



319 Crawford St Toronto Ontario M6J 2V7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,581.51/2025 Sold Date: 10/31/2025 SPIS: N Last Status: SLD DOM: 8			Sold: \$1,301,300 List: \$849,000 For: Sale % Dif: 153
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 20.33 x 112 Feet Irreg:	Rms: 0 Bedrooms: 0 Washrooms: 0	
Dir/Cross St: Dundas St W & Shaw St Directions: On Lake Shore Blvd W head toward Strachan Ave; Turn North onto Strachan Ave; Turn left onto Adelaide St W; Turn right onto Shaw St; Turn right onto Dundas St W; Turn left onto Crawford St; Destination will be on the right			

MLS#: C12478321 PIN#: 212510102 Legal: PT LT 16 BLK J PL 399 CITY WEST AS IN CT576387; CITY OF TORONTO			
Kitchens: 0 Fam Rm: N Basement: Unfinished / Walk-Out Fireplace/Stv: Y Heat: Other / Other A/C: None Central Vac: N Apx Age: 100+ Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to In Addition To Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown	Hydro: Phone: Municipal Sewers

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: **Renovator, Builder & Investor Opportunity in Trinity-Bellwoods**Welcome to 319 Crawford Street, a rare find in the heart of Trinity-Bellwoods, one of Toronto's desirable and character-filled neighbourhoods. This property has been completely gutted, offering a blank canvas ready for your vision - whether you're looking to restore its original charm, reimagine it as a modern single-family residence, or create a multi-unit investment property in a high-demand downtown location.**Spacious Multi-Level Layout**This 3-storey home with a walk-up basement offers exceptional potential across four levels of living space: Main Floor: ~935 sq.ft. - ideal for open-concept living and dining areas; Second Floor: ~935 sq.ft. - plenty of room for multiple bedrooms or a secondary suiteThird Floor: ~378 sq.ft. - perfect for a loft retreat or office Basement: ~1,024 sq.ft. - walk-up access and flexible design possibilities Whether you're planning a luxury rebuild or a strategic investment project, this property provides a strong structural foundation and unmatched versatility.**Prime Trinity-Bellwoods Location**Located between Dundas St W and College St, and bordered by Dovercourt Rd and Bathurst St, this coveted pocket of Toronto is known for its Victorian architecture, tree-lined one-way streets, and vibrant community vibe. Steps to Trinity Bellwoods Park, local cafes, boutiques, and renowned restaurants, it offers the best of city living with a neighbourhood feel. Enjoy easy access to public transit, schools, and downtown Toronto, making this property a rare opportunity to build in a location that consistently holds long-term value.**Endless Potential**This property offers developers and visionaries the chance to create something truly special in one of the city's established neighbourhoods. With no major adverse influences and strong area demand, the possibilities are endless.Don't miss your chance to transform this blank canvas into your next signature project.					
Listing Contracted With: CITYSCAPE REAL ESTATE LTD.905-241-2222					



10 Clinton Pl Toronto Ontario M6G 1J9 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$5,346.48/2025 For: Sale % Dif: 97 Sold Date: 10/24/2025 SPIS: N Last Status: SLD DOM: 18		
Att/Row/Townhouse Link: 2-Storey	Fronting On: N Acreage: 17.08 x 75 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt
Dir/Cross St: Bloor/Bathurst Directions: Bloor/Bathurst		

MLS#: C12446746 **PIN#:** 212550111
Legal: PT LT O, P, V, W PL 1228 TORONTO; PT BLK 1 PL 1253 TORONTO AS IN CT901174; T/W CT901174; S/T EXECUTION 01-006415, IF ENFORCEABLE; S/T EXECUTION 97-011864, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Shingles Foundation: Poured Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	9.74	x 8.89	Parquet Floor	Separate Rm	Window
2	Dining	Ground	10.99	x 10.4	Parquet Floor	Separate Rm	Window
3	Kitchen	Ground	14.6	x 10.56	Ceramic Floor	Separate Rm	W/O To Yard
4	Prim Bdrm	2nd	13.06	x 8.56	Parquet Floor	Closet	Window
5	2nd Br	2nd	10.07	x 7.91	Parquet Floor	Closet	Window
6	3rd Br	2nd	10.66	x 7.05	Parquet Floor	Separate Rm	Window
7	Great Rm	Bsmt	25.33	x 12.5	Ceramic Floor	Window	Walk-Out

Client Remks: Canvas on Clinton! Turn imagination into reality. Endless possibilities to design and customize your home to your liking. Golden opportunity to break into the Toronto freehold market in the highly sought after community of Palmerston-Little Italy! End-unit! Family friendly downtown neighborhood with numerous parks all around. Highly ranked Clinton Street PS and Harbord Cl. Conveniently located - steps away from Christie Subway Station to get anywhere in the city. Walk Score 97, Transit Score 97, Bike Score 100 - access all the trendy restaurants, cafes, shops in Koreatown, Annex and Little Italy.

Inclusions: Refrigerator, Stove, Hood Fan, Washer, all in "as-is" condition.

Listing Contracted With: CULTURELINK REALTY INC.905-940-3599



115 Niagara St Toronto Ontario M5V 1C6 Toronto C01 Niagara Toronto			Sold: \$1,307,777 List: \$899,000		
Taxes: \$6,779.24/2025		For: Sale		% Dif: 145	
Sold Date: 10/06/2025					
SPIS: N		Last Status: SLD		DOM: 6	
Duplex		Fronting On: S		Rms: 7 + 4	
Link:		Acreage:		Bedrooms: 4 + 1	
2 1/2 Storey		16.5 x 90 Feet		Washrooms: 3	
Irreg:		1x2xMain, 1x4x2nd, 1x4xBsmt			
Dir/Cross St: Bathurst St & Wellington					
Directions:					
Niagara is one way heading East. Easiest to approach King St or Wellington from Strachan					

MLS#: C12433873 **PIN#:** 212410033
Legal: PCL 25-1 SEC M75; PT LT 25 PL M75 TORONTO LYING TO THE N OF A LINE DRAWN PARALLEL WITH THE SLY LIMITS OF LOTS 26 & 27 ON THE SAID PL AT A DISTANCE OF 8 FT THEREFROM AND PRODUCED WLY UNTIL IT TOUCHES THE LANE AT THE SLY BOUNDARY OF LT 24 ON SAID PL; TORONTO, CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Rolled, Flat Foundation: Concrete, Poured Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Metal/Side / Stucco/Plaster Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Park, Public Transit, Rec Centre Exterior Feat: Porch, Patio Interior Feat: In-Law Suite, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.84	x 17.06	Large Window	O/Looks Frontyard	Separate Rm
2	Br	Main	9.84	x 14.11	Window	2 Pc Ensuite	
3	Kitchen	Main	5.91	x 18.04	Window	Eat-In Kitchen	Backsplash
4	Mudroom	Main	11.48	x 5.91	Window	Tile Floor	Walk-Out
5	2nd Br	2nd	9.84	x 17.06	Bay Window	Hardwood Floor	Closet
6	3rd Br	2nd	9.84	x 12.14	Large Window	Hardwood Floor	Closet
7	Kitchen	2nd	11.48	x 11.15	Stainless Steel Coun	Stainless Steel Appl	W/O To Balcony
8	Den	2nd	5.58	x 10.5	Window	Hardwood Floor	
9	4th Br	3rd	15.75	x 22.64	Window	Broadloom	Cathedral Ceiling
10	Kitchen	Bsmt	11.48	x 19.03	Above Grade Window	Tile Floor	Walk-Out
11	5th Br	Bsmt	15.75	x 15.09	Above Grade Window	Closet	4 Pc Bath

Client Remks: VICTORIAN VERSATILITY. First timers seeking versatility in layouts, parking and location? This Victorian beauty is for you! Sky high ceilings on all three levels (10 ft on the main floor!) with 9'2 ft in the lower level (yes it has a walk out). Easily convert this house into the single family home of your dreams, or live upstairs and potentially rent out one or both downstairs units. One car garage in the back, but you may never need to use your car here: This is THE MOST central and connected area within seconds to all the great restaurants, bars, galleries of King and Queen W neighbourhoods. Trinity Bellwoods and Stanley Park within a short stroll. Stakt Market, the Well, and Farm Boy are a moment away. Every main commuting artery and transit option - basically at your doorstep. This is created and curated urban living for those of you who want character, culture and convenience. Come and get it.

Inclusions: Main floor: Frigidaire fridge, Hotpoint stove and Broan hood. Second floor: Insignia fridge, Samsung oven and built-in microwave. Basement: Insignia fridge, Kenmore gas stove, Nu Tone hood, Kenmore dishwasher, washer and dryer. All light fixtures or built-ins not outlined in exclusions.

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



196 Claremont St Toronto Ontario M6J 2M9 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,292.02/2025 Sold Date: 10/09/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,200,000 List: \$999,000 For: Sale % Dif: 120
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 17.5 x 127 Feet Irreg:	Rms: 8 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt	
Dir/Cross St: Dundas & Bathurst Directions: West of Bathurst Just North of Dundas Street West			

MLS#: C12441320 **PIN#:** 212500534
Legal: PT LT 10 W/S BISHOP ST BLK B PL 75 TORONTO AS IN WB171850

Kitchens: 2 Fam Rm: Y Basement: Unfinished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Oil A/C: Central Air Central Vac: N Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Year: 2019 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	2nd	9.51	x 15.42	Hardwood Floor
2	2nd Br	2nd	9.51	x 12.47	Hardwood Floor
3	3rd Br	2nd	11.12	x 15.42	Tile Floor Eat-In Kitchen
4	Den	2nd	4.59	x 8.2	Hardwood Floor
5	Living	Main	9.19	x 15.88	Hardwood Floor
6	Dining	Main	9.19	x 14.24	Hardwood Floor
7	Kitchen	Main	11.12	x 15.42	Tile Floor
8	Family	Main	12.27	x 11.15	Laminate

Client Remks: Set in the heart of Toronto, this gorgeous Victorian century home blends character and smart upgrades in a location that puts everything at your door. Many of the big-ticket items are already done: windows (2014), roof (2023), knob-and-tube wiring removed (2022), and select basement waterproofing (2021). A rare find here is the newer two-car garage (2019) which is ideal for parking, storage, or a future studio setup. Notable flexibility upstairs: the 3rd bedroom was previously used as a kitchen; existing plumbing remains, offering an easy path to retain as a kitchen or re-convert to bedroom depending on needs. Basement is unfinished but features a 3 piece bathroom and separate entrance. Live in as-is or renovate to your tastes; either way you're moments away from transit, shopping, parks, well-regarded schools, cafes and restaurants, the hospital network, and all the amazing things downtown Toronto has to offer. A quiet, highly walkable street in one of the city's most desirable urban neighbourhoods. Note: Some interior photos are virtually staged.

Inclusions: All In "As-Is" Condition: Main Floor: Fridge & Stove; Basement: Washer and Dryer; All Existing Light Fixtures & All Existing Window Coverings.

