23	x 12.14	Combined W/Living	Hardwood Floor	Combined W/Kitchen
3	Kitchen	Main	10.2	x 12.37	W/O To Sunroom		
4	Sunroom	Main	18.18	x 9.97	W/O To Garden	French Doors	
5	Br	Main	9.19	x 7.81			
6	2nd Br	Main	13.16	x 11.19	W/O To Sunroom	Closet	
7	3rd Br	2nd	17.45	x 10.96	O/Looks Frontyard	Bay Window	Hardwood Floor
8	4th Br	2nd	11.35	x 12.47	Hardwood Floor		
9	5th Br	2nd	11.68	x 11.52	Broadloom		
10	Kitchen	2nd	11.06	x 11.52			
11	Loft	3rd	16.5	x 18.73			

Client Remks: Opportunity knocks! 141 Dovercourt Road is nestled in Toronto's trendy Trinity-Bellwoods neighborhood, just steps from vibrant Queen West. This huge, semi-detached home has high ceilings, over 3700 sq ft of total space and sits on a 26' x 129' lot. It offers a private backyard with mature shrubs and a small pond and a huge double garage off a wide laneway with potential for a laneway or garden suite. Currently laid out as a duplex, this property could also be converted back into a spectacular single family home. As a bonus, there is a currently unfinished third story with high ceilings just waiting for your inspiration. The ground floor features a living room, dining room and kitchen that flows through to the sunroom and back garden. The primary bedroom has access to its own sunroom and the garden. A second bedroom and 4 piece bathroom complete this floor. The second floor has three bedrooms, a bathroom and a kitchen. It has its own entrance and could be rented as a separate unit. This floor features a large balcony at the front of the house that is perfect for morning coffee and people watching! Stairs lead up to the third story loft which is pure, untapped potential. The ceilings are high and this could be turned into an office/studio or an additional bedroom or primary suite. The only limit is your imagination! Trinity-Bellwoods is one of Torontos most sought-after areas, celebrated for its artistic energy, lush parks, and vibrant community life. Known for its thriving artistic scene, the area features numerous galleries, street art, and indie boutiques. Landmarks like The Drake Hotel and The Gladstone Hotel consistently draw talented artists. The neighborhood is also a culinary and nightlife hotspot. The Ossington Corridor is lined with trendy bars and restaurants between Queen and Dundas. Dont miss the acclaimed rotisserie restaurant Bernhardt's or the local favorite pizza spot, Badiali

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD.416-762-8255



648 Wellington St W
Toronto Ontario M5V 1G4
Toronto C01 Niagara Toronto
Taxes: \$6,509.13/2024
Sold Date: 04/24/2025
SPIS: N
Last Status: SLD
DOM: 15

Sold: \$1,678,000
List: \$1,695,000
For: Sale
% Dif: 99

Att/Row/Twnhouse
Link: 3-Storey
Fronting On: N
Acreage: 13.65 x 64 Feet
Irreg:
Rms: 8
Bedrooms: 3 + 1
Washrooms: 3
1x3x2nd, 1x3x3rd, 1x2xBsmt
Dir/Cross St: Bathurst/Niagara
Directions: Bathurst/Niagara

MLS#: C12072110

PIN#: 212410147

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1880 Apx Sqft: 1500-2000 Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Shingle Drive: Gar/Gar Spcs: Other / 1 Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room	Zoning: Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
Hydro: Municipal Phone:		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.29	x 13.09	
2	Dining	Main	9.74	x 9.74	
3	Kitchen	Main	15.52	x 10.99	
4	Br	2nd	11.38	x 13.09	
5	Br	2nd	7.51	x 10.99	
6	Family	2nd	23	x 13.09	
7	Prim Bdrm	3rd	18.96	x 13.09	
8	Rec	Bsmt	26.54	x 12.5	

Client Remks: Beautifully restored Victorian home with soaring ceilings and thoughtful design in one of Torontos most desirable neighborhoods. Eat-in kitchenequipped with high-end appliances, pantry, and access to the backyard patio. High ceilings continue on the second floor with light-filledrooms.Clawfoot tub adds a touch of vintage to the bathroom. The upper hall family room can easily be transformed into an additionalbedroom.Third floor primary suite features built-in closets, an air conditioning unit, and a 3-piece ensuite with a dedicated makeup area. Stepoutside to your rooftop deck. The finished basement with recreation room has cork flooring and a two-piece bath. One Underground parking spotmeans no snow to deal with!!

Extras:

Listing Contracted With: TRUST REALTY GROUP647-346-4600


**1 Andrews Ave
Toronto Ontario M6J 1S2**

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,539.15/2024**For:** Sale**Sold:** \$1,680,000**List:** \$1,499,000**Sold Date:** 05/17/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 10

Semi-Detached

Fronting On: S**Rms:** 11 + 4**Link:****Acreage:****Bedrooms:** 4

2 1/2 Storey

15.94 x 73.33 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x4x2nd, 1x3xLower

Dir/Cross St: Markham Ave and Dundas St**Directions:** South on Markham from Dundas -one way**MLS#:** C12131779**PIN#:** 212480305

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / W/O	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Apx Sqft:	2000-2500			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.99	x 3.18	Tile Floor		
2	Living	Main	9.32	x 15.32	Hardwood Floor	Open Concept	Closed Fireplace
3	Dining	Main	12.4	x 10.43	Open Concept	Hardwood Floor	Window
4	Kitchen	Main	8.99	x 15.49	Family Size Kitchen	Centre Island	Breakfast Bar
5	Breakfast	Main	6.17	x 15.49	Hardwood Floor	W/O To Porch	Open Concept
6	Prim Bdrm	2nd	12.5	x 14.17	Hardwood Floor	W/W Closet	Ensuite Bath
7	Bathroom	2nd	9.84	x 10.99	4 Pc Ensuite	Separate Shower	Heated Floor
8	2nd Br	2nd	14.99	x 10.17	Broadloom	Closet	Window
9	Bathroom	2nd	9.84	x 4.99	4 Pc Bath	Window	
10	3rd Br	3rd	12.99	x 15.58	Window	Hardwood Floor	
11	4th Br	3rd	14.99	x 14.34	South View	Hardwood Floor	
12	Family	Lower	14.34	x 19.16	Heated Floor	Pot Lights	Above Grade Window
13	Office	Lower	4.99	x 6.17	W/O To Yard	Pot Lights	Heated Floor
14	Workshop	Lower	10.01	x 5.84	Laminate	Window	
15	Laundry	Lower	9.74	x 4.33	Tile Floor	Laundry Sink	

Client Remks: Welcome to 1 Andrews Avenue, a Trinity Bellwoods treasure that checks every box and then creates a few more just to stand out. This 2.5-storey renovated Victorian brings light, space, and soul in spades, sitting proudly on a rare sun-soaked corner lot with three exposures and real presence. Step inside and it just feels right. Soaring ceilings, original mouldings, and a fluid, open layout set the tone. The kitchen is the heartbeat of this home, spacious, light-filled, and designed for real life. With a large island, tons of storage, and seamless access to the rear deck and patio, its built for cooking, gathering, and entertaining with ease. Upstairs, you'll find four large bedrooms, including a dreamy second-floor primary suite complete with a spa-like ensuite; clawfoot tub, glass shower with bench seating, and heated floors. Outside? A true urban retreat. Two private yard spaces; one to the side, one to the rear, are fully fenced and wrapped in greenery. There's loads of space to lounge, host, garden, or let the kids and pets roam free. Its your own secret garden, right in the heart of the city. And the basement delivers. Professionally underpinned and excavated, it features radiant heated floors, a full bathroom, laundry, wet bar, and a soundproofed flex space ideal for a home gym, studio, office, or music room. With a separate entrance, its ready for guests, in-laws, or future rental income. Private drive parking, a community-minded street, and unbeatable access to Queen West, Dundas, Kensington, Little Italy, the TTC, bike lanes, and of course, Trinity Bellwoods Park. Its the one you've been waiting for.

Extras:**Listing Contracted With:** FREEMAN REAL ESTATE LTD.416-535-3103



166 Grace St
Toronto Ontario M6G 3A6

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$8,235.25/2024

For: Sale

Sold: \$1,695,000

List: \$1,799,000

% Dif: 94

Sold Date: 03/31/2025

SPIS: N

Last Status: SLD

DOM: 158

Semi-Detached

Fronting On: W

Rms: 13

Link:

Acreage: < .50

Bedrooms: 5

2 1/2 Storey

22.51 x 124.99 Feet

Washrooms: 4

Irreg:

4x3

Dir/Cross St: College and Grace Street

MLS#: C9509958

PIN#: 212520278

Kitchens: 3
Fam Rm: Y
Basement: Apartment / Fin W/O
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age: 100+
Apx Sqft: 2000-2500
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Main

Exterior: Brick
Drive: Lane
Gar/Gar Spcs: Detached / 2
Drive Park Spcs: 0
Tot Prk Spcs: 2
UFFI:
Pool: None
Prop Feat:
 Family Room, Hospital, Place Of Worship,
 Public Transit, School

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

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.22	x 13.22	Laminate
2	Kitchen	Main	15.35	x 11.02	Laminate
3	Br	Main	10.7	x 13.06	Laminate
4	Bathroom	Main	6.53	x 5.87	4 Pc Bath
5	2nd Br	2nd	9.22	x 12.43	
6	Living	2nd	15.32	x 14.17	
7	3rd Br	3rd	9.58	x 15.72	
8	4th Br	3rd	15.35	x 12.8	
9	Br	Bsmt	8.66	x 15.22	
10	Family	Bsmt	12.86	x 12.43	

Client Remks: Unique and large 2.5-Storey Home in Little Italy. This property Offers above 2,000 Square Feet Of Living Space and 2 bright self contained units not including lower level. Ideal for an end user by using one unit and renting the rest of the 2 units for extra income. Top floor unit is spacious and provides an ensuite bath. Property is very private and ideally located close to all downtown amenities with potential to expand and built above a double detached garage as a laneway house . New Windows, Front Door replaced in 2022, Furnace And Ac replaced in 2023. Seller And Listing Agent Do Not Warrant Legal And Retrofit Status. The main and second floor of the Property Is Tenanted as follows: Upper: \$3,525 lease expires Dec 1, 2024. Main: \$2,750/mnth expires march 15, 2025. LL: Vacant. ****EXTRAS**** The agent and the seller represents no warranty on the retrofit and legal status of the units

Extras:

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



19 Grace St
Toronto Ontario M6J 2S4
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$7,245.88/2024 **For:** Sale **% Dif:** 126
Sold Date: 04/14/2025
SPIS: N **Last Status:** SLD **DOM:** 11
Sold: \$1,700,000
List: \$1,349,000
 Semi-Detached **Fronting On:** E **Rms:** 8 + 3
Link: **Acreage:** **Bedrooms:** 4
 2 1/2 Storey 19.5 x 98.75 Feet **Washrooms:** 2
Irreg: 1x4xMain, 1x4x2nd
Dir/Cross St: Grace St and Dundas St W **Directions:** Grace St and Dundas St W

MLS#: C12059566**PIN#:** 212500569


Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: Y	Drive:	Cable TV:
Basement: Finished / Sep Entrance	Gar/Gar Spcs: Detached / 2	Gas:
Fireplace/Stv: N	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 2	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apex Age:	Prop Feat:	Retirement:
Apex Sqft: 1500-2000	Family Room, Level, Park, Place Of	Farm/Agr:
Assessment: POTL:	Worship, Public Transit, Rec Centre,	Oth Struct:
POTL Mo Fee:	School	Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.09	x 12.47	Family Size Kitchen	W/O To Yard	Tile Floor
2	Living	Main	12.63	x 10.83	Fireplace	Hardwood Floor	Large Window
3	Br	Main	12.96	x 9.19	Bay Window	Hardwood Floor	
4	Kitchen	2nd	12.47	x 9.02	Family Size Kitchen	Linoleum	O/Looks Backyard
5	Living	2nd	15.26	x 10.83	W/O To Balcony	Hardwood Floor	Closet
6	2nd Br	2nd	12.47	x 9.35	Window	Hardwood Floor	Closet
7	3rd Br	3rd	15.26	x 10.99	Large Window	Parquet Floor	O/Looks Frontyard
8	4th Br	3rd	11.48	x 9.84	Window	Parquet Floor	O/Looks Backyard
9	Rec	Bsmt	30.02	x 9.19	Open Concept	B/I Closet	
10	Cold/Cant	Bsmt	14.93	x 5.74	Separate Rm		
11	Laundry	Bsmt	13.62	x 6.89	Laundry Sink	Walk-Up	

Client Remks: Nestled in one of Toronto's most sought-after neighbourhoods, this beautifully maintained 2.5-story semi-detached home offers a rare opportunity for both homeowners and investors. Boasting timeless charm and modern convenience, this versatile property features a thoughtfully designed second-floor apartment, four spacious bedrooms, and a separate entrance to the basement, providing excellent potential for an additional third rental unit. The homes well-kept interior reflects meticulous care and attention to detail, making it move-in ready for a single-family end-user or an astute investor looking to generate significant rental income. The expansive basement holds incredible possibilities, allowing for further customization to maximize its use. Outside, a detached two-car garage provides ample parking, a coveted feature in this vibrant urban setting. Additionally, the property offers the unique opportunity to build a garden suite above the garage, further enhancing its investment potential. The home is ideally located just steps from College Street and Dundas Street, where dynamic nightlife, trendy cafes, diverse restaurants, boutique shopping, and everyday essentials await. The area is also well-served by public transit (TTC), top-rated schools, and lush parks, ensuring a convenient and fulfilling lifestyle. Don't miss your chance to own a piece of Little Italy's charm whether as a forever home or a high-potential investment in one of Toronto's most desirable communities.