Listing Contracted With: RIZZO REAL ESTATE INC. 416-887-8887



497 Ossington Ave Toronto Ontario M6G 3T3 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,488.08/2025 Sold Date: 11/25/2025 SPIS: N Last Status: SLD DOM: 12			Sold: \$1,225,000 List: \$999,900 For: Sale % Dif: 123
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20 x 126 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 Washrooms: 4 4x4	Dir/Cross St: College and Ossington Directions: Use GPS

MLS#: C12542620 **PIN#:** 212720062
Legal: PT LT 45 PL 302 CITY WEST AS IN WB194651; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished with Walk-Out / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.4	x 14.76	
2	Dining	Main	11.25	x 13.09	
3	Kitchen	Main	14.01	x 12.66	
4	Prim Bdrm	2nd	14.83	x 11.84	
5	2nd Br	2nd	11.52	x 10.76	
6	3rd Br	2nd	14.01	x 12.66	
7	Kitchen	Bsmt	14.01	x 11.75	
8	Rec	Bsmt	28.51	x 14.6	
9	Utility	Bsmt	9.15	x 7.68	
10	Laundry	Bsmt	9.42	x 6.76	

Client Remks: Welcome to 497 Ossington Ave! This 2-storey, semi detached home is full of potential! With three bedrooms, 4 full bathrooms, and over 1600 sqft of above grade living space, there is plenty of opportunity here. Walk into a spacious front room with big bright windows. Barn doors separate another spacious room that could be used as a dining room, office or fourth bedroom. The kitchen walks out to a covered patio in the backyard, perfect for entertaining. Enjoy the convenience of a full washroom on the main floor! The second story boasts three large bedrooms with plenty of natural light. Walk down to a big, open basement with full kitchen, 2 full washrooms and a separate entrance to the back patio. House includes a double garage with laneway access. This well-maintained family home is ready for it's next Chapter!

Inclusions: 2 Stoves, 2 Fridges, washer/dryer, all ELF's, and all window coverings.

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



432 Crawford St		Sold: \$1,249,000
Toronto Ontario M6G 3J6		List: \$999,995
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$7,546.30/2025	For: Sale	% Dif: 125
Sold Date: 10/31/2025		
SPIS: N	Last Status: SLD	DOM: 29
Semi-Detached	Fronting On: E	Rms: 6
Link:	Acreage:	Bedrooms: 3
2-Storey	25.33 x 96 Feet	Washrooms: 2
	Irreg:	1x5xMain, 1x3x2nd
Dir/Cross St: Crawford St & College St		Directions: Crawford St & College St

MLS#: C12441962 **PIN#:** 212720211
Legal: PT LT 45 PL 1054 TORONTO AS IN CT186623; CITY OF TORONTO

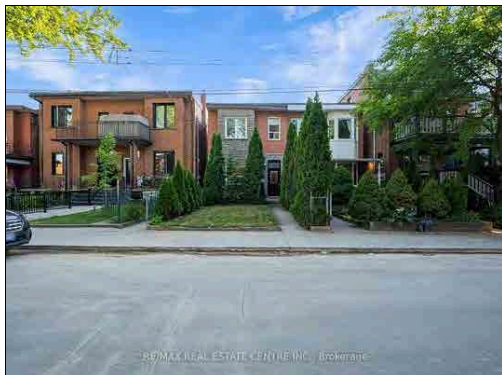
Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Unfinished	Park/Drive: Private	Gas:
Fireplace/Stv: N	Drive: Private	Water: Municipal
Heat: Radiant / Electric	Drive Park Spcs: 1	Water Supply Type:
A/C: Wall Unit	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1500-2000	Prop Feat: Hospital, Park, Public Transit, Rec Centre, School, School Bus Route	Under Contract: Hot Water Heater Included In
Roof: Shingles	Exterior Feat: Porch	HST Applicable to
Foundation: Unknown	Interior Feat: Other	Sale Price:
Assessment: POTL:		Farm/Agr:
POTL Mo Fee:		Oth Struct:
Laundry lev:		Survey Type: Unknown
		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.35	x 10.63	
2	Dining	Main	14.04	x 10.63	
3	Kitchen	Main	12.37	x 8.89	
4	Prim Bdrm	2nd	12.11	x 8.37	
5	2nd Br	2nd	12.93	x 10.07	
6	3rd Br	2nd	18.6	x 11.65	
7	Kitchen	2nd	9.22	x 9.22	
8	Living	2nd	14.6	x 12.73	

Client Remks: Welcome to 432 Crawford Street A Rare Gem in the Heart of Little Italy! This charming all-brick semi-detached home offers incredible versatility and character, nestled on one of Little Italy's most picturesque and sought-after streets. Featuring both a second-floor walkout and a basement walkout to a beautifully landscaped backyard, this home is perfect for multi-generational living or income potential. The main floor includes a spacious bedroom that can easily serve as a home office or guest room. Upstairs, you'll find a stunning and expansive living area, complete with a full kitchen, two generous bedrooms, and a bright, open-concept living and dining space. Located in the best part of the city just steps from trendy restaurants, boutique shopping, grocery stores, parks, schools, and the TTC right at your doorstep. This is urban living at its finest. Don't miss this rare opportunity to live in or invest in one of Toronto's most vibrant and desirable neighbourhoods! Seller assisted financing available at 4.99% 1 year term 65% LTV

Inclusions: 2 stacked washer/dryer / 2 Fridge, 2 Stove, 2 Dishwasher, Electrical Light Fixtures to be sold in "as is" condition, Front Parking Pad by City Permit.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 905-568-2121

	270 Clinton St Toronto Ontario M6G 2Y6 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,731/2024 Sold Date: 10/19/2025 SPIS: N Last Status: SLD DOM: 81		Sold: \$1,280,000 List: \$999,999 % Dif: 128		
	Semi-Detached Link: 2-Storey		Fronting On: W Acreage: 20 x 128 Feet Irreg: Dir/Cross St: Bathurst and Bloor Directions: Bathurst and Bloor		
			Rms: 16 Bedrooms: 5 + 1 Washrooms: 3 1x4xBsmt, 1x3xGround, 1x4x2nd		
MLS#: C12314780 PIN#: 212550176					
Legal: LT 25 PL 420 TORONTO; CITY OF TORONTO					
Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:		Exterior: Brick / Stone Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Water Heater, Carpet Free, In-Law Capability		Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	14.11	x 5.48	
2	Br	Ground	14.5	x 11.48	
3	2nd Br	Ground	14.01	x 11.48	
4	Kitchen	Ground	13.78	x 11.32	
5	Bathroom	Ground	6.33	x 4.49	
6	Laundry	Ground	6.33	x 6.53	
7	Kitchen	2nd	7.78	x 11.09	
8	Bathroom	2nd	5.35	x 6.46	
9	Br	2nd	8.6	x 11.45	
10	2nd Br	2nd	14.6	x 6.73	
11	Living	2nd	16.57	x 10.1	
12	Living	Bsmt	15.75	x 15.75	
13	Laundry	Bsmt	3.74	x 4.76	
14	Kitchen	Bsmt	8.53	x 9.58	
15	Bathroom	Bsmt	4.92	x 4.49	
16	Br	Bsmt	8.99	x 10.01	
Client Remks: This beautifully maintained Victorian-style home offers three self-contained units, perfect for multi-generational living or investment income. Each unit is thoughtfully laid out with its own kitchen, bathroom, and private living space, combining classic charm with modern functionality. High ceilings, large windows, and timeless architectural details give the home a warm and inviting character throughout. The private backyard provides a peaceful urban retreat, while the detached laneway-access garage offers rare parking and potential for future laneway development. Whether you're looking to live in one unit and rent the others, or add a turnkey triplex (not a legal triplex) to your portfolio, 270 Clinton Street delivers exceptional flexibility in one of Toronto's most sought-after neighbourhoods. Nestled in the heart of one of Torontos most desirable neighbourhoods, this home is steps to vibrant Bloor Street with its endless cafes, restaurants, shops, and daily conveniences. Minutes to Christie Pits Park, Bickford Park, and the scenic Toronto Green Line for trails, dog walking, and outdoor recreation. Just a 3-minute walk to Christie Subway Station, truly a commuters dream with seamless access to the TTC and downtown core. 5 minutes to University of Torontos St. George campus, and surrounded by top-rated public and private schools. 10 minutes to Kensington Market, Little Italy, and Annex nightlife. 15 minutes to major hospitals and Queens Park.					
Inclusions: All appliances					
Listing Contracted With: RE/MAX REAL ESTATE CENTRE INC.905-270-2000					



300 Montrose Ave Toronto Ontario M6G 3G8 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,930/2025 For: Sale % Dif: 110 Sold Date: 11/17/2025 SPIS: N Last Status: SLD DOM: 20			Sold: \$1,100,000 List: \$1,000,000
Duplex Link: 2-Storey	Fronting On: W Acreage: 38 x 63 Feet Irreg:	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x3xMain, 1x3x2nd, 1x3xLower	Dir/Cross St: Montrose Ave & Harbord St Directions: Montrose Ave & Harbord St

MLS#: C12485023 **PIN#:** 212710244
Legal: PT LT 31 PL 571 CITY WEST; PT LT 69 PL 1054 TORONTO AS IN CT451195 EXCEPT THE EASEMENT

Kitchens: 1 + 1 Fam Rm: Y Basement: Separate Entrance / Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1920 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete, Concrete Block Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch, Year Round Living Interior Feat: Carpet Free, ERV/HRV, Floor Drain, Auto Garage Door Remote, In-Law Capability, Water Heater Security Feat: Smoke Detector, Carbon Monoxide Detectors	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.35	x 10.83	O/Looks Frontyard	Large Window	Hardwood Floor
2	Kitchen	Main	14.17	x 10.83	Stainless Steel Appl	Ceramic Floor	O/Looks Backyard
3	3rd Br	Main	9.84	x 9.25	Hardwood Floor	Window	Closet
4	Prim Bdrm	2nd	14.17	x 10.99	Large Window	Hardwood Floor	O/Looks Frontyard
5	2nd Br	2nd	13.42	x 9.15	Hardwood Floor	Window	Closet
6	Kitchen	2nd	9.09	x 8.66	Stainless Steel Appl	Ceramic Floor	Large Window
7	Bathroom	2nd	5.68	x 5.25	3 Pc Bath	Window	Tile Floor
8	4th Br	Lower	16.17	x 10.07	Vinyl Floor	Window	Closet
9	Great Rm	Lower	14.34	x 11.09	Vinyl Floor		
10	Bathroom	Lower	7.51	x 3.94	3 Pc Ensuite		
11	Laundry	Lower	10.01	x 5.09	Walk-Out	Window	

Client Remks: GREAT VALUE!!! Welcome to 300 Montrose Ave, a charming home in the heart of Palmerston - Little Italy, one of Toronto's most sought-after neighborhood. This beautifully maintained property combines classic character with modern updates, offering a warm and inviting living experience. Currently configured as a two-unit duplex, the home provides excellent income potential, perfect for those looking to live in one unit while renting the other. For families seeking more space, the layout can be converted back into a single-family residence, creating a spacious and comfortable home in a vibrant community. Situated on a picturesque, tree-lined street, you're just steps from School, the vibrant shops, cafes, and restaurants of College, Harbord and Bloor Street, with easy access to Christie Pits Park, Trinity Bellwoods Park, and public transit. Whether you're an investor, a multi-generational family, or someone seeking to create their dream single-family home, 300 Montrose Ave is a rare opportunity in one of Toronto's most vibrant neighborhood. Some Pictures Are Virtually Staged

Inclusions: High Ceiling on First & Second Floor. Detach Car Garage in the Lane Way with Remote. 2 Sets of Stainless Steel Appliances: 2 Stoves, 2 Fridges, 2 Hood Fans. Washer, Dryer. All Electrical Light Fixtures & Existing Window Coverings