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



	376 Montrose Ave		Sold: \$1,720,000
	Toronto Ontario M6G 3H1		List: \$1,479,000
	Toronto C01 Palmerston-Little Italy Toronto		
	Taxes: \$6,223.02/2024	For: Sale	% Dif: 116
	Sold Date: 04/29/2025		
	SPIS: N	Last Status: SLD	DOM: 6
	Att/Row/Twnhouse	Fronting On: W	Rms: 9 + 4
	Link:	Acreage:	Bedrooms: 3 + 1
2-Storey	15.33 x 116.75 Feet	Washrooms: 2	
	Irreg:	1x4x2nd, 1x3xBsmt	
Dir/Cross St: North of Harbord/West of Bathurst			
Directions: Harbord & Bathurst			

MLS#: C12098784

PIN#: 212690112

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Fin W/O / Full	Gar/Gar Spcs: Detached / 1	Hydro:
Fireplace/Stv: Y	Drive Park Spcs: 0	Gas: Municipal
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water:
A/C: Central Air	UFFI:	Water Supply:
Central Vac: N	Pool: None	Sewer: Sewers
Apx Age:	Prop Feat:	Waterfront:
Apx Sqft: 1100-1500	Fenced Yard, Fireplace/Stove, Hospital,	Retirement:
Assessment: POTL:	Park, Place Of Worship, Public Transit,	Farm/Agr:
POTL Mo Fee:	School	Oth Struct:
Laundry lev: Lower		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.33	x 3.9	Tile Floor	Open Concept	Renovated
2	Living	Main	12.99	x 11.02	Hardwood Floor	Open Concept	Renovated
3	Dining	Main	13.16	x 10.01	Hardwood Floor	Large Window	Fireplace
4	Kitchen	Main	13.91	x 10.07	Renovated	Stainless Steel Appl	Quartz Counter
5	Mudroom	Main	7.51	x 6.33	Tile Floor	Heated Floor	W/O To Deck
6	Prim Bdrm	2nd	14.34	x 11.75	Hardwood Floor	Large Closet	W/O To Balcony
7	2nd Br	2nd	12.24	x 9.15	Hardwood Floor	Large Window	Large Closet
8	3rd Br	2nd	10.07	x 3.28	Hardwood Floor	Large Window	O/Looks Backyard
9	Bathroom	2nd	6.76	x 5.84	4 Pc Bath	Renovated	Soaker
10	Family	Lower	16.5	x 6.56	Open Concept	Renovated	
11	4th Br	Lower	14.83	x 9.15	Open Concept	Renovated	Combined W/Office
12	Bathroom	Lower	7.68	x 7.68	3 Pc Bath	Renovated	Tile Floor

Client Remks: Impeccably designed & luxuriously finished family home on iconic Montrose Ave! Extensively renovated prioritizing quality, comfort & luxury with soaring ceilings, and new large windows, allowing natural light to cascade throughout the entire home. New hardwood floors seamlessly finish the beautifully renovated main floor boasting 9ft ceilings & amazing turn of the century accents, even a working original brick fireplace! Impressive open concept living & dining rooms offer the perfect space to comfortably relax or entertain family & friends. New gourmet kitchen with custom cabinetry, quartz counters, stainless appliances & thoughtful built in breakfast nook. Rare mud room addition with heated floors & entry storage provides access to the landscaped rear gardens with western sunset exposure. Stunning original exposed brick ascends from the main to the second floor resulting in a harmonious flow. Large bedrooms includes the primary with walk out to private 2nd floor deck. 2 spa inspired full bathrooms with tiled wall accents, floating vanities & a large soaker tub. Additional living space is found in the fully finished lower level, with high ceilings, currently divided into a large family room & home office or extra bedroom. Front & rear separate entrances allows for easy conversion into an income producing basement apartment! The 1.5 car detached garage, via laneway, offers possible future laneway home potential with even more storage! Completely renovated including all mechanical systems allowing you to move right in and enjoy living in this amazing community! Benefit from living on renowned Montrose Ave in Harbord Village. The best street in the area known for its family neighbourhood vibe steps to elite schools, Boutique Coffee Shops, Bloor St, Public Transit, The Annex & Little Italy. Stroll to Toronto's most notable parks, stock up at local fruit markets or indulge in the city's tastiest restaurants. Everything Toronto has to offer is right at your door step!

Extras:

Listing Contracted With: FREEMAN REAL ESTATE LTD.416-535-3103


76 Montrose Ave
Toronto Ontario M6J 2T7

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,039.85/2024**For:** Sale**Sold:** \$1,720,000**List:** \$1,499,000**Sold Date:** 03/10/2025**% Dif:** 115**SPIS:** N**Last Status:** SLD**DOM:** 7

Semi-Detached

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

2-Storey

15.17 x 113 Feet

Washrooms: 3**Irreg:**

1x4x2nd, 1x2xMain, 1x3xBsmt

Dir/Cross St: College / Ossington**Directions:**

Heading south on Ossington Ave, turn left onto College St. Fourth right onto Montrose Ave. Property on the right.

MLS#: C11998322**PIN#:** 212510181

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 1.5	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1.5	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 15.42	Hardwood Floor	Pot Lights	Crown Moulding
2	Dining	Main	14.4	x 12.34	Hardwood Floor	Pot Lights	Crown Moulding
3	Kitchen	Main	24.74	x 12.01	Centre Island	Stainless Steel Appl	W/O To Patio
4	Prim Bdrm	2nd	16.99	x 12.01	Hardwood Floor	Double Closet	W/O To Balcony
5	2nd Br	2nd	15.42	x 11.48	Hardwood Floor	Double Closet	Window
6	3rd Br	2nd	12.07	x 8.99	Hardwood Floor	Double Closet	Window
7	Rec	Bsmt	16.04	x 15.58	Pot Lights	Combined W/Kitchen	
8	Kitchen	Bsmt	10.93	x 8.23	Above Grade Window	Pot Lights	Combined W/Rec
9	Br	Bsmt	10.6	x 8.76	Above Grade Window		

Client Remks: Welcome to 76 Montrose Ave, Nestled in one of the most sought-after neighborhoods, Trinity-Bellwoods. Ideally located between College and Dundas for easy walk to fine restaurants, bars and shopping. This Beautiful 3+1 bedroom, 3 bathroom home offers the perfect blend of comfort and convenience, with bright and spacious living / dining room, leading to a gourmet kitchen, walking out to a private cozy backyard. Updated plumbing, 200 amp updated electricity panel, metal roof and updated windows are the highlights of this great family home. The expansive underpinned basement with separate entrance makes it ideal for multi generational living.

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY CONFIDENCE REALTY416-495-2316



258 Crawford St
Toronto Ontario M6J 2V8
Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$7,160/2024 **For:** Sale **% Dif:** 127
Sold Date: 03/21/2025
SPIS: N **Last Status:** SLD **DOM:** 3
Semi-Detached **Fronting On:** W **Rms:** 6 + 4
Link: **Acreage:** **Bedrooms:** 3 + 1
2-Storey **25 x 80 Feet** **Washrooms:** 3
Irreg: **1x2xMain, 1x4x2nd, 1x4xBsmt**
Dir/Cross St: Dundas W & Shaw St
Directions: Crawford is one way going north. Approach from Dundas St

MLS#: C12026767 **PIN#:** 212730388

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1910 Yr Built Source: MPAC Apx Sqft: Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Drive: Gar/Gar Spcs: None / 0 Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Public Transit, Rec Centre, School	Zoning: Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.76	x 17.42	Hardwood Floor	Large Window	Fireplace Insert
2	Dining	Main	10.76	x 15.58	Hardwood Floor	Large Window	Pocket Doors
3	Kitchen	Main	10.01	x 14.24	Hardwood Floor	Breakfast Bar	Walk-Out
4	Prim Bdrm	2nd	14.99	x 15.42	Hardwood Floor	Large Window	W/I Closet
5	2nd Br	2nd	10.76	x 14.99	Hardwood Floor	Large Window	Closet
6	3rd Br	2nd	10.07	x 11.58	Hardwood Floor	Bay Window	O/Looks Frontyard
7	Kitchen	Bsmt	8.76	x 6.5	Tile Floor	Open Concept	
8	Living	Bsmt	10.24	x 17.16	Tile Floor	Open Concept	Combined W/Dining
9	Dining	Bsmt	9.32	x 8.01	Tile Floor	Open Concept	Combined W/Living
10	4th Br	Bsmt	9.25	x 9.32	Tile Floor	4 Pc Bath	Closet

Client Remks: WIDEN YOUR EXPECTATIONS! THIS SEMI IS A DETACHED IN DISGUISE. 25 ft wide! Semi detached and entirely delightful home on one of downtown's most desired addresses: Crawford St at the park. Every nanosecond in this house (and even just thinking about this house!), exudes charm (hello beautiful 9 ft high coved ceilings and living room fireplace mantle), grace and family practicality. Dazzling you from the outside all the way through to the back fence, you'll be planning your kitchen dance parties before you make any meals. Three large, bright bedrooms on the 2nd floor the primary bedroom having a walk-in closet. Separate entrance to finished basement suite could be a mortgage helper, an in-law b&b or just more space for your growing needs. Basically, this home is perfect and all it needs is you. Come and get it, Toronto.

Extras:
Listing Contracted With: SAGE REAL ESTATE LIMITED416-483-8000


161 Concord Ave
Toronto Ontario M6H 2P2

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$7,754/2024**For:** Sale**Sold:** \$1,793,000**List:** \$1,799,000**% Dif:** 100**Sold Date:** 03/29/2025**SPIS:** N**Last Status:** SLD**DOM:** 4

Semi-Detached

Fronting On: E**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

22.5 x 123 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x4x3rd,
1x4xBsmt**Dir/Cross St:** Hepbourne and Dovercourt **Directions:** South on Hepbourne Street**MLS#:** C12041880**PIN#:** 212810316

Kitchens:	2 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:		Cable TV:	
Basement:	Apartment	Gar/Gar Spcs:	Detached / 2	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1912			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	Unknown
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	31.5	x 11.81	Hardwood Floor		
2	Dining	Main	31.5	x 9.19	Hardwood Floor	Bay Window	
3	Kitchen	Main	15.42	x 9.84	Hardwood Floor	Renovated	
4	Br	2nd	14.76	x 9.61	Hardwood Floor	Closet	Bay Window
5	Br	2nd	9.19	x 9.02	Hardwood Floor		
6	Kitchen	2nd	12.2	x 9.19			
7	Br	2nd	11.81	x 9.61	Hardwood Floor	Closet	
8	Br	3rd	15.06	x 9.51	W/I Closet	Irregular Rm	Hardwood Floor
9	Br	3rd	9.42	x 12.86	Hardwood Floor	4 Pc Ensuite	W/O To Deck
10	Living	Bsmt	14.11	x 12.93	Combined W/Kitchen		
11	Kitchen	Bsmt	14.11	x 18.04	Combined W/Living		
12	Br	Bsmt	9.38	x 7.87	Closet		

Client Remks: Urban Living at Its Finest. Spacious 5 Bedroom Renovated With Taste. This Wide Semi (22.5 ft) Is Located Two Blocks South Of Bloor And Two Blocks North Of College. The Basement Is a Finished 1 Bedroom In-law Suite With Separate Entrance. The Second Floor Kitchen Can Be Converted To A Huge Family Bathroom. Large Backyard With Double Car Garage With Access By The Lane.