Listing Contracted With: CENTURY 21 REGAL REALTY INC. 416-291-0929



13 Gore St			Sold: \$1,250,000
Toronto Ontario M6J 2C5			List: \$1,029,888
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$6,153.35/2025		For: Sale	% Dif: 121
Sold Date: 11/07/2025			
SPIS: N	Last Status: SLD	DOM: 31	
Semi-Detached	Fronting On: S	Rms: 7 + 6	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	16.42 x 71 Feet	Washrooms: 3	
	Irreg:	1x4x2nd, 1x2xMain, 1x3xBsmt	
Dir/Cross St: S Of College / W Of Bathurst			
Directions: S Of College, Off Clinton St (Small Dead End Street)			

MLS#: C12449801 PIN#: 212500097 Legal: PT LT B PL 356 CITY WEST AS IN CT811707; S/T & T/W CT811707; CITY OF TORONTO			
Kitchens: 2 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Year Built: 1898 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Cul De Sac, Fenced Yard, Hospital, Park, Public Transit Interior Feat: Floor Drain, In-Law Suite, Storage	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.83	x 10.66	Pot Lights	2 Pc Ensuite	B/I Bookcase
2	Dining	Main	10.73	x 10.5	Pot Lights	Window	Open Concept
3	Kitchen	Main	13.39	x 10.99	Renovated	Eat-In Kitchen	Pot Lights
4	Prim Bdrm	2nd	13.98	x 10.14	Double Closet	Large Window	Closet Organizers
5	2nd Br	2nd	12.24	x 7.48	Window		
6	3rd Br	2nd	11.15	x 9.65	W/O To Balcony	Double Closet	South View
7	Foyer	2nd	17.65	x 5.81	Open Concept	4 Pc Ensuite	Metal Railing
8	Prim Bdrm	Bsmt	10.73	x 10.4	Laminate	Pot Lights	3 Pc Ensuite
9	Living	Bsmt	13.65	x 13.58	Laminate	Pot Lights	Combined W/Dining
10	Dining	Bsmt	13.65	x 13.58	Laminate	Pot Lights	Combined W/Living
11	Kitchen	Bsmt	9.45	x 5.81	Laminate	Pot Lights	Window
12	Laundry	Bsmt	10.37	x 7.32	Pot Lights	Window	B/I Shelves
13	Cold/Cant	Bsmt	9.06	x 6.33	W/O To Yard	Pot Lights	Concrete Floor

Client Remks: *Simply Charming & Priceless*-Exceptional, Highly Sought-After Little Italy Locale W/96% Walkscore In 92% Riders Paradise! At The Cusp Of Downtown, Ideal For Singles Or Young Investors/Families Who Enjoy A Communal Living Environment With A Focus On: Fitness Activities Like Yoga/Pilates, Arts, Concerts, Film Festivals, & Are Passionate For Fashion, Music, & Cultural Exploration. Newly Upgraded/Renovated 3+1, 2-Unit Abode W/CN Tower View On A Dead End, Secluded St Invites You To Come Live A Lifestyle That Values Creativity, Self-Expression, & Conscious Living! Live Comfortably & Stress Free! Enjoy Countless College/Spadina Amenities! Daily Errands Are A Breeze! Walk/Bike To: UofT, Kensington Market, China Town, Rogers Ctr, Sankofa Square, & The Lake! Proud Owner For 13.5 Yrs Is Giving You An Amazing Opportunity To Live In/Rent, Rent All, Or Just Move In! Use It How You Prefer - Currently Being Used As 2 Units: Whole House- (2nd/Main Flr-A 3-Bed Apt With 2 Baths) & Open Concept Basement Apt Which Was Rented Separately-Currently Vacant! Main House M2M Tenants Willing2Stay! Good Rent! Ask For Financials! Dont Want To Move In? Just Re-Rent The Basement @ Previous \$1,800/m Rate & Get A Unique 4.71% Cap Rate Compared To The Area Range: 3.75% to 4.25%! Dont Let This Gr8 Investment Slip By! Open Concept Stunning/Relaxing Main Flr W/Powder Rm, Huge Stunning/Modern Kitchen W/Granite Counters, 2 Walkouts To 2 Large Covered Decks (Front/Back), & Own Private Parking Spot! 2nd Flr Trendy/Intimate Walkout To Open Balcony W/CN Tower View! Just Spent Thousands On: Newer Foundation Parging, Newer Front Soffits, Newer Metal Front Siding, Newer Roof Around Back Deck, Walkways/Steps/Walls Parged/Painted, & Front Brick Tuckpointed, etc. Near Parks/Schools, Vegetable and Butterfly Garden! *Wow-Gross Income: Almost \$44K/year! Well Maint-Turn Key-Buy/Enjoy Monthly Cash! Attractive Investment 4 Buyers Looking 4 Stable/Low Risk Locale W/Stronger Expected Future Price Appreciation!

Inclusions: One Stainless Steel Fridge, One Basement White Fridge, One Stainless Steel Stove, One White Stove In Basement, One Stainless Steel Rangehood, Washer/Dryer In Basement.

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



77 Walnut Ave Toronto Ontario M5V 2S1 Toronto C01 Niagara Toronto Taxes: \$6,236.30/2025 Sold Date: 09/26/2025 SPIS: N Last Status: SLD DOM: 92			Sold: \$967,000 List: \$1,049,000 For: Sale % Dif: 92
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 13.5 x 65.17 Feet Irreg:	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x3xBsmt	
Dir/Cross St: King St West and Strachan Directions: Turn onto Walnut Ave from Wellington St W			

MLS#: C12246964 **PIN#:** 212410179
Legal: PT LT 6 PL 1236 CITY WEST AS IN CA716865; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: N Heat: Baseboard / Electric A/C: Window Unit Central Vac: N Apx Age: Apx Sqft: 700-1100 Roof: Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Vinyl Siding Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.5	x 13.58	Hardwood Floor	Combined W/Dining	Pot Lights
2	Dining	Main	8.92	x 11.09	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Main	16.17	x 8.76	Hardwood Floor	W/O To Terrace	
4	Prim Bdrm	2nd	14.83	x 12.4	Laminate	Bay Window	Closet
5	2nd Br	2nd	12.34	x 8.66	Broadloom	Closet	
6	Rec	Lower	14.93	x 11.58	B/I Shelves	Laminate	
7	Laundry	Lower	13.85	x 6.66			

Client Remks: Directly across from the lush green expanse of Stanley Park, this stylish end-unit row-house offers the feel of a semi-detached in the heart of King West Village one of Torontos most energetic and sought-after neighbourhoods. Bright and modern across two storeys, the open-concept main floor features high ceilings, a spacious living and dining area, and a renovated kitchen that walks out to a private backyard retreat perfect for entertaining or quiet relaxation. Thoughtful outdoor storage adds convenience without compromising style. Upstairs, the generous principal bedroom features a charming bay window and built-in closet, while the second bedroom overlooks the tranquil rear courtyard. A large shared bathroom with jacuzzi tub adds a luxurious touch. The finished lower level offers valuable additional living space, including a comfortable recreation room, a three-piece bathroom, and a separate laundry room with ample storage ideal for growing needs or hosting guests. Across the street, Stanley Park offers an outdoor pool, tennis courts, a dog-friendly area, and expansive green space providing a rare urban lifestyle balance. With the TTC at your doorstep and some of the city's best shops, cafes, and bistros just moments away, this is a prime condo alternative for those who value space, privacy, and location. Smart, stylish, and perfectly situated this is King West living at its finest.

Inclusions: Fridge, stove, vent hood, microwave, laundry washer and dryer, all light fixtures.

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



92 Bellwoods Ave Toronto Ontario M6J 2P4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,200/2024 Sold Date: 10/14/2025 SPIS: N Last Status: SLD DOM: 13			Sold: \$1,045,000 List: \$1,089,000 For: Sale % Dif: 96
Semi-Detached Link: 3-Storey	Fronting On: W Acreage: 18 x 67.5 Feet Irreg:	Rms: 9 Bedrooms: 5 Washrooms: 2 2x4xGround	Dir/Cross St: Bellwood/ Queen Directions: Bellwood/ Queen

MLS#: C12438511	PIN#: 212460175
Legal: Plan 758 Pt Lot 28	

Kitchens: 3 Fam Rm: N Basement: Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.38	x 8.5	Above Grade Window Ceramic Floor
2	Dining	Main	13.29	x 8.4	Parquet Floor
3	Living	Main	12.01	x 8.69	Parquet Floor
4	Kitchen	2nd	11.58	x 9.42	Ceramic Floor
5	Prim Bdrm	2nd	11.58	x 7.41	Parquet Floor
6	2nd Br	2nd	11.58	x 7.41	Parquet Floor
7	3rd Br	3rd	15.19	x 8.2	
8	4th Br	3rd	15.19	x 8.2	
9	Other	Bsmt	36.02	x 14.01	Eat-In Kitchen Walk-Up W/O To Yard

Client Remks: Must be SOLD! Estate Sale First Time on market in 50 Years. Large Semi 3 Story 5 Bedroom (One Currently a Kitchen on Second Floor)Heart of Trinity Bellwood's steps to Park. Home offers 3 Kitchens, ample space to renovate to suit many needs. Good Sized Yard. Finished Basement with walkout and Kitchen. Close to all amenities, Transit .Sold as is where is no Warranties , no Survey.

Inclusions: 2 Fridges 2 Stoves Washer Dryer , All light fixtures, Window coverings,

Listing Contracted With: CITYSCAPE REAL ESTATE LTD.905-241-2222



54 Brookfield St Toronto Ontario M6J 3A9 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,239.24/2025 Sold Date: 11/04/2025 SPIS: N Last Status: SLD DOM: 28			Sold: \$1,200,000 List: \$1,089,888 For: Sale % Dif: 110
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.37 x 125 Feet Irreg:	Rms: 11 + 8 Bedrooms: 4 + 2 Washrooms: 4 1x4x2nd, 1x3xMain, 1x3xMain, 1x4xBsmt	
Dir/Cross St: N Of Queen St W / W Of Ossington Ave Directions: Between Dovercourt Rd & Ossington Ave, N Of Queen St W			

MLS#: C12450330 **PIN#:** 212760290
Legal: PT LT 75-76 PL D204 TORONTO AS IN CA654898; S/T & T/W CA654898; CITY OF TORONTO

Kitchens: 4 Fam Rm: N Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: Year Built: 1885 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Flat Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1.5 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Exterior Feat: Patio, Privacy, Porch Interior Feat: In-Law Suite, Storage	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	2nd	14.3	x 12.4	Laminate	Double Closet	Track Lights
2	2nd Br	2nd	7.05	x 5.97	Laminate	Track Lights	Window
3	Den	2nd	12.14	x 11.81	Laminate	Track Lights	Window
4	Kitchen	2nd	17.32	x 9.81	Eat-In Kitchen	Track Lights	Window
5	Foyer	2nd	14.99	x 4.82	Laminate	4 Pc Ensuite	Open Concept
6	3rd Br	Main	12.57	x 9.48	Parquet Floor	Large Window	Combined W/Living
7	Kitchen	Main	8.89	x 6.82	Parquet Floor	3 Pc Ensuite	Large Closet
8	4th Br	Main	15.16	x 10.14	Hardwood Floor	Large Closet	Window
9	Kitchen	Main	17.65	x 9.74	W/O To Garden	3 Pc Ensuite	Window
10	Prim Bdrm	Bsmt	16.4	x 8.56	Laminate	Window	Combined W/Office
11	5th Br	Bsmt	12.73	x 10.83	Laminate	Combined W/Office	
12	Kitchen	Bsmt	14.57	x 9.15	Eat-In Kitchen	Window	Ceramic Floor
13	Living	Bsmt	10.07	x 7.81	Laminate	Pot Lights	4 Pc Ensuite
14	Cold/Cant	Bsmt	13.16	x 5.58	Concrete Floor	Window	Formal Rm
15	Foyer	Bsmt	7.15	x 5.74	Laminate	Pot Lights	W/O To Yard