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. 416-530-1080



46 Stanley Terr
Toronto Ontario M6J 2R4
 Toronto C01 Niagara Toronto

Taxes: \$8,355/2024

Sold Date: 06/13/2025

SPIS: N

Last Status: SLD

For: Sale

Sold: \$1,867,000

List: \$1,929,000

% Dif: 97

DOM: 24

Att/Row/Twnhouse

Fronting On: W

Rms: 10

Link:

Acreage:

Bedrooms: 2 + 1

3-Storey

19.21 x 60 Feet

Washrooms: 3

Irreg:

1x4xMain, 1x4x3rd, 1x4x3rd

Dir/Cross St: King St W & Strachan Ave **Directions:** King St W & Strachan Ave

MLS#: C12161919

PIN#: 212440129

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:	Rt-Of-Way	Cable TV:	A Hydro: Y
Basement:	Fin W/O / Full	Gar/Gar Spcs:	Attached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Family Room, Fireplace/Stove	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Bathroom	Ground	8.66	x 4.86	2 Pc Bath
2	Foyer	Ground	6.56	x 8.3	
3	Rec	Ground	11.15	x 12.7	
4	Utility	Ground	3.16	x 6.2	
5	Dining	Main	17.95	x 10.86	
6	Kitchen	Main	17.95	x 10.4	
7	Living	Main	17.55	x 12.17	
8	Bathroom	3rd	10.93	x 6.69	4 Pc Bath
9	Bathroom	3rd	10.93	x 6.76	4 Pc Ensuite
10	Br	3rd	15.45	x 11.15	
11	Prim Bdrm	3rd	15.72	x 11.38	

Client Remks: The city moves fast, but this home knows when to pause. Tucked between the energy of King West and the stillness of Stanley Park, this freehold Georgian townhome delivers the kind of lifestyle most people don't think exists with 1,996 sqft above grade, an off-leash dog park right across the street and Trinity Bellwoods just blocks away, nature is always within reach even in the heart of the city. Step inside to three sun-filled levels that strike the perfect balance of flow and flexibility. The main floor features a cozy front living area that welcomes you in, leading to a built-in office nook and a rear flex space complete with a cleverly integrated Murphy bed and custom storage all connecting to the covered back entry and private garage for effortless, everyday living. Upstairs, the main living level is designed for connection, with soaring ceilings and oversized windows that flood the space with natural light. A spacious open layout flows out to a generous terrace perfect for slow morning coffees, golden hour hangs, or spontaneous dinner parties. On the top floor, two bedrooms and two full bathrooms offer privacy, calm, and space to recharge plus a second outdoor patio for those quiet morning moments or warm summer nights. No maintenance just vibes. Mornings in the park, nights in the city, and everything in between. Here, you choose the pace. The pulse of King West is steps away, but the calm begins the moment you walk through the door. It's the kind of place where you host effortlessly, recharge quietly, and yes, still walk to brunch and the office.

Extras:

Listing Contracted With: RE/MAX ESCARPMENT REALTY INC. 905-632-2199


303 Crawford St
Toronto Ontario M6J 2V7

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,989.78/2024**For:** Sale**Sold:** \$1,880,000**List:** \$1,995,000**Sold Date:** 03/14/2025**% Dif:** 94**SPIS:** N**Last Status:** SLD**DOM:** 4**Att/Row/Twnhouse****Fronting On:** E**Rms:** 12 + 2**Link:****Acreage:****Bedrooms:** 4 + 1

3-Storey

16.67 x 112 Feet

Washrooms: 4**Irreg:**1x3x3rd, 1x4x2nd, 1x4xMain,
1x4xLower**Dir/Cross St:** Dundas/ Bathurst **Directions:** North off of Dundas St. W**MLS#:** C12011655**PIN#:** 212510111

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.26	x 12.07	Laminate	Large Window	Gas Fireplace
2	Br	Main	8.96	x 8.83	Laminate	Closet	Ceiling Fan
3	2nd Br	Main	10.37	x 11.61	Laminate	Large Window	Closet
4	Kitchen	Main	10.6	x 10.4	Laminate	Window	Track Lights
5	Dining	Main	8.17	x 10.66	Laminate	Window	
6	Living	2nd	26.8	x 15.16	Bamboo Floor	Gas Fireplace	Pot Lights
7	3rd Br	2nd	11.55	x 10.17	Bamboo Floor	Closet	Window
8	Kitchen	2nd	11.09	x 10.5	Tile Floor	Stainless Steel Appl	Pot Lights
9	Dining	2nd	8.27	x 10.79	Tile Floor	Window	W/O To Deck
10	Prim Bdrm	3rd	21.59	x 15.62	Bamboo Floor	Large Window	His/Hers Closets
11	Living	Bsmt	16.73	x 15.12	Tile Floor	Track Lights	W/O To Yard
12	Kitchen	Bsmt	15.98	x 9.55	Laminate	Window	Eat-In Kitchen
13	4th Br	Bsmt	11.02	x 8.96	Laminate	Window	Closet

Client Remks: Trinity Bellwoods Victorian just steps from the park. Currently divided into three units. Ideal for live-in investors. Occupy the upper suite and collect extra income from the two other units, or multi-generational families looking to share. Impressive two level owners suite. 2 bedrooms, 2 bathrooms, exposed brick, gas fireplace, skylight, large eat-in kitchen, and 2 private outdoor spaces with skyline views. Large main floor unit (currently tenanted - month to month), 2 bedrooms, den, and a private terrace. Lower level spacious one bedroom apartment (currently vacant). 2 car parking. Amazing location. Moments to everything that makes Trinity Bellwoods so exceptional; Queen W, College Street, The Ossington strip, Dundas West & more. Fantastic transit options nearby.

Extras:**Listing Contracted With:** RE/MAX WEST REALTY INC.416-769-1616


138C Euclid Ave
Toronto Ontario M6J 2J9

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,512/2024**For:** Sale**Sold:** \$1,915,000**List:** \$1,939,000**% Dif:** 99**Sold Date:** 04/12/2025**SPIS:** N**Last Status:** SLD**DOM:** 8**Att/Row/Twnhouse****Fronting On:** W**Rms:** 6 + 3**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

14.58 x 135 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x4x2nd, 1x4xBsmt

Dir/Cross St: Dundas and Euclid **Directions:** Queen St to Euclid**MLS#:** C12062863**PIN#:** 212460630

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	None	Cable TV:	Hydro:
Basement:	Apartment / Walk-Up	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	16-30	Prop Feat:		Retirement:	
Year Built:	1995	Clear View, Family Room, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Hospital, Park, Public Transit		Oth Struct:	
Apx Sqft:	1500-2000			Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.47	x 13.78	Hardwood Floor	Bay Window	Combined W/Dining
2	Dining	Main	13.78	x 11.45	Hardwood Floor	Led Lighting	Combined W/Living
3	Kitchen	Main	18.67	x 13.75	B/I Appliances	Centre Island	W/O To Patio
4	Prim Bdrm	2nd	13.71	x 14.04	Hardwood Floor	Semi Ensuite	Mirrored Closet
5	2nd Br	2nd	10.2	x 9.02	Hardwood Floor	Skylight	B/I Shelves
6	3rd Br	2nd	13.68	x 12.27	Hardwood Floor	Closet	Large Window
7	Loft	3rd	13.78	x 26.05	Hardwood Floor	W/O To Sundeck	Se View
8	4th Br	Bsmt	13.75	x 15.78			
9	Kitchen	Bsmt	13.75	x 9.48			
10	Living	Bsmt	13.75	x 10.5			

Client Remks: Rarely Available Executive Townhome in Trinity Bellwoods. First Time on the Market! This stunning executive townhome in the heart of Trinity Bellwoods offers sophisticated urban living with premium finishes and breathtaking city views. Thoughtfully designed, the home features a custom chefs kitchen with solid cherry wood cabinetry, granite countertops, limestone flooring, and an 8-ft island with counter seating. A stainless steel Thermador oven with a gas cooktop ensures gourmet cooking, while tall Douglas fir French doors open to a private back patio. Extensive storage and a built-in 360-bottle wine cabinet make this space ideal for entertaining. The third-floor loft is a versatile media room with space for an exercise or yoga studio, complemented by a dry bar/kitchenette and a walkout to a spacious terrace with stunning neighborhood views towards Trinity Bellwoods Park. Panoramic CN Tower and Toronto skyline views can be enjoyed from the second and third-floor front windows. Hardwood flooring runs throughout, enhancing the homes warmth and elegance. A free-standing brick 1.5-car garage, accessible via a private laneway, provides generous space for a workshop or additional storage. Located just steps from Queen Wests vibrant shops, top-rated restaurants, and the serene green spaces of Trinity Bellwoods Park. For those who love to explore, a 15-minute walk in one direction takes you to the trendy Ossington strip, known for its hip cafes, cocktail bars, and top-rated restaurants. This rarely available home offers the perfect blend of city convenience and residential tranquility. The lower level has two separate entrances, one in the front and one in the back of the house. Perfect for extra income, an in-law suite, or for multigenerational families.

Extras:**Listing Contracted With:** ROYAL LEPAGE REALTY PLUS 905-828-6550


949 Queen St W
Toronto Ontario M6J 1J7

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,760.89/2024**For:** Sale**Sold:** \$1,929,000**List:** \$1,929,000**Sold Date:** 01/18/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 2**Att/Row/Twnhouse****Fronting On:** S**Rms:** 7 + 1**Link:****Acreage:****Bedrooms:** 3

3-Storey

14.27 x 73.49 Feet

Washrooms: 4**Irreg:**1x2xBsmt, 1x2xMain, 1x4x2nd,
1x5x3rd**Dir/Cross St:** Queen St W & Massey St**MLS#:** C11927131**PIN#:** 212980088

Kitchens:	1	Exterior:	Stone / Stucco/Plaster	Zoning:	CR3(c1.5;r2.5*1770)
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro:
Basement:	Fin W/O	Gar/Gar Spcs:	Built-In / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Fireplace/Stove	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Spec Desig:	Unknown
Laundry lev:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.57	x 12.5	Combined W/Dining	Hardwood Floor	Fireplace
2	Dining	Main	16.57	x 12.5	Combined W/Living	Hardwood Floor	Cathedral Ceiling
3	Kitchen	Main	13.58	x 12.5	W/O To Deck	Eat-In Kitchen	Renovated
4	2nd Br	2nd	12.66	x 11.25	4 Pc Bath	Hardwood Floor	Closet
5	3rd Br	2nd	10.93	x 10.24	Double Closet	Hardwood Floor	Window
6	Prim Bdrm	3rd	18.01	x 12.66	5 Pc Ensuite	Juliette Balcony	W/I Closet
7	Family	Bsmt	14.5	x 12.34	Walk-Out	Closet	

Client Remks: At the end of the row and the beginning of your future! This stunning freehold townhouse - fronting directly onto the Trinity Bellwoods gates - is your New Years wish come true. Impeccable 3 bedroom, 4 washroom layout with built-in garage and updated everything! A kitchen dreams are made of with custom cabinetry and quartz counters. A celebrity-designed primary ensuite - part of the third floor private retreat. Sunlight beaming through brilliant windows on three sides. Embrace 2,100 sq ft of total living space plus remarkable outdoor areas with two rooftop terraces with panoramic views of the Park and CN Tower, primary Juliette balcony and a rear main level deck with BBQ gas line. Explore the basement commercial use or income potential with garden level entrance (check out 145 Massey sale with separate unit), or enjoy it as an ideal TV room or office. No condo fees, but a low homeowners association fee of \$587 annually (prepaid for 2025) which includes snow removal, salting and driveway maintenance. Other highlights include: soaring living room ceiling, a washroom on every floor, hardwood floors, incredible storage and closet built-ins throughout. Perfectly located in Torontos hottest hood with all the eats, shops and cafes, plus TTC at your door getting you downtown in 25 minutes, and great local schools and kids programs too.

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



95 Crawford St			Sold: \$1,930,000		
Toronto Ontario M6J 2V1			List: \$1,999,900		
Toronto C01 Niagara Toronto					
Taxes: \$9,098.47/2024		For: Sale		% Dif: 97	
Sold Date: 04/04/2025					
SPIS: N		Last Status: SLD		DOM: 10	
Semi-Detached		Fronting On: E		Rms: 8	
Link:		Acreage:		Bedrooms: 5	
2 1/2 Storey		21 x 110 Feet		Washrooms: 2	
		Irreg:		1x3x2nd, 1x1xBsmt	
Dir/Cross St: Queen/Crawford			Directions: South of Queen/West Of Strachan		

MLS#: C12039613	PIN#: 212980294
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Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Unfinished	Gar/Gar Spcs: Detached / 1	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 0	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: None	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat: Fireplace/Stove	Retirement:
Year Built: 1888		Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft: 2000-2500		Survey Type: None
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.1	x 5.68	French Doors	Crown Moulding	Hardwood Floor
2	Living	Main	22.77	x 11.09	Fireplace	Stained Glass	Hardwood Floor
3	Dining	Main	16.27	x 11.09	French Doors	Formal Rm	Hardwood Floor
4	Kitchen	Main	15.98	x 11.78	Eat-In Kitchen	W/O To Sunroom	W/O To Garage
5	Sunroom	Main	5.77	x 15.29	W/O To Yard		
6	Prim Bdrm	2nd	17.19	x 16.99	L-Shaped Room	Bay Window	W/O To Sundeck
7	2nd Br	2nd	11.09	x 11.19	Closet	Window	Hardwood Floor
8	3rd Br	2nd	10.6	x 12.01	Closet	O/Looks Backyard	Hardwood Floor
9	4th Br	3rd	17.68	x 16.57	L-Shaped Room	Closet	Vaulted Ceiling
10	5th Br	3rd	10.37	x 16.57	O/Looks Backyard	B/I Shelves	Vaulted Ceiling
11	Rec	Bsmt	46.06	x 16.4	Laundry Sink	Unfinished	

Client Remks: Magnificent 1888 Victorian Jewel, waiting to be restored to her former grandeur. Graced with 10 foot ceilings, ornate moldings & baseboarding, plaster cornices, intricate trim, stained glass, hardwood floor inlay, french doors, decorative fireplace & mantel, & 2 staircases. Located in Trinity Bellwoods. Steps to shopping, dining, parks, schools, transit & more. Bring your vision & grow old(er) gracefully with me.							
Extras:							
Listing Contracted With: <u>ROYAL LEPAGE URBAN REALTY</u> 416-461-9900							



621 Crawford St			Sold: \$1,935,000		
Toronto Ontario M6G 3K1			List: \$1,849,000		
Toronto C01 Palmerston-Little Italy Toronto					
Taxes: \$8,154.29/2024		For: Sale		% Dif: 105	
Sold Date: 03/26/2025					
SPIS: N		Last Status: SLD		DOM: 1	
Semi-Detached		Fronting On: E		Rms: 7 + 3	
Link:		Acreage:		Bedrooms: 3 + 1	
2-Storey		17 x 116 Feet		Washrooms: 3	
		Irreg:		1x2xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: Crawford Street and Harbord Street Directions: North on Crawford Street					

MLS#: C12040092	PIN#: 212690089
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Kitchens: 1 + 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive: Lane	Cable TV:
Basement: Apartment / Fin W/O	Gar/Gar Spcs: None / 0	Gas:
Fireplace/Stv: Y	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Apx Sqft: 1100-1500	Fireplace/Stove, Park, Place Of Worship,	Farm/Agr:
Assessment: POTL:	Public Transit, Rec Centre, School	Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev: Main		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 12.4	Brick Fireplace	Hardwood Floor	O/Looks Garden
2	Dining	Main	14.4	x 12.01	Pot Lights	Hardwood Floor	Window
3	Kitchen	Main	15.85	x 11.52	Stone Counter	Hardwood Floor	Eat-In Kitchen
4	Mudroom	Main	6.82	x 6	W/O To Deck	Tile Floor	2 Pc Bath
5	Prim Bdrm	2nd	15.09	x 13.58	B/I Closet	Hardwood Floor	Bay Window
6	2nd Br	2nd	13.75	x 9.42	B/I Closet	Hardwood Floor	Window
7	3rd Br	2nd	12.24	x 8.99	O/Looks Backyard	Hardwood Floor	Window
8	Rec	Lower	14.07	x 12.17	Window	Pot Lights	Combined W/Kitchen
9	Br	Lower	13.48	x 8.33	Window	Vinyl Floor	Pot Lights
10	Laundry	Lower	11.75	x 5.84	Tile Floor	W/O To Garden	

Client Remks: Welcome to 621 Crawford Street, a beautifully reimagined home in vibrant Little Italy. Completely transformed in 2019, this residence blends classic charm with modern elegance. The open-concept main floor offers seamless sightlines from the inviting living room featuring exposed brick and a decorative fireplace to the stylish kitchen, complete with quartz countertops, stainless steel appliances, and a sleek subway tile backsplash. Upstairs, three spacious bedrooms provide comfort and natural light, including a primary retreat with a bay window and built-in storage. The design-forward 4-piece bathroom features heated floors, bold patterned tile, and matte black fixtures. The versatile lower level offers a self-contained space with a private walkout, full kitchen, bedroom, and 3-piece bath, ideal as a rental suite or in-law unit. The backyard oasis features a mix of decking and stone pathways, offering privacy and style, plus dedicated parking off the lane with potential for future laneway development. Located steps from Bar Isabel, Bickford Park, Christie Pits, and top-rated schools, this home perfectly balances urban convenience with timeless appeal.

Extras:
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910


231 Claremont St
Toronto Ontario M7J 2N1

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$7,789.50/2024**For:** Sale**Sold:** \$1,949,507**List:** \$1,995,000**Sold Date:** 05/07/2025**% Dif:** 98**SPIS:** N**Last Status:** SLD**DOM:** 50**Att/Row/Twnhouse****Fronting On:** E**Rms:** 7 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

15 x 60 Feet

Washrooms: 3**Irreg:**

1x5x2nd, 1x5x3rd, 1x2xLower

Dir/Cross St: Dundas and Claremont **Directions:** North from Dundas**MLS#:** C12025173**PIN#:** 212500636

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Private	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	Y	Pool:	None	Waterfront:	
Apx Age:	6-15	Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Central Vacuum, Hospital, Library, Park,		Farm/Agr:	
Assessment:	POTL: Y	Public Transit, School		Oth Struct:	
POTL Mo Fee:	202.78			Survey Type:	Available
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.97	x 4.76	Tile Floor	Large Closet	
2	Living	Main	10.24	x 14.01	Hardwood Floor	B/I Bookcase	W/O To Garden
3	Kitchen	Main	10.93	x 12.8	B/I Appliances	Corian Counter	Centre Island
4	Dining	Main	10.24	x 12.8	Large Window	O/Looks Frontyard	Hardwood Floor
5	2nd Br	2nd	10.2	x 11.81	O/Looks Backyard	Large Closet	Hardwood Floor
6	3rd Br	2nd	10.01	x 11.81	O/Looks Frontyard	Large Closet	Hardwood Floor
7	Laundry	2nd	6.23	x 7.22	Tile Floor		
8	Prim Bdrm	3rd	14.83	x 14.01	West View	W/I Closet	5 Pc Ensuite
9	Bathroom	3rd	10.01	x 14.01	Separate Shower	East View	Soaker
10	Powder Rm	Lower	10.01	x 5.25	2 Pc Bath		
11	Den	Lower	14.44	x 8.79	Tile Floor	Window	

Client Remks: A wider townhome with a sun-filled west exposure in sought-after Trinity Bellwoods Townhomes. Designed for effortless luxury living, this home is filled with extensive upgrades and exceptional modern details throughout. 10' ceilings on main floor create an airy and open feel with extensive custom built-ins for style and function. Chef's kitchen with premium appliances and abundant storage, perfect for everyday living and great entertaining. Professionally landscaped front and rear urban gardens provide serene outdoor escapes, and direct-access garage parking offers both safety and security. Upstairs, the full-floor primary suite is a true retreat, complete with a walk-in closet, a private terrace and a stunning ensuite bathroom. Two additional bedrooms offer flexibility for family, guests, or a perfect home office. The lower level features a versatile den and a powder room, ideal for a media space, workout area, or additional bedroom. Impeccably maintained within an intimate community, this home is just steps from Dundas West, College Street, and the iconic Trinity Bellwoods Park.

Extras:**Listing Contracted With:** RIGHT AT HOME REALTY416-391-3232


250 Manning Ave
Toronto Ontario M6J 2K7

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,211.52/2024**For:** Sale**Sold:** \$1,950,000**List:** \$1,949,000**Sold Date:** 04/12/2025**% Dif:** 100**SPIS:** N**Last Status:** SLD**DOM:** 8**Att/Row/Twnhouse****Fronting On:** W**Rms:** 6 + 1**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

19.23 x 59.65 Feet

Washrooms: 3**Irreg:**

1x3xLower, 1x5x2nd, 1x5x3rd

Dir/Cross St: Bathurst St and College St W**Directions:**

Head west from College and Bathurst to Manning which is a one-way south. Drive to #250.

MLS#: C12062061**PIN#:** 212500665

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	Built-In / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:	Hospital, Park, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL: Y			Oth Struct:	
POTL Mo Fee:	202.78			Survey Type:	None
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.07	x 10.17	Hardwood Floor	Open Concept	W/O To Patio
2	Dining	Main	11.32	x 10.01	Hardwood Floor	Open Concept	W/O To Patio
3	Kitchen	Main	19.75	x 10.76	Modern Kitchen	B/I Appliances	Open Concept
4	2nd Br	2nd	11.68	x 9.91	Hardwood Floor	Closet	Large Window
5	3rd Br	2nd	11.68	x 10.07	Hardwood Floor	Closet	Large Window
6	Prim Bdrm	3rd	14.99	x 14.07	W/I Closet	5 Pc Ensuite	W/O To Deck
7	Den	Lower	13.32	x 7.91	Tile Floor	Window	Pot Lights

Client Remks: This award-winning 3+1 bedroom, 3-bathroom townhome with built-in garage, designed by Richard Wengle Architects with interiors by Cecconi Simone, is located in the heart of Trinity Bellwoods. It offers 3 levels of stylish living space, a seamless flow, 10-ft soaring ceilings and an extra-wide private backyard oasis, and is perfect for both relaxation and entertaining. The main floor features a welcoming foyer that leads into an open-concept dining, kitchen, and living area. White walls, white-washed wood floors, and floor-to-ceiling windows create an airy ambiance. The sleek Scavolini kitchen boasts white cabinetry, Laminam countertops and backsplash, a Blanco undermount sink, and high-end appliances including a Bosch dishwasher; AEG microwave, oven, gas cooktop and range hood; and a Liebherr fridge! A spacious island provides extra counter space. The living room is designed for comfort, featuring a built-in entertainment cabinet and sliding glass doors that open onto a private outdoor sanctuary framed by shiplap-style walls for quiet relaxation. Upstairs, the second level offers two extra-wide bedrooms, a shared 5-pc bathroom, and a laundry room. Floor-to-ceiling windows flood the bedrooms with natural light. The third level is dedicated to the luxurious primary suite, featuring a generous 14 x 14 bedroom with a private balcony, a custom walk-in closet with Italian Blum hardware, and a spa-like 5-piece ensuite with double sinks and a soaker tub. The lower level provides a flexible space, ideal as a playroom, office, media room, or additional bedroom, plus a 3-pc bathroom and direct garage access. Above-grade windows ensure a bright, welcoming feel. Smart home features include a TELUS/ADT security system, Google cameras, and app-controlled motorized shades. Located near top-rated schools, Trinity Bellwoods Park, and Little Italy's best dining and shopping, this home offers the perfect urban lifestyle.