Client Remks: *Trendy, & Dazzling!*--Steps From Queen St West, Exceptional & Affordable, Large 4+2 Bed, 4-Suites Investment Residence Commands Attention! Deceiving Duplex (Per Geowarehouse) In Extremely Sought-After Trinity Bellwoods Is Actually A Gorgeous Deep Semi & Has A Large Det 1.5-Car Garage Via Lane & 2 Yards! Must C!!* Perfectly Situated-Literally Steps From Trinity Bellwoods Park! 99% Walkscore In 92% Rider's Paradise! No Car 4 Errands! Thousands Recently Spent On Various Updates/Renovations Including Foundation Parging, Concrete Pathways, All 4-Suite Updates/Painting/New Shower Etc. Amazing Opp2Live In/Rent, Rent All, Or Just Move In! Currently 4-Suites: Upper 2+1 Bed Apt W/Trendy/Intimate Den, Kit, & 4Pc Bath), 2 Front/Rear Suites: Large Bedrms/LR, DR/Kit, & A 3Pc Bath, & A Bsmt Apt W/: 2 Large Bdrms/Kit/LR, 3 Storages, & A 4 Pc Bath. After 17.5Yrs In Generating Steady & Consistent Rental Inc., Owner Is Passing The Torch 4 This Turn-Key Cash Cow To 1-Lucky Buyer Who Can Grab His Cherished/Prized Dwelling & Reap High Future Appreciation Benefits While Making \$, @ Such A Competitive List Price & 4.19% Cap Rate! (Avg Area Cap Rates: 3.75%-4.25%). Exceptional Opp In An Area Thats Always In Demand In Any Mkt, Which Consistently Offers A Strong Long-Term Appreciation Potential And Market Stability, i.e. Currently Providing Confidence 2 Queen W Investors 4 Expected Future Value Growth. Be Amazed, See Financials! Tree-Lined Beautiful St Invites U 2 Come Live A Lifestyle That Values Creativity, Self-Expression, & Conscious Living! Enjoy Countless Queen St Amenities! Walk/Bike To: UofT, Kensington Market, China Town, Rogers Ctr, Sankofa Sq, Drake Hotel, Liberty Village, CNE, Parks, Queen St W Cafes/Shops/Rest, & The Lake! At The Cusp Of D/Town, Ideal 4 Singles/Young Investors/Families To Enjoy A Communal Living Environment W/A Focus On: Fitness Activities Like Yoga/Pilates, Arts, Concerts, Film Festivals, & Are Passionate For Fashion, Music, & Cultural Exploration.

Inclusions: 4 Fridges and 4 Stoves

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



690 Adelaide St W			Sold: \$1,075,000	
Toronto Ontario M6J 1B1			List: \$1,125,000	
Toronto C01 Niagara Toronto				
Taxes: \$5,207.31/2024		For: Sale		% Dif: 96
Sold Date: 09/24/2025				
SPIS: N		Last Status: SLD		DOM: 20
Att/Row/Twnhouse		Fronting On: N		Rms: 6
Link:		Acreage:		Bedrooms: 3
2-Storey		12.5 x 91.5 Feet		Washrooms: 1
		Irreg:		1x3x2nd
Dir/Cross St: King St W / Bathurst St Directions: West of Bathurst St				

MLS#: C12381430 **PIN#:** 212430256
Legal: PT LT 115 PL 148 TORONTO AS IN CA183771; CITY OF TORONTO

Kitchens: 1	Exterior: Brick Front	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Crawl Space / Unfinished	Park/Drive: None	Gas:
Fireplace/Stv: N	Drive: None	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Window Unit	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age: 100+	Pool: None	Retirement:
Apx Sqft: 700-1100	Prop Feat: Park, Public Transit, Rec Centre, School	HST Applicable to: Included In
Roof: Asphalt Shingle	Interior Feat: None	Sale Price:
Foundation: Concrete		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	11.61	x 16.54	Open Concept	Plank Floor	Large Window
2	Dining	Main	11.61	x 12.86	Plank Floor	Combined W/Living	Open Concept
3	Kitchen	Main	8.73	x 15.49	Tile Floor	Large Window	
4	Prim Bdrm	2nd	11.61	x 16.04	Closet	Plank Floor	
5	2nd Br	2nd	6.96	x 13.06	Closet	Plank Floor	
6	3rd Br	2nd	8.73	x 8.73	Broadloom	Window	

Client Remks: Live in the heart of Queen West in this charming, newly refreshed 2+1 bedroom century home. Featuring brand-new floors, fresh paint, and sound-insulated walls, this stylish freehold townhouse blends vintage character with modern updates. The main level boasts high ceilings, a bright living/dining area, and a functional kitchen with room to personalize. Upstairs, find two bedrooms and a spacious den easily converted back to a third bedroom. The basement includes a separate front entrance, offering income or in-law suite potential. Bonus: future opportunity to add a third level. A rare, adaptable space in one of Torontos most vibrant and walkable neighbourhoods. Steps to Trinity Bellwoods Park, Ossington, and Queen Wests top cafes, shops, and restaurants. Enjoy brunch at Mamakas, seafood at Prime, and coffee at La Sirena or FIKA. Walk to galleries, boutiques, and live music spots. TTC is at your door, and the areas Walk Score is exceptional. A rare opportunity to live in one of Torontos most dynamic and walkable communities.

Inclusions: Refrigerator, stove/oven, electrical light fixtures, washer, dryer.

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



3 Joseph Salsberg Lane Toronto Ontario M6J 3W8 Toronto C01 Niagara Toronto Taxes: \$6,877/2025 Sold Date: 11/11/2025 SPIS: N Last Status: SLD DOM: 42			Sold: \$1,100,000 List: \$1,149,000 For: Sale % Dif: 96
Att/Row/Townhouse Link: 3-Storey	Fronting On: E Acreage: 13.54 x 62.37 Feet Irreg:	Rms: 7 Bedrooms: 3 + 1 Washrooms: 2 1x4x2nd, 1x5x3rd	Dir/Cross St: King & Bathurst Directions: North of King

MLS#: C12433762 **PIN#:** 212420018
Legal: See Schedule C

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Attached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Garburator	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.5	x 12.89	Open Concept	Fireplace	W/O To Deck
2	Dining	Ground	7.19	x 9.38	Open Concept	Combined W/Living	Pot Lights
3	Kitchen	Ground	15.88	x 12.89	Open Concept	Stainless Steel Appl	Granite Counter
4	Br	2nd	9.19	x 10.37	Ensuite Bath	Closet	Window
5	Br	2nd	8.79	x 12.89	Wainscoting	Closet	Window
6	Prim Bdrm	3rd	13.98	x 12.8	Ensuite Bath	W/I Closet	Juliette Balcony
7	Den	Bsmt	10.07	x 11.09	Access To Garage		

Client Remks: Things Will Be Great When You're Downtown - In The Heart Of King West! This 3-Storey Freehold Townhome Is Tucked Away On A Quiet Laneway Around The Corner From The Future King/Bathurst Subway Station. This Home Has It All - An Open Concept Layout, Modern Finishes, Attached Garage And Private Deck. Enjoy The Third Level Primary Bedroom Retreat With Ensuite Bathroom, Walk-In Closet and Juliette Balcony. Plenty Of Space For A Family & Overnight Guests. Amazing Location Steps To The King and Bathurst Streetcars, Farm Boy, Goodlife, YMCA, Coffee Shops And The Best Restaurants and Nightlife Toronto Has To Offer.

Inclusions: Entire Property Freshly Painted. Stainless Steel Kitchen Appliances: Fridge, Gas Stove, Dishwasher, Built-in Microwave with Hood Fan, Stacked Washer & Dryer, All Existing Light Fixtures, All Existing Window Coverings, TV Mount in Living Room, Built-In Planter Boxes on Deck, Fairy Lights on Deck, BBQ, Storage Racks in Garage.

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



38 Brookfield St Toronto Ontario M6J 3A9 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,749.07/2025 Sold Date: 10/22/2025 SPIS: Y Last Status: SLD DOM: 7			Sold: \$1,230,000 List: \$1,149,000 For: Sale % Dif: 107
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 16 x 125 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3, 1x4	Dir/Cross St: Queen / Ossington Directions: West

MLS#: C12462954	PIN#: 212760283
Legal: Plan D204, Pt Lot 70	

Kitchens: 1 Fam Rm: N Basement: Partial Basement / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1900 Yr Built Source: Other Apx Sqft: 1100-1500 Roof: Asphalt Shingle, Flat Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Front Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Public Transit Interior Feat: None	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	16.44	x 3.74	Ceramic Floor
2	Living	Ground	14.4	x 11.19	Picture Window Hardwood Floor Crown Moulding
3	Dining	Ground	13.55	x 12.24	Window Hardwood Floor
4	Kitchen	Ground	15.32	x 10.14	Ceramic Back Splash Laminate
5	Other	Ground	6.1	x 4.59	4 Pc Ensuite W/O To Patio
6	Prim Bdrm	2nd	12.04	x 15.49	Window Hardwood Floor
7	2nd Br	2nd	13.19	x 9.68	Window Hardwood Floor
8	3rd Br	2nd	11.98	x 9.58	Window Hardwood Floor

Client Remks: Welcome to 38 Brookfield Street, a bright and charming home on a quiet street steps from Ossington, Trinity Bellwoods, and Queen Wests best cafes, shops, and restaurants. Enjoy high ceilings, hardwood floors, and a renovated kitchen with stainless steel appliances and great storage. Relax or entertain in your private garden retreat, and take advantage of the garage for parking or storage, a rare city find. With a Walk Score of 97, plus easy TTC and bike access, everything you love about Toronto is just outside your door. Come and check this out the perfect home for couples, young families, empty nesters who want style, convenience, and the energy of city living.

Inclusions: All Appliances, Window Blinds, Closets in Primary and Secondary Bedrooms

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



389 Montrose Ave Toronto Ontario M6G 3H2 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,668.16/2025 For: Sale % Dif: 90 Sold Date: 11/14/2025 SPIS: N Last Status: SLD DOM: 11		
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 17.5 x 120 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 1 1x4x2nd
Dir/Cross St: Harbord & Ossington Directions: Harbord & Ossington		

MLS#: C12503420 **PIN#:** 212690199
Legal: PT LT 19 PL 1191 CITY WEST AS IN CT157451; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Not Applicable Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.85	x 11.68	
2	Dining	Main	10.89	x 10.01	
3	Kitchen	Main	14.67	x 10.5	
4	Prim Bdrm	2nd	14.44	x 10.86	
5	Br	2nd	11.91	x 8.66	
6	Br	2nd	10.43	x 8.43	

Client Remks: Wonderful Location on Montrose Avenue! Nestled between Bloor Street and Harbord Street, this home sits on a premium 17.75 x 120 ft lot with laneway access backing onto beautiful Bickford Park. Featuring high ceilings and spacious rooms, this property offers the perfect opportunity to move into a family-oriented community with excellent schools. Walk to Little Italy or Koreatown, and enjoy the convenience of nearby shops, restaurants, and the subway. Owned by the same family for over 70 years, this home is being sold "as is", in original condition, this home offers tremendous potential for renovation and customization.