Extras:**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION 416-489-2121


204 Montrose Ave W
Toronto Ontario M6G 3G7

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$6,822.65/2024**For:** Sale**% Dif:** 91**Sold Date:** 06/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 23

Semi-Detached

Fronting On: W**Rms:** 12 + 4**Link:****Acreage:****Bedrooms:** 5 + 1

2 1/2 Storey

25.65 x 110.29 Feet

Washrooms: 5**Irreg:**

110.30ft x 24.76ft x

1x2xGround, 1x3x2nd, 1x3x3rd,

110.29ft x 25.65ft

1x3xBsmt, 1x4x2nd

Dir/Cross St: College St & Ossington Ave **Directions:** College St & Ossington Ave**MLS#:** C12141758**PIN#:** 212720266

Kitchens:	1 + 1	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Lane	Cable TV:	A
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 2	Gas:	Y
Fireplace/Stv:	Y	Drive Park Spcs:	2	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2000-2500	Fenced Yard, Fireplace/Stove, Park, Public		Farm/Agr:	
Assessment:	POTL:	Transit, School		Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.11	x 15.75	Bay Window	Hardwood Floor	Gas Fireplace
2	Dining	Ground	8.86	x 13.12	French Doors	Hardwood Floor	B/I Bar
3	Kitchen	Ground	9.84	x 11.48	Quartz Counter	Hardwood Floor	B/I Appliances
4	Mudroom	Ground	6.23	x 8.86	Closet	Hardwood Floor	W/O To Deck
5	Foyer	Ground	6.23	x 3.28	Closet	Hardwood Floor	French Doors
6	Powder Rm	Ground	4.27	x 5.25	Renovated	Backsplash	Tile Floor
7	Prim Bdrm	2nd	9.84	x 12.14	4 Pc Ensuite	Hardwood Floor	W/I Closet
8	2nd Br	2nd	10.5	x 10.5	Bay Window	Hardwood Floor	Closet
9	3rd Br	2nd	9.84	x 10.5	Window	Hardwood Floor	Closet
10	Bathroom	2nd	6.23	x 6.89	Heated Floor	Tile Floor	Combined W/Laundry
11	4th Br	3rd	14.44	x 8.86	Window	Hardwood Floor	Closet
12	5th Br	3rd	12.8	x 7.87	Window	Hardwood Floor	Closet
13	Bathroom	3rd	5.25	x 5.45	Window	Tile Floor	Glass Doors

Client Remks: A stunning fusion of classic charm and modern elegance, this extra-wide, fully renovated semi-detached home in the heart of Little Italy is a rare find! Thoughtfully designed with impeccable craftsmanship, every detail has been carefully considered. Spanning three spacious levels, this expansive home features a welcoming foyer, a sunlit living room with a cozy gas fireplace, a formal dining room, and a beautifully updated kitchen with a separate mudroom. With five generously sized bedrooms and four luxurious baths - complete with heated floors on the second level - comfort and style abound. Step outside to a meticulously maintained front and backyard, perfect for entertaining, with a brand-new deck ready for spring and summer gatherings. A laneway-accessed two car garage adds convenience, while the unbeatable location places you just steps from College Street's vibrant shops, restaurants, and parks. The bright and airy newly finished basement offers endless possibilities, featuring a private entrance, open-concept living space, modern kitchen, laundry, bedroom, bathroom, and office - ideal for an in-law suite or rental opportunity. With two hydro meters, separate electrical panels, and potential for a laneway house (ask the listing agent for details), this home is a rare gem waiting to be discovered! ****EXTRAS**** See feature sheet for complete list of renovations including 4th bathroom, new roof, new wiring, updated mechanicals, separate meters and panel for basement. Building permits available upon request.

Extras:**Listing Contracted With:** Royal LePage Security Real Estate 416-654-1010


291 Roxton Rd
Toronto Ontario M6G 3R1

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$8,840.97/2024**For:** Sale**Sold:** \$2,090,000**List:** \$2,199,000**Sold Date:** 03/21/2025**% Dif:** 95**SPIS:** N**Last Status:** SLD**DOM:** 25**Att/Row/Twnhouse****Fronting On:** E**Rms:** 8 + 3**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

14 x 128 Feet

Washrooms: 4**Irreg:**1x2xMain, 1x4x2nd, 1x5xUpper,
1x3xLower**Dir/Cross St:** North From College **Directions:** North from College**MLS#:** C11985629**PIN#:** 212720325

Kitchens: 1 + 1
Fam Rm: N
Basement: Fin W/O
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2500-3000
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev: Lower

Exterior: Brick / Stucco/Plaster
Drive: Lane
Gar/Gar Spcs: Detached / 1
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat:


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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.59	x 13.39	Tile Floor	East View	W/O To Terrace
2	Dining	Main	15.32	x 9.78	Tile Floor	O/Looks Frontyard	Large Window
3	Kitchen	Main	15.32	x 9.78	Tile Floor	B/I Appliances	Breakfast Bar
4	2nd Br	2nd	11.42	x 10.2	Hardwood Floor	East View	Double Closet
5	3rd Br	2nd	12.27	x 10.2	Hardwood Floor	West View	W/I Closet
6	Prim Bdrm	3rd	15.16	x 13.42	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
7	Living	Lower	16.86	x 12.7	Cork Floor	Combined W/Dining	W/O To Porch
8	Dining	Lower	16.86	x 12.7	Cork Floor	Combined W/Living	Open Concept
9	Kitchen	Lower	20.37	x 9.48	Cork Floor	Stainless Steel Appl	Granite Counter
10	Prim Bdrm	Lower	12.76	x 12.7	Cork Floor	Closet Organizers	W/O To Yard

Client Remks: Just Steps From College & Ossington, This Exceptionally Designed, Three-Bedroom Urban Townhome In Block Offers A Unique Quality Of Life With Superior Craftsmanship & Fine Finishes Throughout. Thoughtfully Designed By Richard Wengle & Cecconi Simone, The Stunning Family Home Features An Expansive Interior Over Four Well-Appointed Floors Accessed From An Open Riser Staircase. The Main Level Showcases A Large Formal Dining Room, Spacious Living Room Which Seamlessly Integrates Into A Rear Garden & Refined Modern Kitchen With Top Of The Line Appliances & Abundance Of Storage. The Second Level Features Two Expansive Bedrooms & A Spa-Like Four Piece Bathroom. The Decadent Primary Bedroom Suite Occupies The Entire Third Floor With His/Hers Walk-In Closets & 5-Piece Spa-Like Ensuite Bathroom. The Lower Level Could Be Used As A Separate Rental Suite Or Family Room With A Separate Bedroom. 10-Foot Ceilings Throughout. Detached Garage. ****EXTRAS**** Steps To Shopping & Restaurants Of Little Italy, Dundas West & College Street. Easy Access To Fred Hamilton, George Ben & Trinity Bellwood Parks. Short Distance To West-End YMCA.

Extras:**Listing Contracted With:** RE/MAX HALLMARK BIBBY GROUP REALTY416-481-0888





52 Argyle St			Sold: \$2,100,000
Toronto Ontario M6J 1N6			List: \$2,198,000
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$10,414.61/2024		For: Sale	% Dif: 96
Sold Date: 04/25/2025			
SPIS: N	Last Status: SLD	DOM: 9	
Semi-Detached	Fronting On: N	Rms: 6	
Link:	Acreage:	Bedrooms: 3	
2-Storey	18.42 x 92.42 Feet	Washrooms: 4	
	Irreg:	1x2xGround, 2x3x2nd, 1x4xBsmt	
Dir/Cross St: Queen & Ossington Directions: Queen & Ossington			

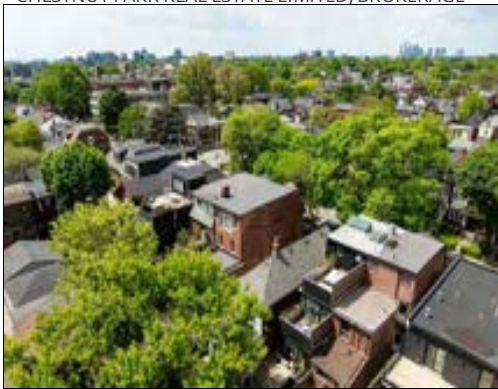
MLS#: C12086846	PIN#: 212740100
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Kitchens: 1		Exterior: Brick Front		Zoning:	
Fam Rm: Y		Drive: Lane		Cable TV:	
Basement: Finished		Gar/Gar Spcs: None / 0		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 1		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat: Family Room		Retirement:	
Apx Sqft: 1500-2000				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type: Available	
Laundry lev:				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.4	x 10.01	Bay Window	Open Concept	Combined W/Dining
2	Dining	Ground	12.17	x 12.5	Hardwood Floor	Open Concept	Pot Lights
3	Kitchen	Ground	14.07	x 12.17	B/I Appliances	Custom Backsplash	Combined W/Dining
4	Prim Bdrm	2nd	13.48	x 12.17	Skylight	Closet	Hardwood Floor
5	2nd Br	2nd	10.99	x 8.01	Skylight	Closet	Hardwood Floor
6	3rd Br	2nd	10.99	x 8.01	Skylight	Closet	Hardwood Floor
7	Other	Bsmt	13.75	x 10.6	B/I Closet	Hardwood Floor	Pot Lights
8	Other	Bsmt	16.77	x 14.76	Pot Lights	Hardwood Floor	Combined W/Kitchen

Client Remks: Nestled in Toronto's coveted Trinity Bellwoods neighborhood, this home embodies luxurious urban living with unmatched lifestyle versatility. Situated just steps from vibrant blocks filled with renowned restaurants, boutiques, cafes, and shops, it offers a seamless blend of city charm and modern elegance. Designed and crafted to perfection by esteemed designer/builder David Weenen, every aspect of the interior showcases meticulous attention to detail. The Chef's kitchen, adorned with marble counters, island, and backsplash, creates an inspiring space for culinary endeavors. High-end appliances, including a built-in espresso machine and two dishwashers, enhance convenience for hosting and daily life. Hardwood floors lend timeless sophistication, while energy-efficient Marvin windows and four skylights infuse the home with abundant natural light. The soaring ceilings on both the main and second floors amplify the airy ambiance. Comfort takes center stage with in-floor heating in all bathrooms and the basement, which also features an in-law suite with a kitchenette and private entrance ideal for flexible living arrangements. Smart home technology, including built-in speakers throughout and in the landscaped backyard, introduces cutting-edge convenience. The limestone exterior walkways elevate the home's curb appeal, while the backyards low-maintenance design invites summer enjoyment. With an impressive array of appliances2 washers, 2 dryers, 3 dishwashers, and 2 refrigerators this home is equipped for effortless living. Lane way parking adds practicality, and potential eligibility for a laneway suite, making this property an exceptional find in Trinity Bellwoods.

Extras:
Listing Contracted With: KW Living Realty416-975-9889

**643 Shaw St**
Toronto Ontario M6G 3L8

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$7,990/2024**For:** Sale**Sold:** \$2,100,000**List:** \$2,189,000**% Dif:** 96**Sold Date:** 06/16/2025**SPIS:** N**Last Status:** SLD**DOM:** 5

Semi-Detached

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

3-Storey

15.11 x 128.75 Feet

Washrooms: 3**Irreg:**

1x4x3rd, 1x4x2nd, 1x3xBsmt

Dir/Cross St: HARBORD ST/SHAW ST **Directions:** N/A**MLS#:** C12213965**PIN#:** 212700350

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Drive:	Cable TV:
Basement: Finished	Gar/Gar Spcs: Detached / 1	Gas:
Fireplace/Stv: N	Drive Park Spcs: 1	Water:
Heat: Forced Air / Gas	Tot Prk Spcs: 1	Water Supply:
A/C: Central Air	UFFI:	Sewer: Sewers
Central Vac: N	Pool: None	Waterfront:
Apx Age:	Prop Feat:	Retirement:
Year Built: 1910		Farm/Agr:
Yr Built Source: MPAC		Oth Struct:
Apx Sqft: 1500-2000		Survey Type: None
Assessment: 2024 POTL:		Spec Desig: Unknown
POTL Mo Fee:		
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	24.51	x 8.01	B/I Appliances	Eat-In Kitchen	Stone Counter
2	Dining	Main	10.99	x 10.99	Hardwood Floor	Walk-Out	Skylight
3	Living	Main	12.01	x 10.99	Picture Window	Skylight	Hardwood Floor
4	3rd Br	2nd	10.01	x 11.32	W/O To Sundeck	Hardwood Floor	B/I Closet
5	2nd Br	2nd	10.01	x 12.99	Hardwood Floor	Closet Organizers	Picture Window
6	Prim Bdrm	3rd	10.73	x 10.73	B/I Closet	W/O To Sundeck	Picture Window
7	Family	Bsmt	13.09	x 10.17	Walk-Out	Electric Fireplace	Vaulted Ceiling
8	4th Br	Bsmt	8.2	x 6.99	Murphy Bed	B/I Closet	Sliding Doors

Client Remks: An architecturally exquisite home in the heart of Little Italy. This 3-storey masterpiece, designed by NCDA and built by Blacklion Construction, features 3+1 bedrooms, 3 bathrooms, and 4 decks across 3,000+ sq ft of finished living space. Main level includes custom millwork, exposed brick and steel elements, and a double-height light well that connects all floors. The open-concept living and dining areas lead to a full-width rear extension and deck, ideal for indoor-outdoor living. The kitchen features Caesarstone countertops, 6-burner Wolf range, pantry, floor-to-ceiling windows, and access to a landscaped garden with built-in storage. Second level offers two bedrooms, a 4-piece bathroom, and a rear deck with planters. A floating walkway connects rooms while drawing in natural light from the vertical skylight. Third floor is dedicated to the primary suite with a tree-lined view, full wall of custom closets, and spa-inspired ensuite with rain shower, and rooftop deck with built-in seating and CN Tower views. The basement features 9 ft ceilings, a large den with fireplace and wet bar, curved rain shower, and a flexible guest room with Murphy bed. Includes walkout access for potential secondary unit. Finishes throughout include Toto wall-mounted toilets, custom millwork, Lowen windows and wooden frames, Velux skylights, and wide oak staircases. Located on a quiet, tree-lined street with excellent walkability to parks, transit, and neighbourhood amenities.

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-205-0355



253 Roxton Rd			Sold: \$2,100,000		
Toronto Ontario M6G 3R1			List: \$2,189,900		
Toronto C01 Palmerston-Little Italy Toronto					
Taxes: \$9,349/2024		For: Sale		% Dif: 96	
Sold Date: 03/24/2025					
SPIS: N		Last Status: SLD		DOM: 20	
Att/Row/Twnhouse		Fronting On: E		Rms: 6 + 3	
Link:		Acreage:		Bedrooms: 3 + 1	
3-Storey		14 x 128 Feet		Washrooms: 5	
		Irreg:		1x2xMain, 1x5x3rd, 1x3x2nd, 1x4x2nd, 1x4xLower	
Dir/Cross St: College St + Ossington Ave Directions: College St and Ossington Ave					

MLS#: C12000870	PIN#: 212720306
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Kitchens: 1 + 1		Exterior: Brick		Zoning:	
Fam Rm: N		Drive: Lane		Cable TV:	
Basement: Apartment / Sep Entrance		Gar/Gar Spcs: Detached / 1		Gas:	
Fireplace/Stv: N		Drive Park Spcs: 0		Water:	
Heat: Forced Air / Gas		Tot Prk Spcs: 1		Water Supply:	
A/C: Central Air		UFFI:		Sewer: Sewers	
Central Vac: N		Pool: None		Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft: 2500-3000				Farm/Agr:	
Assessment: POTL:				Oth Struct:	
POTL Mo Fee:				Survey Type: None	
Laundry lev:				Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.59	x 12.99	W/O To Patio	Large Window	Tile Floor
2	Kitchen	Main	16.99	x 9.51	B/I Appliances	Galley Kitchen	Tile Floor
3	Dining	Main	18.21	x 9.28	Large Window	Recessed Lights	Tile Floor
4	2nd Br	2nd	13.09	x 12.99	W/O To Balcony	3 Pc Ensuite	Double Closet
5	3rd Br	2nd	12.99	x 12.01	Se View	4 Pc Ensuite	Double Closet
6	Office	2nd	10.7	x 9.81	Recessed Lights	Hardwood Floor	
7	Prim Bdrm	3rd	17.39	x 12.99	W/O To Balcony	5 Pc Ensuite	Hardwood Floor
8	Bathroom	3rd	12.99	x 12.5	Soaker	Double Sink	Separate Shower
9	Sitting	3rd	21	x 9.71	Hardwood Floor	Recessed Lights	Tile Floor
10	Living	Lower	16.01	x 12.89	Double Closet	Recessed Lights	Tile Floor
11	Br	Lower	12.89	x 12.2	Double Closet	Window	Tile Floor
12	Kitchen	Lower	9.42	x 9.09	Backsplash	Recessed Lights	Tile Floor

Client Remks: Welcome to 253 Roxton Rd! This place is more than just a townhome it's your ultimate chill zone in the heart of Little Italy. Picture this: three spacious bedrooms, five sleek bathrooms, and a vibe that screams relaxation. Step inside, and boom, you're hit with this airy, open-concept living space, complete with sky-high 10-ft ceilings. And let's talk about the kitchen, it's like something out of a magazine, with top-notch appliances and enough room to host the ultimate hangout. Head up to the third floor, and you've got your own private sanctuary in the primary bdrm. Plus, every bedroom comes with its own ensuite bathroom. Talk about luxury! Oh, and did we mention the backyard? It's landscaped to perfection, ready for all your outdoor entertaining needs. And bonus: there's a basement apartment, perfect for guests or some extra income. And don't even get us started on the location, you're just steps away from the best restaurants, cafes, and shops the city has to offer. Bsmt apt easily convert back to be part of the house! stairs to bsmt are still in place. Individual Thermostat for each flr. Bsmt w its Own A/C, Heated Floors and Laundry. indoor&outdoor Jbl sound system. almost 9ft ceiling on 2nd & 3rd flr.

Extras:
Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC. 416-234-2424


7 Delaware Ave
Toronto Ontario M6H 2S8

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$10,901/2025**For:** Sale**% Dif:** 95**Sold Date:** 05/06/2025**SPIS:** N**Last Status:** SLD**DOM:** 8

Semi-Detached

Fronting On: E**Rms:** 9 + 2**Link:****Acreage:****Bedrooms:** 5

2 1/2 Storey

23 x 139 Feet

Washrooms: 5**Irreg:**1x4xBsmt, 1x2xGround, 1x3x2nd,
1x4x2nd, 1x2x3rd**Dir/Cross St:** College and Ossington**Directions:** Delaware is a one way street go up Concord from College and turn left**MLS#:** C12107445**PIN#:** 212800213

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	
Basement:	Finished	Gar/Gar Spcs:	None / 0	Gas:	Hydro:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Phone:
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	Municipal
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Year Built:	1902	Family Room, Fenced Yard,		Farm/Agr:	
Yr Built Source:	MPAC	Fireplace/Stove, Park, Public Transit, Rec		Oth Struct:	
Apx Sqft:	2000-2500	Centre, School		Survey Type:	None
Assessment:	2024 POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Main				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Rec	Bsmt	18.73	x 25.2	Laminate	Window	
2	Bathroom	Bsmt	11.19	x 6.1	Soaker	Porcelain Floor	Quartz Counter
3	Utility	Bsmt	11.68	x 14.3	Concrete Floor		
4	Foyer	Ground	5.74	x 16.01	Heated Floor	Porcelain Floor	Large Closet
5	Dining	Ground	13.81	x 17.81	Hardwood Floor	B/I Shelves	Bay Window
6	Powder Rm	Ground	6.1	x 4.89	Heated Floor	Marble Floor	B/I Shelves
7	Kitchen	Ground	12.27	x 16.5	Centre Island	Stainless Steel Appl	Quartz Counter
8	Laundry	Ground	6.1	x 8.83	Heated Floor	Porcelain Floor	B/I Fridge
9	Pantry	Ground	6.07	x 3.61	B/I Shelves	Heated Floor	
10	Family	Ground	18.73	x 21.33	Gas Fireplace	B/I Bookcase	W/O To Patio
11	Prim Bdrm	2nd	11.61	x 14.5	Bay Window	Hardwood Floor	3 Pc Ensuite
12	Bathroom	2nd	6.79	x 7.45	Porcelain Floor	Quartz Counter	Separate Shower
13	2nd Br	2nd	9.45	x 13.98	Hardwood Floor	Pot Lights	Large Closet
14	3rd Br	2nd	8.96	x 14.07	Large Closet	Hardwood Floor	Pot Lights
15	Bathroom	2nd	6.79	x 8.14	4 Pc Bath	Soaker	Double Sink
16	4th Br	3rd	16.21	x 12.37	W/O To Balcony	Hardwood Floor	Pot Lights
17	5th Br	3rd	16.21	x 12.3	B/I Closet	B/I Shelves	Quartz Counter
18	Bathroom	3rd	5.22	x 6.23	2 Pc Bath	Porcelain Floor	Quartz Counter

Client Remks: Desireable on Delaware! This beautifully 2046 sq ft updated semi-detached gem is overflowing with style! Renovated with designer exquisite details, the main floor (updated in 2021) welcomes you with terrazzo porcelain heated floors in the foyer & playful wall accents that set the tone for the rest of the home. The elegant dining room boasts a bright bay window and custom built-in shelving perfect for entertaining. A striking powder room showcases marble mosaic heated floors & luxurious gold finishes, creating a refined experience for guests. The laundry and pantry area features custom millwork, heated porcelain flooring & front load washer & dryer. At the heart of the home, the kitchen shines with a 90 centre island ideal for gatherings, casual meals, or morning coffee. Surrounded by stainless steel appliances and a gas cooktop, this space is truly the hub for family life. The adjoining family room offers warmth and comfort with a gas fireplace, built-in bookcase with hidden storage & a walkout to a spacious back deck. Upstairs, the second-floor features three generous bedrooms. The sun-filled primary bedroom includes a beautiful bay window & a serene ensuite complete with a luxurious shower and a brand new magic window. The third floor includes two additional bedrooms, one of which was thoughtfully renovated (2021) with charming pink fluted custom millwork, brushed gold & rose quartz hardware, and cleverly concealed storage for luggage and shoes. The fifth bedroom is spacious and bright, with access to a private balcony overlooking a newly sodded backyard and a fresh fence (2021). The finished basement waterproofed in 2022 offers even more versatile living space. Whether you need a playroom, home office, or games area, you'll find room to spare, along with a full 4-piece bathroom and a utility room. All of this is nestled in a vibrant neighbourhood steps from College Street and Little Italy, with easy access to top-rated restaurants, shops, schools, and TTC transit.

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


462 Roxton Rd
Toronto Ontario M6G 3R4

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$8,376.03/2024**For:** Sale**Sold:** \$2,395,000**List:** \$2,295,000**Sold Date:** 03/28/2025**% Dif:** 104**SPIS:** N**Last Status:** SLD**DOM:** 2**Att/Row/Twnhouse****Fronting On:** W**Rms:** 8**Link:****Acreage:****Bedrooms:** 3 + 1

2 1/2 Storey

17.5 x 125 Feet

Washrooms: 3**Irreg:**

1x2xMain, 1x5x2nd, 1x3xLower

Dir/Cross St: Bloor & Ossington**Directions:** Roxton Road One Way South off of Bloor Street West**MLS#:** C12042589**PIN#:** 212700140

Kitchens:	1	Exterior:	Alum Siding / Brick	Zoning:	Residential
Fam Rm:	N	Drive:	Lane	Cable TV:	Y Hydro: Y
Basement:	Finished / Full	Gar/Gar Spcs:	Detached / 1	Gas:	Y Phone: Y
Fireplace/Stv:	Y	Drive Park Spcs:	0	Water:	Municipal
Heat:	Radiant / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	None
Apx Age:	100+	Prop Feat:	Fenced Yard, Fireplace/Stove, Public Transit, Rec Centre, School	Retirement:	
Apx Sqft:				Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Available
Laundry lev:	Lower			Spec Desig:	Unknown

Topography: Flat**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.82	x 14.83	Heated Floor
2	Living	Main	13.75	x 12.07	Hardwood Floor
3	Dining	Main	14.5	x 10.76	Hardwood Floor
4	Kitchen	Main	16.99	x 10.24	Hardwood Floor
5	Prim Bdrm	2nd	13.75	x 11.68	Hardwood Floor
6	2nd Br	2nd	14.5	x 8.99	Hardwood Floor
7	Office	2nd	10.01	x 6.66	Hardwood Floor
8	3rd Br	3rd	13.58	x 11.75	Hardwood Floor
9	4th Br	3rd	13.58	x 9.58	Hardwood Floor
10	Pantry	Lower	12.07	x 8.66	Heated Floor
11	Rec	Lower	25	x 12.34	Hardwood Floor
12	Utility	Lower	12.34	x 4.82	Concrete Floor