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



547 Ossington Ave Toronto Ontario M6G 3T4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,703.84/2025 Sold Date: 09/04/2025 SPIS: N Last Status: SLD DOM: 30			Sold: \$1,130,000 List: \$1,199,000 For: Sale % Dif: 94
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 20.83 x 80 Feet Irreg:	Rms: 8 + 4 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xLower	Dir/Cross St: Bloor/Ossington Directions: Bloor/Ossington

MLS#: C12325082 **PIN#:** 212710058
Legal: PT LT 35 PL 302 CITY WEST AS IN WB195758; S/T WB195758; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Full / Separate Entrance Fireplace/Stv: Y Heat: Radiant / Gas A/C: Other Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: If only every great opportunity came with some sort of a sign...Hold on! Here, there are two: "Dewson" & "Ossington"! The first time offered in over 60 years, this centre hall 3 bedroom 2-storey corner lot with a front door on Dewson and private drive leading to detached garage is the perfect property and location for your renovation. It is very rare that a property downtown has such W-I-D-E room sizes and so many windows on three sides of the home that truly anything is possible here. Located in close proximity to some of the best schools in downtown along with Bloor to the North and Little Italy, Trinity-Bellwoods and the Ossington Strip to the South. Are you a builder? Corner lots like this are given more permissions from the committee. Also, a perfect property for multi unit (CMHC MLI select program). There are 3 main floor entrance doors plus a separate entrance to the basement already! See attached multi-unit report which states that a third floor and 3,825SF total are allowable "as-of-right" (think four 950SF 2-bedroom units)! Also would be easy to renovate to your perfect single family home. Perhaps add a Garden Suite!? Possibilities are endless but properties like this are rare and do not become available often. This is your time to shine! Floor plans attached. Carson Dunlop inspection attached. Inclusions: All chattels currently remaining in property in "as-is, where-is" condition. Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888					



146 Manning Ave Toronto Ontario M6J 2K5 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,463/2025 Sold Date: 11/04/2025 SPIS: N Last Status: SLD DOM: 14			Sold: \$1,277,146 List: \$1,249,000 For: Sale % Dif: 102
Att/Row/Twnhouse Link: 2-Storey	Fronting On: W Acreage: 15 x 60 Feet Irreg:	Rms: 6 + 2 Bedrooms: 2 + 2 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dundas/Ossington Directions: South of Dundas just east of Trinity Bellwoods Park			

MLS#: C12473931 **PIN#:** 212460548
Legal: PT LT 20 E/S BISHOP ST BLK B PL 75 TORONTO AS IN CA566771; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Park, Public Transit, School Exterior Feat: Deck, Porch Interior Feat: Carpet Free, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.14	x 3.94	Hardwood Floor		
2	Living	Main	13.45	x 10.5	Hardwood Floor	East View	Moulded Ceiling
3	Dining	Main	13.78	x 9.84	Hardwood Floor	Window	Moulded Ceiling
4	Kitchen	Main	11.48	x 10.83	Centre Island	Hardwood Floor	
5	Pantry	Main	8.86	x 7.22	Hardwood Floor	W/O To Deck	
6	Bathroom	Main	0	0	2 Pc Bath		
7	Prim Bdrrm	2nd	15.09	x 12.47	Closet	Hardwood Floor	Window
8	2nd Br	2nd	11.81	x 9.51	Closet	Hardwood Floor	
9	Den	2nd	6.89	x 4.59	Hardwood Floor	Window	
10	Bathroom	2nd	11.15	x 7.22	4 Pc Bath	W/O To Deck	
11	Rec	Bsmt	21.33	x 14.11	Heated Floor	Open Concept	Above Grade Window
12	Bathroom	Bsmt	0	0	Heated Floor	3 Pc Bath	
13	Mudroom	Bsmt	8.86	x 3.94	Heated Floor	Walk-Up	

Client Remks: Trinity Bellwoods Victorian Beauty in west Queen west! Enjoy its Contemporary Design enhanced by its Original Charm. Very Tall ceilings with Gorgeous Mouldings, Large Windows. Home is flooded with tons of Natural Light throughout! Spacious Living & Dining Rooms offer great Entertaining Space. Large Gourmet Kitchen with Centre Island opens to Walk-in Pantry. Rare Main Flr Powder Room! Walk-out to Deck..truly a Private & Serene Space. Very Bright 2nd Floor features Large Bedrooms, Open-concept Den, Over-sized Bathroom/Spa with direct walk-out to Private Deck. Basement is amazing with it's own Direct Entrance from exterior! Underpinned with 7' ceilings and HEATED Polished Concrete floors!! The Floors are Gorgeous! Open-concept Living space with above grade window, Private 3 pc Bathroom and Rough-in for Kitchenette. This Home is amazing Urban Living in one of the City's most sought-after Neighbourhoods!! Triple AAA amenities:TTC, both Queen or Dundas Streetcars, Trinity Bellwoods Park, Walk to Restaurants & Shops, Great Schools, Close proximity to Art Galleries, U of T, Hospital Row. Fabulous Vibrant Community Close To Trinity Bellwoods Park, Kensington Market, China Town, Entertainment District, College-Palmerston, King West etc. ***Seller parks on Street with permit.

Inclusions: Refridgerator, Gas cooktop Stove, Built-in Dishwasher, Combo washer/dryer,all Light fixtures, all window coverings, all shelves affixed to wall, Heated floors in Basement, Forced air gas furnace, Central air conditioner.

Listing Contracted With: RE/MAX REALTRON REALTY INC,416-782-8882



81 Montrose Ave Toronto Ontario M6J 2T6 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,444.76/2025 Sold Date: 10/10/2025 SPIS: N Last Status: SLD DOM: 76			Sold: \$1,189,000 List: \$1,249,000 For: Sale % Dif: 96
Att/Row/Townhouse Link: 2-Storey	Fronting On: E Acreage: 15.33 x 102.5 Feet Irreg:	Rms: 8 + 2 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x3xBsmt	Dir/Cross St: College St & Montrose Ave Directions: College St

MLS#: C12309628 **PIN#:** 212510283
Legal: PT LT 152 PL 748 CITY WEST AS IN CA495099; S/T & T/W CA495099; CITY OF TORONTO

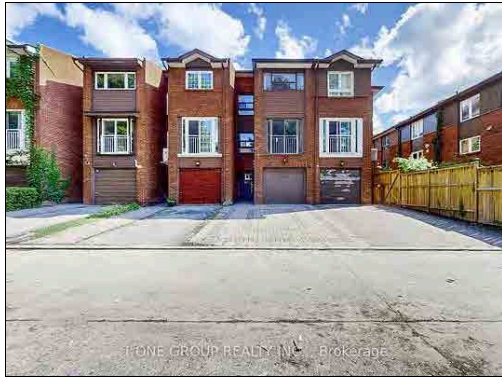
Kitchens: 1 + 1 Fam Rm: Y Basement: Finished / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 1.5 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Auto Garage Door Remote, Storage, In-Law Suite, Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.45	x 8.86	Laminate	Window	
2	Dining	Main	13.12	x 7.55	Laminate	O/Looks Backyard	Window
3	Kitchen	Main	15.75	x 8.99	Laminate	Breakfast Area	O/Looks Backyard
4	Foyer	Main	26.57	x 5.02	Laminate		
5	Br	2nd	13.12	x 12.4	Laminate	Window	Closet
6	2nd Br	2nd	12.07	x 8.1	Laminate	Window	Closet
7	3rd Br	2nd	9.84	x 9.38	Laminate	Window	Closet
8	Kitchen	Bsmt	14.76	x 10.14	Laminate	Stainless Steel Appl	
9	Rec	Bsmt	12.63	x 8.86	Laminate		
10	Cold/Cant	Bsmt	12.27	x 8.33			

Client Remks: Fully upgraded end-unit charming town in highly sought-after Trinity-Bellwoods/Little Italy! This is a larger model, offering spacious living throughout. Features a finished in-law basement apartment with separate entrance perfect for extended family or rental income. Tastefully renovated and freshly painted, this bright home offers tall ceilings, brand new laminate flooring throughout, and elegant custom millwork. Thoughtfully preserved original elements, like tall, charming baseboards, crown molding, and an entrance arch, add character and warmth. The spacious kitchen includes an eat-in breakfast area, faces the backyard, and opens onto a very private patio ideal for entertaining. Specious cold-room. Rare 1/5 rear garage setup provides added privacy with no neighbours behind. Located in a bike-friendly neighbourhood, just a short walk to the subway, shopping, groceries, pharmacy, parks, and a wide variety of restaurants and cafes. Perfect home, perfect location stylish, private, and steps to everything. Act fast!

Inclusions: 2 stove (white and S/S), 2 fridge, 2 dishwasher, 2 hood, washer and dryer, all electrical light fixtures, garage door opener. Brick oven in the backyard (as is).

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



632 Adelaide St W Toronto Ontario M6J 1A9 Toronto C01 Niagara Toronto Taxes: \$7,684.14/2025 Sold Date: 12/01/2025 SPIS: N Last Status: SLD DOM: 34			Sold: \$1,184,650 List: \$1,290,000 For: Sale % Dif: 92
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: < .50 15.62 x 102.85 Feet Irreg:	Rms: 9 Bedrooms: 4 Washrooms: 3 1x3xMain, 1x3x2nd, 1x5x3rd	Dir/Cross St: Bathurst St & Adelaide St W Directions: https://maps.app.goo.gl/6nYWbrLK5Ct3Yfe46

MLS#: C12486560 **PIN#:** 212420137
Legal: PT LT 8 SEC I PL MILITARY RESERVE TORONTO PT 54, 55, 63R2258; S/T CT751553 EXCEPT THE EASEMENT THEREIN (THIRDLY); CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 31-50 Year Built: 1981 Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Block, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Main	Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Hospital, Library, Park, Public Transit, School Interior Feat: In-Law Capability	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:	Hydro: Phone: Municipal Sewers N Included In Available Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.48	x 4.69	Tile Floor	Closet	
2	4th Br	Main	12.8	x 14.11	Vinyl Floor	W/O To Patio	3 Pc Bath
3	Laundry	Main	5.09	x 6.69	Vinyl Floor	Laundry Sink	
4	Living	2nd	27.69	x 14.11	Vinyl Floor	Large Window	
5	Dining	2nd	9.12	x 14.11	Vinyl Floor	Combined W/Kitchen	
6	Kitchen	2nd	8.6	x 13.71	Tile Floor	Combined W/Dining	Window
7	Prim Bdrm	3rd	12.7	x 14.11	Vinyl Floor	Large Window	Large Closet
8	2nd Br	3rd	11.81	x 11.61	Vinyl Floor	Large Closet	Window
9	3rd Br	3rd	11.38	x 9.09	Vinyl Floor	Closet	Window

Client Remks: Welcome to 632 Adelaide Street West - Freehold Townhome in Prime Queen West area, Bright & Spacious with 4 Bedrooms & 3 Washrooms, Separate Entrance with Potential rental income, Solid built home with Approx. 2000 SqFt, Main floor Bedroom with walk-out to a lovely East facing fully fenced backyard, perfect for senior people, Three good-sized bedrooms on the top floor, all with large closets, Waterproof flooring throughout, Solid Oak Staircase W/Wrought Iron Pickets, 2 laundry room, Direct Access From Garage and 2 more parking spaces on the interlock driveway, No Sidewalk, the location is unbeatable, on a very low traffic, residential section of Adelaide, in the heart of the city and within walking distance to some of the best restaurants, cafes, galleries, shopping in the city and Public Transit. Don't miss the opportunity to own this property!