Client Remks: Discover your dream home at 462 Roxton Road, a classic two-and-a-half-storey completely reimagined for modern living. This isn't your typical renovation; it's a meticulous transformation where every detail matters. Sunlight streams across hardwood floors, leading you through an endless-feeling open-concept main floor. Your morning coffee ritual gets its own secret nook in the chef-worthy kitchen, complete with top-of-the-line Bosch appliances. And those winter mornings? They're infinitely better with whole-house radiant heating keeping your feet toasty. The bedroom level is pure genius. Think soundproofed walls (goodbye, neighbour's), duo blackout blinds that transform day to night with one tap, and a primary suite with a walk-in closet so spacious it could moonlight as a fourth bedroom, but actually could if needed. The family bathroom feels lifted from a luxury spa, featuring a freestanding tub and double vanity and separate shower. Up on the 3rd floor, two more bedrooms offer generous space and efficient storage. Below, the basement refuses to feel like one, with 8.2-ft ceilings, a rec room perfect for movie night or playdates and a sleek 3-pc bathroom you won't want to leave. Oh, there is also custom built-in closet by the back door- because organization should be beautiful too. Outside, life's just as awesome. The low-maintenance yard combines stone patio, raised deck, and forever-green turf for perfect entertaining without the hassle. The garage is ready for your electric future, with EV charging prep and an 8-ft high door that welcomes even the tallest SUVs. This house doesn't just look smart - it is smart. From whole-house mesh Wi-Fi to motorized blinds, Ring security to zone-controlled heating, it's built for the way we live now. Every upgrade, from windows to roof, from built-ins to drainage, wasn't just done - it was done right. This isn't a house that's been renovated. It's a home that's been reimagined and meticulously maintained. Welcome to your future.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM416-424-4910


57 Montrose Ave
Toronto Ontario M6J 2T6

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$9,355.98/2024**For:** Sale**Sold:** \$2,500,000**List:** \$2,749,000**Sold Date:** 06/08/2025**% Dif:** 91**SPIS:** N**Last Status:** SLD**DOM:** 25

Semi-Detached

Fronting On: E**Rms:** 7 + 2**Link:****Acreage:** < .50**Bedrooms:** 4 + 1

2 1/2 Storey

24.83 x 102.5 Feet

Washrooms: 4**Irreg:**1x5x3rd, 1x2xMain, 1x4xBsmt,
1x4x2nd**Dir/Cross St:** Dundas And Montrose **Directions:** Dundas St W & Ossington Ave**MLS#:** C12146633**PIN#:** 212510293

Kitchens:	1	Exterior:	Brick	Zoning:	R(d0.6)
Fam Rm:	N	Drive:	Lane	Cable TV:	Hydro: Y
Basement:	Finished / Sep Entrance	Gar/Gar Spcs:	Detached / 1	Gas:	Y Phone:
Fireplace/Stv:	N	Drive Park Spcs:	1	Water:	Municipal
Heat:	Water / Gas	Tot Prk Spcs:	2	Water Supply:	
A/C:	Wall Unit	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:	100+	Prop Feat:	Fenced Yard, Hospital, Library, Park, Public Transit, School	Retirement:	
Apx Sqft:	1500-2000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	Unknown
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.1	x 14.01	Granite Counter	Stainless Steel Appl	Combined W/Dining
2	Dining	Main	14.01	x 13.12	Hardwood Floor	W/O To Deck	Pot Lights
3	Living	Main	16.04	x 11.35	Hardwood Floor	Large Window	Pot Lights
4	2nd Br	2nd	11.29	x 8.96	Hardwood Floor	Window	
5	3rd Br	2nd	13.06	x 8.86	Hardwood Floor	Large Window	W/I Closet
6	4th Br	2nd	12.89	x 8.76	Hardwood Floor	Window	W/I Closet
7	Prim Bdrm	3rd	18.24	x 13.09	Skylight	5 Pc Ensuite	His/Hers Closets
8	5th Br	Lower	9.97	x 10.83	Vinyl Floor	Window	
9	Family	Lower	12.2	x 10.66	Vinyl Floor		

Client Remks: Sophisticated, Stylish, & Immaculately Maintained - Experience Luxury Living In The Heart Of Trinity Bellwoods. This Home Exudes Classic Charm W/Exquisite Finishes & Thoughtfully Reimagined Interiors. A Welcoming Foyer Greets You W/Classic Penny Tile Flooring, Setting A Graceful Tone From The Moment You Step Inside. Feat. 4+1 Bdrm & 4 Bath, This Home Boasts A Spacious, Open-Concept Layout W/Quality Craftsmanship & Custom Millwork Throughout. The Gourmet Kit Is Equipped With S/S Appliances, Granite Countertops, Rich Hardwood Flr, Ample C-Space & Abundant Cabinetry For Effortless Functionality. Flowing Seamlessly Into The Dining Sp W/Floor-To-Ceiling Win That Flood The Space W/Natural Light & Offer A W/O To The East- Facing Bkyd -Complete W/A Gas Line For BBQ, A Fully-Fenced Yard, Retractable Awning, Lounge Area, & Al Fresco Dining Space-Perfect For Ent. Or Enjoying Tranquil Mornings In The Sun. You'll Love The Inviting Living Room, Which Showcases A Large Window & Stunning Exposed Brick Accent Wall That Adds Warmth, Architectural Charm, & Urban Sophistication. The Second Level Features 3 Spacious Bedrooms, 4-Piece Updated Bathroom With A Glass Shower & Freestanding Tub, & Dedicated Laundry Room W/Custom Built-In Storage For Everyday Convenience. The Third Level Retreat Features The Primary Bedroom, & Impresses With Dual Closets, Skylight, & Luxurious Ensuite W/Double Vanity, Tub & Glass Shower. The Lower Level Offers Additional Finished Living Space & Has Been Dug-Down For Extra Height. Boasting A Separate Entrance & Full Kitchen W/Stainless Steel Appliances, Abv Grade Win, Sep Ens Laundry & Bed -Ideal For In-Law Living Or Guest Suite. Perfectly Positioned, Just Steps From The Iconic Trinity Bellwoods Park In One Of Torontos Most Idyllic Nbhd, You'll Be Immersed In A Vibrant Comm Surrounded By Boutique Cafes, Bespoke Shops, & Some Of The City's Finest Dining. This Home Is A Rare Opp. To Enjoy Elegance & Comfort In One Of Toronto's Most Sought-After Communities.

Extras:**Listing Contracted With:** EXP REALTY416-702-1146


282 Crawford St
Toronto Ontario M6J 2V8

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,412/2024**For:** Sale**% Dif:** 95**Sold Date:** 05/16/2025**SPIS:** N**Last Status:** SLD**DOM:** 58**Att/Row/Twnhouse****Fronting On:** W**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 4 + 1

3-Storey

16.5 x 127 Feet

Washrooms: 4**Irreg:**1x2xGround, 1x4x2nd, 1x4x3rd,
1x3xBsmt**Dir/Cross St:** Dundas St W and Crawford St. **Directions:** Dundas St W and Crawford St.**MLS#:** C12029922**PIN#:** 212730376

Kitchens:	1	Exterior:	Brick	Zoning:	
Fam Rm:	Y	Drive:	Lane	Cable TV:	Hydro:
Basement:	Finished	Gar/Gar Spcs:	Detached / 1	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	1	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	1500-2000	Family Room, Fenced Yard,		Farm/Agr:	
Assessment:	POTL:	Fireplace/Stove, Hospital, Park, Public		Oth Struct:	
POTL Mo Fee:		Transit		Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.9	x 13.19	Formal Rm	Hardwood Floor	Imitation Fireplace
2	Dining	Main	14.11	x 16.04	Formal Rm	Hardwood Floor	Renovated
3	Kitchen	Main	18.37	x 15.75	Stainless Steel Appl	Modern Kitchen	Tile Floor
4	Sunroom	Main	13.78	x 9.58	Tile Floor	Double Doors	O/Looks Garden
5	Br	2nd	15.72	x 18.57	Hardwood Floor	W/O To Deck	
6	Br	2nd	11.48	x 13.58	Hardwood Floor	Closet	
7	Br	2nd	12.5	x 12.37	Hardwood Floor	Closet	B/I Bookcase
8	Prim Bdrm	3rd	23.1	x 18.04	Hardwood Floor	Large Closet	4 Pc Ensuite
9	Living	Bsmt	20.67	x 18.24			
10	5th Br	Bsmt	0	0			

Client Remks: Step Into The Charm And Sophistication Of 282 Crawford Street, A Remarkable Victorian Home That Beautifully Balances Classic Elegance With Modern Comfort. Situated On One Of The Most Desirable Streets, This Property Invites You To Experience A Home Filled With Character And Warmth. Large, Elegant Rooms Adorned With Hardwood Floors And Soaring High Ceilings Showcase Intricate Original Details, Paying Homage To Its Historic Roots While Offering Timeless Sophistication. The Formal Dining Room Is A Showstopper, Perfect For Hosting Unforgettable Gatherings, While The Expansive Kitchen Is A Culinary Enthusiast's Dream. A Cozy Sunroom Overlooking The Lush Garden Offers A Perfect Retreat For Relaxation, And The Stunning Third Floor Provides Luxurious Primary Suite. Fully Renovated Basement. Ideally Located In A Vibrant And Welcoming Neighborhood, 282 Crawford Street Promises A Lifestyle Of Elegance, Comfort, And Charm. Feels Like A Semi With So Much Natural Sunlight! Laneway Housing Potential!

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


501 Palmerston Blvd
Toronto Ontario M6G 2P2

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$13,554.72/2024**For:** Sale**Sold:** \$2,650,000**List:** \$2,750,000**Sold Date:** 04/08/2025**% Dif:** 96**SPIS:** N**Last Status:** SLD**DOM:** 40

Triplex

Fronting On: E**Rms:** 15**Link:****Acreage:****Bedrooms:** 7

3-Storey

33.01 x 138.85 Feet

Washrooms: 3**Irreg:**

1x4xMain, 1x4x2nd, 1x3x3rd

Dir/Cross St: Bathurst / Bloor St **Directions:** Bathurst / Bloor St**MLS#:** C11990758**PIN#:** 212540294

Kitchens:	3	Exterior:	Brick	Zoning:	
Fam Rm:	N	Drive:	Rt-Of-Way	Cable TV:	
Basement:	Full / Unfinished	Gar/Gar Spcs:	Detached / 1	Gas:	Hydro:
Fireplace/Stv:	N	Drive Park Spcs:	5	Water:	Phone:
Heat:	Radiant / Gas	Tot Prk Spcs:	6	Water Supply:	Municipal
A/C:	None	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000			Farm/Agr:	
Assessment:	POTL:			Oth Struct:	
POTL Mo Fee:				Survey Type:	None
Laundry lev:				Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.67	x 10.01	French Doors	Laminate
2	Kitchen	Main	8.99	x 7.35	Ceramic Floor	W/O To Yard
3	Br	Main	16.01	x 13.16	Laminate	Closet
4	2nd Br	Main	11.75	x 10.99	Laminate	Closet
5	3rd Br	Main	12.6	x 10.76	Laminate	Bay Window
6	Living	2nd	17.26	x 11.15	Hardwood Floor	Bay Window
7	Kitchen	2nd	9.42	x 9.25	Eat-In Kitchen	Ceramic Floor
8	Br	2nd	11.32	x 10.83	Hardwood Floor	Closet
9	2nd Br	2nd	10.76	x 7.68	Hardwood Floor	Closet
10	3rd Br	2nd	12.4	x 12.01	Hardwood Floor	Closet
11	Living	3rd	13.42	x 12.76	Laminate	Closet
12	Br	3rd	12.99	x 9.25	Laminate	Closet

Client Remks: Fantastic investment opportunity located in a desirable Annex neighbourhood; Detached triplex with 3 self-contained, separately metered units. Over 4000 sq ft of potential living space including an unfinished L/L with shared laundry facilities and high ceilings. Large 33' x 138' lot offers the possibility of adding a garden suite (see attached letter). Walking distance to Bathurst subway, Mirvish Village, U of T, Harbord Village, Parks, Schools and Bloor St. Shops & Restaurants.

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC.416-483-4337


9 Dewson St
Toronto Ontario M6G 3L3
Sold: \$2,750,000
List: \$2,895,000

Toronto C01 Palmerston-Little Italy Toronto

Taxes: \$11,008.30/2024**For:** Sale**% Dif:** 95**Sold Date:** 04/11/2025**SPIS:** N**Last Status:** SLD**DOM:** 8**Att/Row/Twnhouse****Fronting On:** E**Rms:** 8 + 2**Link:****Acreage:****Bedrooms:** 3 + 1

3-Storey

23.59 x 118.68 Feet

Washrooms: 5**Irreg:**1x5x3rd, 2x4x2nd, 1x2xMain,
1x4xLower**Dir/Cross St:** College & Ossington **Directions:** College & Ossington**MLS#:** C12061534**PIN#:** 212720330

Kitchens:	1	Exterior:	Brick / Stucco/Plaster	Zoning:	
Fam Rm:	Y	Drive:		Cable TV:	A
Basement:	Fin W/O	Gar/Gar Spcs:	Detached / 1	Gas:	Y
Fireplace/Stv:	N	Drive Park Spcs:	0	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	1	Water Supply:	
A/C:	Central Air	UFFI:	No	Sewer:	Sewers
Central Vac:	N	Pool:	Inground	Waterfront:	
Apx Age:		Prop Feat:	Family Room	Retirement:	
Year Built:	2013			Farm/Agr:	
Yr Built Source:	MPAC			Oth Struct:	
Apx Sqft:	2500-3000			Survey Type:	Unknown
Assessment:	POTL:			Spec Desig:	Unknown
POTL Mo Fee:					
Laundry lev:	Lower				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.13	x 16.17	Hardwood Floor	West View	W/O To Terrace
2	Dining	Main	14.63	x 11.81	Hardwood Floor	Large Window	W/O To Patio
3	Kitchen	Main	16.21	x 12.76	Hardwood Floor	B/I Appliances	Breakfast Bar
4	Foyer	Main	11.81	x 6	Tile Floor	W/O To Porch	
5	2nd Br	2nd	13.88	x 11.38	Hardwood Floor	West View	Ensuite Bath
6	3rd Br	2nd	14.76	x 11.84	Hardwood Floor	East View	Ensuite Bath
7	Den	2nd	13.71	x 9.58	Hardwood Floor	Large Window	
8	Prim Bdrm	3rd	16.93	x 16.17	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
9	Family	Lower	15.72	x 12.5	Cork Floor	W/O To Porch	
10	Rec	Lower	15.72	x 10.01	Cork Floor	Ensuite Bath	

Client Remks: Rarely Offered 3700 SQFT Corner Townhome with Unparalleled Design & Luxury Discover an extraordinary urban oasis in the heart of Toronto's vibrant West End. Steps from College & Ossington, this rarely offered, massive corner townhome delivers an unmatched living experience with superior craftsmanship and fine finishes throughout. Designed by Richard Wengle & Cecconi Simone, this architectural masterpiece spans four impeccably designed levels, connected by an open riser staircase and soaring 10-foot ceilings. The main level offers a refined blend of functionality and elegance, featuring a formal dining room, expansive living room, and a seamless walkout to the private rear garden. The modern kitchen is a chefs dream, equipped with top-of-the-line Miele appliances and an abundance of storage. The second level boasts two spacious bedrooms, a versatile den/home office, and two luxurious ensuite bathrooms, each with elegant four-piece designs. The entire third floor is dedicated to the primary suite, a true retreat featuring his & hers walk-in closets and a spa-inspired 5-piece ensuite with premium finishes, heated floors and a steam shower! The lower level offers exceptional flexibility perfect as a separate in-law suite, family room, or home fitness area, complete with an additional bedroom. Complete with radiant in floor heating. Step outside to your private patio, where an in-ground swim spa creates the ultimate space for relaxation and entertainment. An irrigation system and a detached garage with EV charger adds further convenience. Situated just steps from the trendy boutiques, restaurants, and cafes of Little Italy, Dundas West & College Street, with easy access to Fred Hamilton, George Ben, and Trinity Bellwoods Parks. A short distance to West-End YMCA completes this exceptional offering. This is a rare opportunity to own one of Toronto's finest townhomes don't miss out!

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

	302 Grace St Toronto Ontario M6G 3A6 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$9,062.71/2025 Sold Date: 05/07/2025 SPIS: N Last Status: SLD DOM: 1		Sold: \$3,250,000 List: \$3,195,000 % Dif: 102				
	Semi-Detached Link: 3-Storey		Fronting On: W Acreage: 24.31 x 120 Feet Irreg: 1x4x2nd, 1x4x3rd, 1x3xBsmt				
	Dir/Cross St: Harboard & Grace Directions: South of Harboard, backing onto Art Eggleton Park		Rms: 11 + 1 Bedrooms: 5 + 1 Washrooms: 3				
MLS#: C12128213 PIN#: 212520212							
Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Assessment: POTL: POTL Mo Fee: Laundry lev: Upper		Exterior: Brick / Vinyl Siding Drive: Lane Gar/Gar Spcs: Detached / 2 Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School		Zoning: Residential Cable TV: Gas: Water: Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	17.75	x 7.25	Porcelain Floor	Pot Lights	W/O To Porch
2	Living	Main	13.75	x 13.58	Hardwood Floor	Brick Fireplace	W/O To Porch
3	Kitchen	Main	20.41	x 10.17	Centre Island	Stone Counter	B/I Appliances
4	Dining	Main	13.09	x 10.66	Hardwood Floor	Picture Window	Open Concept
5	2nd Br	2nd	13.09	x 10.66	Hardwood Floor	Pot Lights	B/I Closet
6	3rd Br	2nd	14.57	x 10.01	Hardwood Floor	Pot Lights	B/I Closet
7	4th Br	2nd	14.01	x 10.01	Hardwood Floor	Picture Window	O/Looks Park
8	Prim Bdrm	3rd	16.67	x 14.5	Hardwood Floor	Pot Lights	His/Hers Closets
9	5th Br	3rd	13.32	x 9.84	Hardwood Floor	Pot Lights	O/Looks Park
10	Rec	Lower	22.74	x 17.42	Open Concept	Pot Lights	Vinyl Floor
11	Den	Lower	17.32	x 5.58	Window	Vinyl Floor	3 Pc Bath
12	Kitchen	Lower	10.07	x 9.51	Stainless Steel Appl	Undermount Sink	Galley Kitchen
Client Remks: Discover the perfect blend of elegance and form at 302 Grace Street. This fully updated 5+1 bedroom, 3-bathroom home features premium finishes and high-quality craftsmanship throughout. The open-concept layout is soaked in natural light, accentuating the abundance of character that gives this home a warm, refined nature. The kitchen is a culinary dream, with expansive suede-finished Dekton countertops, ample cabinetry built-ins, and top-tier appliances, making everyday cooking and entertaining a pleasure. The living room accents the home's original charm with an exposed brick feature wall anchored by the Victorian Windsor Arch Gas Fireplace. Open the main floor with bi-part French sliding doors onto the porch to enjoy morning coffee with iconic CN Tower views. Each bedroom is thoughtfully designed with custom closets, large windows, and an intuitive layout to maximize comfort and space. The bathrooms are spa-inspired, featuring luxurious fixtures, stylish porcelain tiling, and a serene primary ensuite complete with a steam shower. The newly finished basement includes a separate entrance and offers a variety of options for a spacious family rec room, home gym, or in-law suite. This home checks every box, featuring a double-car garage off the rear alleyway that backs onto popular Art Eggleton Park, with the potential to build a city approved laneway suite. Situated in the heart of Little Italy/ Bickford Park, this home is steps from some of Toronto's best restaurants, cafes, and boutique shops of Bloorcourt Village and Little Italy. The Bickford Park neighbourhood revolves around the Bob Abate Centre and the Bickford Park playground. These local landmarks are the social and recreational hubs of this family-oriented community. Public transit is just around the corner, and top-rated schools and green spaces are within easy reach. 302 Grace Street is a rare opportunity to own a home where every detail has been designed to elevate the enjoyment of living in Toronto.							
Extras:							
Listing Contracted With: RE/MAX HALLMARK REALTY LTD.416-699-9292							


108 Crawford St
Toronto Ontario M6J 2V4

Toronto C01 Trinity-Bellwoods Toronto

Taxes: \$8,889.65/2024**For:** Sale**Sold:** \$3,350,000**List:** \$2,988,000**Sold Date:** 03/25/2025**% Dif:** 112**SPIS:** N**Last Status:** SLD**DOM:** 6**Att/Row/Twnhouse****Fronting On:** W**Rms:** 14**Link:****Acreage:****Bedrooms:** 4 + 2

3-Storey

17 x 124 Feet

Washrooms: 5**Irreg:**1x5x3rd, 1x3x2nd, 1x4x2nd,
1x2xGround, 1x3xBsmt**Dir/Cross St:** Queen St W & Shaw St**Directions:** Queen And Crawford @ Trinity Belwoods Park**MLS#:** C12030477**PIN#:** 212750093

Kitchens:	1 + 1	Exterior:	Brick / Metal/Side	Zoning:	
Fam Rm:	N	Drive:	None	Cable TV:	Hydro:
Basement:	Apartment / Sep Entrance	Gar/Gar Spcs:	Detached / 3	Gas:	Phone:
Fireplace/Stv:	Y	Drive Park Spcs:	3	Water:	Municipal
Heat:	Forced Air / Gas	Tot Prk Spcs:	3	Water Supply:	
A/C:	Central Air	UFFI:		Sewer:	Sewers
Central Vac:	N	Pool:	None	Waterfront:	
Apx Age:		Prop Feat:		Retirement:	
Apx Sqft:	2500-3000	Fireplace/Stove, Library, Park, Place Of		Farm/Agr:	
Assessment:	POTL:	Worship, Public Transit, Rec Centre,		Oth Struct:	
POTL Mo Fee:		School		Survey Type:	Available
Laundry lev:	Upper			Spec Desig:	Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.39	x 17.52	W/O To Yard	B/I Appliances	B/I Bar
2	Dining	Main	11.91	x 12.8	Combined W/Living	Gas Fireplace	
3	Living	Main	11.94	x 16.17	Combined W/Dining	Bay Window	
4	Foyer	Main	3.41	x 6.79	W/O To Porch		
5	Prim Bdrm	2nd	15.39	x 9.81	W/O To Deck		
6	2nd Br	2nd	9.02	x 13.78			
7	3rd Br	2nd	15.39	x 9.81			
8	Prim Bdrm	3rd	19.85	x 20.37			
9	Furnace	2nd	15.32	x 11.68	W/O To Deck		
10	Laundry	2nd	6.89	x 13.45			
11	Br	Bsmt	15.39	x 9.12	Window		
12	Br	Bsmt	6.89	x 10.2			
13	Kitchen	Bsmt	9.88	x 11.06			
14	Family	Bsmt	6.69	x 14.86			
15	Dining	Bsmt	6.2	x 11.38			

Client Remks: Welcome To 108 Crawford Street, A Masterfully Designed And Fully Renovated Home In The Heart Of Trinity Bellwoods. Located Directly Across From The Park, This Exceptional Residence Blends Modern Luxury With Timeless Elegance. Featuring Four Spacious Bedrooms On The Second And Third Floors, Plus A Two-Bedroom Basement Apartment With A Separate Entrance, This Home Offers Versatility For Families Or Investors. The Open-Concept Main Floor Boasts Stunning Herringbone Hardwood Floors, High Ceilings, And Floor-To-Ceiling Glass Sliding Doors Leading To A Private Backyard. The Basement Was Underpinned, Providing Exceptional Ceiling Height, And Features Heated Floors Throughout For Ultimate Comfort. The Third-Floor Primary Bathroom Is Also Heated, Adding A Touch Of Luxury To The Spa-Like Retreat. With Five Beautifully Finished Bathrooms, This Home Is Designed For Comfort And Style. It Also Includes Approved Designs And Permits For A Laneway House Suite, Adding Incredible Future Value. Enjoy Three Exceptionally Large Decks With Unobstructed Views Of The CN Tower, Providing The Perfect Space For Relaxation And Entertaining. The Home Features Custom Cabinetry Throughout, Offering Both Style And Functionality, Along With An Elegant Kitchen Equipped With High-End JennAir Appliances. Located Just Steps From Torontos Best Dining And Shopping On Ossington Avenue And Queen Street West, This Home Offers The Perfect Blend Of Park-Side Tranquility And Vibrant City Living. Dont Miss This Rare OpportunitySchedule Your Private Viewing Today!

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