Inclusions: Stainless Steels Fridge, Built-in Dishwasher, Exhaust Fan, Stove, 2 Washers & 2 Dryers, Electric Light Fixtures, Window Coverings, Garage door Opener with remote And Central Air Conditioning.

Listing Contracted With: T-ONE GROUP REALTY INC., 905-669-8881



94 Montrose Ave Toronto Ontario M6J 2T7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,398/2025 Sold Date: 11/10/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,220,816 List: \$1,299,000 For: Sale % Dif: 94
Att/Row/Townhouse Link: 2-Storey	Fronting On: W Acreage: 18.5 x 113 Feet Irreg:	Rms: 7 + 1 Bedrooms: 2 Washrooms: 2 1x4x2nd, 1x4xBsmt	
Dir/Cross St: College St. and Montrose Ave Directions: South of College St.			

MLS#: C12501516 **PIN#:** 212510190
Legal: Plan 399 BLK J PT Lot 42

Kitchens: 2 + 1 Fam Rm: N Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1896 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 1.5 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Sitting	Main	10.76	x 10.5	Parquet Floor	Walk-Out	
2	Kitchen	Main	18.18	x 11.48	Tile Floor	Double Sink	Eat-In Kitchen
3	Dining	Main	12.01	x 9.71	Hardwood Floor	Combined W/Living	Window
4	Living	Main	18.77	x 10.27	Hardwood Floor	Combined W/Dining	Large Window
5	Kitchen	2nd	12.01	x 11.48	Window	Eat-In Kitchen	
6	2nd Br	2nd	12.34	x 9.65	Hardwood Floor	Closet	Window
7	Prim Bdrm	2nd	16.54	x 15.52	Hardwood Floor	Window	
8	Kitchen	Bsmt	24.11	x 14.76	Eat-In Kitchen	Vinyl Floor	

Client Remks: Fantastic corner unit in the high-demand Trinity-Bellwoods community! Situated on an 18.5-foot by 113-foot lot, this property feels like a semi-detached home with a larger floor plan and it has been lovingly maintained by the same family for over 65 years. The layout features a combined living and dining room area with gleaming hardwood floors, as well as a generous-sized kitchen with an eat-in area. There's also a bonus sitting room that leads out to the backyard patio. The second level includes a kitchen (easily convertible back into a bedroom), a good-sized second bedroom, a four-piece bathroom, and a very generous primary bedroom. The basement has a separate entrance, another kitchen with an eat-in area, a laundry room, a four-piece bathroom, and two large cantinas. Additionally, there is a full 1.5 car garage accessible from the laneway. This home is ideal as either a rental property or a family home. It is just steps from the TTC, restaurants, and shopping, and is situated between Little Italy and Little Portugal, with easy transit access from Dundas and College. The famous Trinity Bellwoods Park is also just a very short walk away.

Inclusions: Existing Main Floor Fridge and Gas Stove, Basement Gas Stove, Existing Fridge and Chest Freezer, Washing Machine, All Existing Light Fixtures, All Existing Window Coverings, Garage Door Opener and Remote. Everything is in "As Is" condition.

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



667 Shaw St			Sold: \$1,207,000		
Toronto Ontario M6G 3L8			List: \$1,299,000		
Toronto C01 Palmerston-Little Italy Toronto					
Taxes: \$6,824/2025		For: Sale	% Dif: 93		
Sold Date: 10/17/2025					
SPIS: N	Last Status: SLD	DOM: 11			
Semi-Detached		Fronting On: W	Rms: 9 + 2		
Link:		Acreage:	Bedrooms: 3		
2-Storey		17 x 129 Feet	Washrooms: 2		
		Irreg:	1x4xUpper, 1x4xBsmt		
Dir/Cross St: Bloor St W and Shaw St			Directions: Bloor St W and Shaw St		

MLS#: C12447242 **PIN#:** 212700338
Legal: PT LT 13 BLK C PL 430 CITY WEST AS IN CA264971; CITY OF TORONTO

Kitchens: 2		Exterior: Brick	Zoning:		
Fam Rm: N		Gar/Gar Spcs: None / 0	Cable TV:		
Basement: Finished / Development Potential		Park/Drive:	Gas:		
Fireplace/Stv: Y		Drive: Lane	Water: Municipal		
Heat: Forced Air / Gas		Drive Park Spcs: 1	Water Supply Type:		
A/C: Central Air		Tot Prk Spcs: 1	Sewer: Sewers		
Central Vac: N		UFFI:	Waterfront:		
Apx Age:		Pool: None	Retirement:		
Apx Sqft: 1500-2000		Prop Feat: Fireplace/Stove, Park, Place	Under Contract: Hot Water Heater		
Lot Shape: Rectangular		Of Worship, Public Transit, School	HST Applicable to Not Subject to HST		
Lot Size Source: MPAC		Exterior Feat: Landscaped, Porch	Sale Price:		
Roof: Shingles		Interior Feat: Carpet Free	Farm/Agr:		
Foundation: Concrete			Oth Struct: Shed		
Assessment: POTL:			Survey Type: None		
POTL Mo Fee:			Spec Desig: Unknown		
Laundry lev: Lower					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.42	x 10.01	Fireplace	Hardwood Floor	Large Window
2	Dining	Main	15.26	x 10.93	Hardwood Floor	Window	
3	Kitchen	Main	15.16	x 10.93	Open Concept	Window	Laminate
4	Mudroom	Main	10.24	x 6.43	Hardwood Floor	Window	W/O To Deck
5	Prim Bdrm	2nd	14.01	x 13.58	Hardwood Floor	Large Window	Closet
6	2nd Br	2nd	14.4	x 8.5	Hardwood Floor	Window	Closet
7	3rd Br	2nd	10.6	x 6.33	Window	Broadloom	
8	Kitchen	2nd	10.66	x 8.5	Open Concept	Window	
9	Bathroom	2nd	7.15	x 5.91	4 Pc Bath	Tile Floor	Window
10	Rec	Bsmt	21.26	x 13.75	Tile Floor	Above Grade Window	
11	Laundry	Bsmt	14.73	x 10.89	Concrete Floor	Stainless Steel Sink	
12	Bathroom	Bsmt	7.51	x 4.66	4 Pc Bath	Tile Floor	
13	Furnace	Bsmt	12.34	x 6.07			

Client Remks: Welcome to 667 Shaw Street, a rare gem tucked into one of Torontos most loved neighbourhoods. This gorgeous home blends timeless character with absolute potential! Soaring 10-foot ceilings on the main floor create a bright, airy feel, while the classic, spacious two-storey layout offers plenty of room to live, grow, and make your own - a perfect opportunity for families looking to upgrade, or investors seeking a smart addition to their portfolio. The sun-filled main floor flows effortlessly from front to back, and the second floor features spacious bedrooms and a convenient second kitchen - a great feature to have. You'll love the rarely offered laneway access for parking, storage, or a future laneway suite (laneway report available), plus ample street parking makes day-to-day life simple. Living here means Palmerston - Little Italy at your doorstep - think tree-lined streets, top schools, local boutiques, cozy cafes, and renowned dining spots, plus quick TTC connections. This is truly the kind of home where life feels vibrant, connected, and full of possibility. Come take a look today!

Inclusions: 2 Fridges, 2 Stoves, Hoodfan on Main Floor Kitchen, Electrical Light Fixtures.

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



18 Palmerston Ave Toronto Ontario M6J 2H7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,163.82/2025 Sold Date: 11/10/2025 SPIS: N Last Status: SLD DOM: 17		Sold: \$1,255,000 List: \$1,299,999 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16 x 108 Feet Irreg:	Rms: 7 + 5 Bedrooms: 3 + 1 Washrooms: 3 1x3xMain, 1x4x2nd, 1x3xBsmt
Dir/Cross St: Queen St W & Bathurst St Directions: "Hey Google, get me directions to 18 Palmerston Ave"		

MLS#: C12480880 **PIN#:** 212470190
Legal: PT LT 25 PL D115 TORONTO AS IN WB175963 EXCEPT THE EASEMENT THEREIN FIRSTLY DESCRIBED; S/T & T/W WB175963 CITY OF TORONTO

Kitchens: 3 Fam Rm: N Basement: Apartment / Separate Entrance / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1878 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front / Vinyl Siding Gar/Gar Spcs: Detached / 1.5 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 1.5 UFFI: Pool: None Prop Feat: Interior Feat: Carpet Free, Separate Hydro Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: A Palmerston Proposition! ***** Let this tickle your fancy, buyers. 18 Palmerston is the updated Trinity-Bellwoods home that could make your home ownership dreams come true, at a lower cost than you thought. Perfectly divided into 3 self-contained units, where you can live in one while making income from the rest. ***** The main floor (the owners' suite) is chic and practical with an upgraded bathroom (curbless shower & heated flooring!), designated living/dining & kitchen spaces, tons of storage and a private backyard (a personal retreat with a magnolia tree!). The second floor unit (currently rented for \$2597/month-to-month) has 2 full bedrooms and a bright living/kitchen space. And the basement is an ideal starter apartment with a separate entrance and plenty of storage, or use it with the main floor as a rec/bonus space. ***** Plus: every floor has its own kitchen, bathroom and laundry. And its detached garage is an extra bonus, for your car & bikes and/or a small workshop + storage. ***** In the best part of the city: tucked away in a quiet and friendly pocket on Palmerston, but surrounded by its conveniences, a short walk or bike to the best of Trinity Bellwoods (the park, restaurants and many many cafe's), shops on Ossington, treats at Kensington and everything in between. ***** This is for you, savvy buyer. It's home hacking to perfection. Don't miss it. Inclusions: 3 fridges, 3 stoves, 3 fan hoods, 2 dishwashers, 2 stacked clothes washers & clothes dryers, 1 side-by-side clothes washer & clothes dryer, garage door opener & remote, furnace & air conditioner, existing window coverings, existing light fixtures (except listed in exclusions)					
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000					



696 Crawford St Toronto Ontario M6G 3K2 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,780.94/2024 For: Sale % Dif: 97 Sold Date: 10/13/2025 SPIS: N Last Status: SLD DOM: 21		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 16.12 x 128.5 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 2 1x4xBsmt, 1x3x2nd
Dir/Cross St: Bloor St. and Christie St. Directions: Bloor St. W and Christie St.		

MLS#: C12418650 **PIN#:** 212700366
Legal: PT LT 2 BLK D PL 430 CITY WEST AS IN WB202971; S/T & T/W WB202971; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Walk-Up / Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1100-1500 Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Front Gar/Gar Spcs: Detached / 1.5 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Propt Feat: Family Room, Fireplace/Stove Exterior Feat: Porch, Privacy Interior Feat: Separate Heating Controls, Water Heater, Water Meter, Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.91	x 9.38	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	9.94	x 8.4	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	14.17	x 10.04	Window	Ceramic Floor	
4	Den	Main	14.7	x 10.07	Window		
5	Prim Bdrm	2nd	13.32	x 9.06	Hardwood Floor	Window	Closet
6	Br	2nd	9.94	x 8.4	Hardwood Floor	Window	
7	Br	2nd	10.04	x 8.76	Broadloom	Window	
8	Rec	Bsmt	19.09	x 12.8	4 Pc Bath		
9	Laundry	Bsmt	13.29	x 9.58	Walk-Up		
10	Family	Bsmt	14.76	x 8.99	Walk-Up	Fireplace	Window

Client Remks: Welcome to 696 Crawford Street, where prime location and endless potential unite in one of Toronto's most coveted neighbourhoods. This 3-bedroom and Den, 2-bathroom, semi-detached home is perfectly situated between the vibrant communities of the Annex, Little Italy, and Harbord Village. This Lovingly maintained home presents a unique opportunity to move in, renovate, or invest. With separate entrances to the basement, there's potential for an in-law suite or rental unit. Additionally, the detached garage offers the possibility of adding a laneway house, expanding your living options or investment potential. Enjoy the best of city living with nearby access to public transit, highly-rated schools, and lush parks. A private back yard, perfect for entertaining, gardening, and just sitting back and enjoying the outdoors. Savor diverse dining experiences with a variety of restaurants and cafes just steps from your door. Community centers offer a range of activities to suit all ages and interests, making it an ideal setting for families and professionals alike. Discover the charm and possibility of 696 Crawford Street and envision the endless opportunities to create your dream home in this vibrant urban setting. Don't miss the chance to become part of this beloved neighborhood.

Inclusions: Fridge, Washing Machine. Existing Electrical Light Fixtures. Existing Window Coverings. Garage Door opener and remote. Existing exterior cameras.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



353 Dovercourt Rd Toronto Ontario M6J 3E4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,789.72/2025 Sold Date: 11/21/2025 SPIS: N Last Status: SLD DOM: 23		Sold: \$1,290,000 List: \$1,329,000 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 16.9 x 100.16 Feet Irreg:	Rms: 10 + 1 Bedrooms: 5 + 1 Washrooms: 4 1x4xGround, 1x4x2nd, 1x4xBsmt, 1x3xBsmt
Dir/Cross St: Dovercourt Rd and Dundas Street West Directions: North of Dundas Street West on Dovercourt Rd		

MLS#: C12487515 **PIN#:** 212790389
Legal: PT LT 49 PL 635 CITY WEST AS IN CT215065; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Separate Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: None	Zoning: Cable TV: Gas: Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	2nd	9.61	x 15.26	
2	2nd Br	2nd	10.17	x 11.15	
3	3rd Br	2nd	8.86	x 13.94	
4	Kitchen	2nd	8.43	x 12.47	
5	Kitchen	Main	15.09	x 12.63	
6	Dining	Main	9.28	x 13.78	
7	Living	Main	9.84	x 13.94	
8	Br	Main	9.42	x 14.6	
9	Br	Main	10.01	x 10.07	
10	Rec	Bsmt	11.48	x 12.14	

Client Remks: LOCATION! LOCATION! LOCATION! Welcome to this charming Victorian semi-detached home, perfectly situated in one of Toronto's most vibrant and desirable downtown neighborhoods. Bursting with character, this property offers soaring ceilings, timeless architectural details, and incredible potential for those ready to bring their creative vision to life. Whether you're a buyer looking to design your dream home or an investor seeking a solid opportunity in a high-demand area, this home is full of promise. Modernize the interior, expand the living space, or restore its classic charm-the possibilities are endless. Enjoy a lively and convenient urban lifestyle with everything at your doorstep-steps to TTC, parks, schools, and the trendy cafes, shops, and restaurants along College St., Dundas St., and Little Portugal. Just minutes to downtown, hospitals, and universities, this location is hard to beat. Bring your imagination and make this gem your own. A rare chance to own in one of Toronto's most dynamic communities-where history, character, and opportunity meet!

Inclusions: All Existing Electrical Light Fixtures, Existing Kitchen appliances 2nd Floor Fridge, Stove; Main Floor Fridge, Stove; Bas Kitchen Fridge, Stove, Washer & Furnace Boiler. Washer and Dryer beside the garage. All Appliances AS IS CONDITION

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



8 Brookfield St Toronto Ontario M6J 3A9 Toronto C01 Trinity-Bellwoods Toronto		Sold: \$1,200,000 List: \$1,349,990
Taxes: \$6,502/2024	For: Sale	% Dif: 89
Sold Date: 11/12/2025		
SPIS: N	Last Status: SLD	DOM: 68
Duplex Link: 2-Storey	Fronting On: W Acreage: 17.67 x 125.19 Feet Irreg:	Rms: 12 + 5 Bedrooms: 4 Washrooms: 2 1x3xBsmt, 1x4x2nd
Dir/Cross St: Queen St W & Brookfield St Directions: First Home on the West Side of Brookfield St		

MLS#: C12383650 **PIN#:** 212760270
Legal: PT LT 60 PL D204 TORONTO AS IN CT232420; CITY OF TORONTO

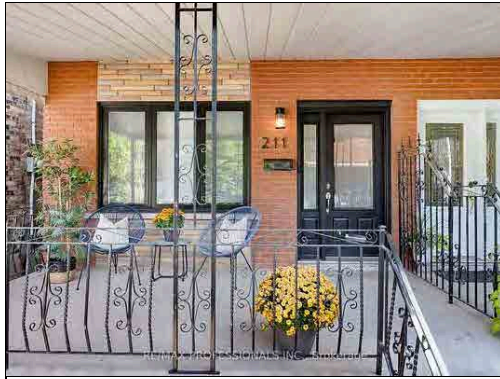
Kitchens: 2 Fam Rm: Y Basement: Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1881 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Block, Concrete Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Concrete Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Double, Private, Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Built-In Oven, In-Law Capability, Accessory Apartment, In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.03	x 12.89	
2	Dining	Main	13.52	x 10.33	
3	Kitchen	Main	15.09	x 11.25	
4	Office	Main	12.89	x 5.45	
5	Foyer	Main	16.24	x 3.84	
6	Solarium	Main	10.14	x 17.19	
7	Workshop	Main	22.83	x 16.7	
8	Br	2nd	12.93	x 10.83	
9	Br	2nd	13.85	x 9.25	
10	Br	2nd	9.88	x 7.25	
11	Kitchen	2nd	8.96	x 11.22	
12	Bathroom	2nd	8.63	x 7.68	
13	Great Rm	Bsmt	29.72	x 16.21	
14	Utility	Bsmt	14.99	x 5.45	
15	Other	Bsmt	6.23	x 5.74	
16	Office	Bsmt	12.24	x 10.6	
17	Pantry	Bsmt	8.96	x 10.24	

Client Remks: Welcome to 8 Brookfield Street, located in the most vibrant neighbourhood in Queen West - Ossington Village. Renowned for its first-class strip of restaurants, shopping establishments, parks & outdoor spaces, nightlife, boutiques, and galleries, Ossington Village captures the city's creative spirit...and 8 Brookfield is in the heart of it. This beautiful 4 bed, 2 bath sits on an expansive 18' x 125' lot that features a private backyard, surrounded by manicured trimmed hedges, custom stone fencing, enclosed pergola-vestibule with separate entrance to the basement, and a private two-car garage with extra space for storage; a very rare feature limited to only a handful of homes in the Ossington area. Fronting on the West side of the street, light flows seamlessly through the home allowing natural light to drench the first and second floor. Confirmed by the City of Toronto, this home is Laneway & In-Law Suite compatible with two full, separated kitchens allowing for endless income potential. Enjoy a morning coffee, a late night cocktail at the plethora of bars & shops, or a weekend stroll to Trinity Bellwood's Park, all within a 2 minute walk away. You truly have immediate access to the best everything downtown Toronto has to offer. There are very few opportunities to own a home like this in the core of city. When you're so perfectly located, your options are limitless. Your perfect Toronto experience awaits you at 8 Brookfield Street.

Inclusions: Built-in kitchen stove & oven (first floor & second floor), built-in kitchen dishwasher, laundry washer & dryer, built-in basement bar top and shelving, all window coverings, all electrical light fixtures

Listing Contracted With: ENGEL & VOLKERS TORONTO CENTRAL 416-628-1357



211 Markham St Toronto Ontario M6J 2G7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,902.83/2025 Sold Date: 10/21/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,685,000 List: \$1,389,999 For: Sale % Dif: 121
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.08 x 129 Feet Irreg:	Rms: 10 + 2 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4xBsmt, 1x3xBsmt	Dir/Cross St: Bathurst & College Directions: Bathurst & College

MLS#: C12461025 **PIN#:** 212490393
Legal: PT LT 127 PL 74 TORONTO AS IN WB195423; S/T & T/W WB195423; EXCEPT THE EASEMENT THEREIN RE LANE CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fireplace/Stove Interior Feat: Accessory Apartment, Auto Garage Door Remote, In-Law Capability, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.3	x 13.71	Hardwood Floor	Open Concept	Large Window
2	Dining	Main	12.3	x 9.09	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	10.6	x 19.39	Eat-In Kitchen	Quartz Counter	Stainless Steel Appl
4	Family	Main	10.6	x 12.3	Large Window	Hardwood Floor	Combined W/Laundry
5	Prim Bdrm	2nd	13.09	x 11.09	Double Closet	Large Window	Hardwood Floor
6	2nd Br	2nd	10.6	x 9.19	W/O To Deck	East View	Pot Lights
7	3rd Br	2nd	9.42	x 12.5	Closet	Hardwood Floor	Large Window
8	4th Br	Bsmt	8.89	x 11.91	4 Pc Ensuite	Broadloom	
9	Bathroom	Bsmt	13.71	x 7.71	4 Pc Bath	Heated Floor	
10	Rec	Bsmt	9.28	x 19.91	3 Pc Bath	Open Concept	Combined W/Kitchen
11	Kitchen	Bsmt	9.28	x 19.91	Eat-In Kitchen	Open Concept	
12	Mudroom	Bsmt	9.28	x 6	Combined W/Laundry		

Client Remks: Experience turn-key perfection in a prime Toronto location. This beautifully renovated, spacious home seamlessly combines modern elegance with functional design. The sunlit main floor features both an inviting living room and cozy family room, a convenient main floor powder, a large eat-in kitchen, dining room, and laundry all thoughtfully curated for comfort and style. Upstairs, you'll find three generously sized bedrooms, each beautifully customized with unique touches. Step out onto the rooftop patio to enjoy breathtaking city views, including the iconic CN Tower, perfect for entertaining or relaxing. The fully finished basement offers a versatile apartment with separate interior and exterior entrances, a luxurious bathroom with heated floors, and its own laundry/mudroom, ideal for extended family or rental potential. The charming fenced backyard leads to a spacious two-car garage with lane way suite potential, offering endless possibilities. Located just steps from top-rated restaurants, premier shopping, and Toronto's best amenities, with effortless access to TTC transit, this exceptional home truly has it all.

Inclusions: Fridge x2 , Stove x 2, Dishwasher, Washer x 2 & Dryer x 2, All Electrical Fixtures, All Window Coverings, Custom Closets Primary, Furnace, Central A/C, Water Heater

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



689 Dovercourt Rd Toronto Ontario M6H 2W7 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,212/2024 For: Sale % Dif: 97 Sold Date: 09/23/2025 SPIS: N Last Status: SLD DOM: 109		
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 21 x 125 Feet Irreg:	Rms: 8 + 1 Bedrooms: 4 Washrooms: 3 1x4xBsmt, 1x2xBsmt, 1x3x2nd
Dir/Cross St: Bloor St W Directions: Bloor St W and Dovercourt		

MLS#: C12204054 **PIN#:** 212820045
Legal: PT LT 10 BLK T PL 329 CITY WEST AS IN CA181792; CITY OF TORONTO

Kitchens: 2 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: N Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Roof: Shingles Foundation: Poured Concrete Assessment: \$1,087,700 / 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Library, Park, Public Transit, School Exterior Feat: Porch Interior Feat: None	Zoning: Residential R2Z2 Cable TV: Gas: Hydro: Water: Municipal Phone: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Water Body Type: River

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.57	x 12.8	
2	Other	Main	11.78	x 13.45	
3	Kitchen	Main	11.48	x 16.7	
4	Kitchen	2nd	11.81	x 10.24	
5	Bathroom	2nd	0	0	3 Pc Bath
6	Prim Bdrm	3rd	11.88	x 13.55	
7	Br	3rd	7.32	x 13.98	
8	Rec	Bsmt	23.16	x 16.7	
9	Laundry	Bsmt	0	0	
10	Bathroom	Bsmt	0	0	4 Pc Bath
11	Bathroom	Bsmt	0	0	2 Pc Bath

Client Remks: Incredible investment opportunity in a prime Toronto location. This fully tenanted 2.5-storey 2 unit property offers spacious units, each with ample living space, making it ideal for renters and owners alike. The property has been maintained, ensuring a hassle-free experience for the next owner. The main and upper units are bright and roomy, providing comfortable layouts that attract long-term, quality tenants. Additionally, there is a double-car detached garage at the rear, accessible via a laneway. With a highly desirable location close to transit, schools, and amenities, this property is a rare gem for investors or those looking to live in one unit and rent the other.

Inclusions: Fridge x 2, Stove x 2, Washer x 2, Dryer x 2

Listing Contracted With: RE/MAX ESCARPMENT REALTY INC.905-545-1188



471 Shaw St Toronto Ontario M6G 3L4		Sold: \$1,335,000 List: \$1,399,900
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$7,181.77/2024	For: Sale	% Dif: 95
Sold Date: 11/16/2025		
SPIS: N	Last Status: SLD	DOM: 12
Fourplex	Fronting On: W	Rms: 12
Link:	Acreage:	Bedrooms: 5
3-Storey	25 x 100 Feet	Washrooms: 4
	Irreg:	4x3
Dir/Cross St: College Street / Ossington Avenue		
Directions: College Street / Ossington Avenue		

MLS#: C12510420 **PIN#:** 212720184

Legal: PT LT 20 PL 1054 TORONTO AS IN CA695886; CITY OF TORONTO

Kitchens: 4	Exterior: Brick / Stucco/Plaster	Zoning:
Fam Rm: Y	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Apartment	Park/Drive: None	Gas: Y Hydro: Y Phone: A
Fireplace/Stv: Y	Drive: None	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 0	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 2000-2500	Prop Feat: Family Room, Fireplace/Stove	HST Applicable to Included In
Roof: Asphalt Shingle	Interior Feat: None	Sale Price:
Foundation: Concrete		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	14.11	x 9.84	
2	Br	Main	11.81	x 9.84	
3	Den	Main	10.5	x 6.56	
4	Kitchen	Main	13.12	x 9.84	
5	Living	2nd	16.73	x 10.5	
6	Br	2nd	9.84	x 6.56	
7	Kitchen	2nd	10.5	x 14.11	
8	Sunroom	2nd	12.8	x 6.56	
9	Br	3rd	15.09	x 8.86	
10	Kitchen	3rd	12.8	x 7.87	
11	Living	Lower	21.65	x 9.84	
12	Br	Lower	11.81	x 9.19	

Client Remks: Great Opportunity To Own This 2 Storey Legal Triplex With 4th Units In Sought-After Palmerston-Little Italy Location. Features And Upgrades Include: New Stucco Exterior With Added Extra-Thick Styrofoam Insulation And Painted Exterior Walls (2024), 4 Kitchens And 4 Washrooms; New Furnace (2015) With New Motor (Fully Overhauled In 2019); New Roof (2024); New Vinyl Windows (2018); Main Sewer Pipe Replaced (From Ceramic To Vinyl Along The Entire Length Of The House And 2 Cleanouts Added (2018); 200 Amp Electrical Panel (2000); Common Laundry On Premises With Coin Operated Industrial-Size Washer And Dryer @ \$1.50 Per Load Each; Metal Up-To-Code Fire Escape To All Units Including An Each Unit Has A Main Entrance And 2nd Exit; 90-Minute Fire-Rated Entrance Door With Hydraulic Spring (Up To Fire-Code) In All Units; Interconnected Fire-Alarm And Co2 Detector System Operating On Ac And Dc Power; Large Bicycle Shed At The Back With Extra Storage For Bikes And Bulky Personal Belongings.

Listing Contracted With: CENTURY 21 PERCY FULTON LTD. 416-298-8200



235 Grace St Toronto Ontario M6G 3A7 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,782.18/2025 For: Sale % Dif: 96 Sold Date: 10/07/2025 SPIS: N Last Status: SLD DOM: 11			Sold: \$1,390,000 List: \$1,449,000
Semi-Detached Link: 2 1/2 Storey	Fronting On: E Acreage: 20.17 x 131 Feet Irreg:	Rms: 9 + 2 Bedrooms: 4 + 1 Washrooms: 2 1x3x2nd, 1x4xBsmt	Dir/Cross St: College & Grace Directions: North of College

MLS#: C12429617 **PIN#:** 212520330
Legal: PT LT J PL 1168 TORONTO; PT LT 22 PL 1184 CITY WEST AS IN CA347741; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Partially Finished / Separate Entrance Fireplace/Stv: N Heat: Radiant / Gas A/C: None Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Park, Public Transit, Rec Centre, School Interior Feat: None	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 10.99	Hardwood Floor	Window	Closed Fireplace
2	Dining	Main	12.76	x 11.68	Hardwood Floor	Closet	Bay Window
3	Kitchen	Main	13.42	x 14.99	Ceramic Floor	Ceramic Back Splash	Window
4	Br	Main	12.24	x 8.33	Parquet Floor	W/O To Yard	Window
5	Living	2nd	14.01	x 15.32	Large Window	Laminate	
6	Kitchen	2nd	12.01	x 9.32	Combined W/Laundry	Laminate	
7	Br	2nd	10.99	x 9.32	Hardwood Floor	Window	W/O To Deck
8	Br	3rd	12.01	x 15.32	Parquet Floor	Window	
9	Br	3rd	10.01	x 10.01	Parquet Floor		
10	Rec	Bsmt	22.74	x 14.6	Laminate	W/O To Yard	
11	Laundry	Bsmt	16.67	x 7.58	Laundry Sink		

Client Remks: Attention Contractors, Renovators, Homeowners & Investors! A rare opportunity to own in one of Toronto's most coveted neighbourhoods, just steps from College Street, Little Italy, and Trinity Bellwoods Park. This semi-detached property sits on a deep 20 x 131 ft lot with coveted laneway access and a 2-car garage plus laneway house potential for those with vision. Currently configured as two self-contained units, the property will be delivered with vacant possession as of Nov 1st, 2024, offering maximum flexibility. Features include: Spacious backyard with full access and a separate basement entrance, a second-floor deck and prime lot dimensions for future expansion or redevelopment. Endless opportunities await, live in one unit and rent the other, renovate into a dream single-family home, or explore income and development potential. Sold as-is, where-is, this property offers tremendous upside in a AAA+ location, surrounded by Toronto's best dining, boutique shopping, parks, and easy transit.

Inclusions: Main Floor: Fridge, stove, washer, dryer, boiler. 2nd Floor: Fridge, stove

Listing Contracted With: EXP REALTY866-530-7737



120 Argyle St Toronto Ontario M6J 1N9 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,628.42/2025 Sold Date: 09/22/2025 SPIS: N Last Status: SLD DOM: 6			Sold: \$1,936,000 List: \$1,489,000 For: Sale % Dif: 130
Att/Row/Townhouse Link: 3-Storey	Fronting On: N Acreage: 14.83 x 129 Feet Irreg:	Rms: 6 Bedrooms: 3 Washrooms: 3 1x3x2nd, 1x4x2nd, 1x2x3rd	
Dir/Cross St: Dundas St & Dovercourt Rd Directions: Section of Argyle between Dovercourt & Ossington			

MLS#: C12406323 **PIN#:** 212770331
Legal: PT LT 59-60 PL D66 TORONTO AS IN CA454953; CITY OF TORONTO


Kitchens: 1 Fam Rm: N Basement: Partially Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1887 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Metal/Side Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Exterior Feat: Landscaped, Patio Interior Feat: Carpet Free, Storage	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	18.01	x 9.32	Hardwood Floor	Crown Moulding	Fireplace
2	Living	Main	14.4	x 11.25	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	16.01	x 11.25	Hardwood Floor	Window Flr to Ceil	W/O To Patio
4	Prim Bdrm	2nd	11.68	x 13.48	W/I Closet	3 Pc Ensuite	Bay Window
5	2nd Br	2nd	8.33	x 11.25	Hardwood Floor	Pot Lights	Large Window
6	3rd Br	3rd	14.07	x 10.99	Hardwood Floor	2 Pc Ensuite	Skylight

Client Remks: ARGYABLY IRRESISTIBLE. Eat my lust, Ossington. This gracious abode is your real estate dream delivered-a true work of art. A renovated Victorian with soaring 10' ceilings on the main, original fireplace, restored plaster dentil mouldings, and a remodelled kitchen with integrated appliances. Floor-to-ceiling window wall opens onto a lush, magazine-worthy garden by Marjorie Harris one of Canada's most renowned master gardeners and former Globe and Mail columnist. The primary suite stuns with custom walk-in closets and a spectacular ensuite, making everyday life feel like a serene retreat. Third floor, another suite with fab skylights drenching this already bright house in even more sunshine. Basement perfect for storage and easily re-imagined for when the time comes. Dream location across from Osler Park and seconds to Ossington, Badiali's Pizza, Queen West, Dundas West, Trinity Bellwoods and every convenience of downtown.

Inclusions: Fisher & Paykel induction stove and built-in fridge, P&C integrated dishwasher, LG washer and dryer. Any light fixtures and built-ins not outlined in exclusions. Custom bedroom window covering.

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



636 Wellington St W
Toronto Ontario M5V 1G4
Toronto C01 Niagara Toronto
Taxes: \$6,745.18/2025
Sold Date: 09/15/2025
SPIS: N
Last Status: SLD
DOM: 49

Sold: \$1,560,000
List: \$1,595,000
For: Sale
% Dif: 98

Att/Row/Townhouse
Link:
3-Storey

Fronting On: N
Acreage:
13.48 x 64 Feet
Irreg:

Rms: 11
Bedrooms: 3
Washrooms: 4
1x4, 2x3, 1x2

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

MLS#: C12310796
Legal: PLAN MILITARY RESERVE PT LOT 14 SECTION L RP 63R-4412 PART 3

PIN#: 212410142

Kitchens: 1
Fam Rm: Y
Basement: None
Fireplace/Stv: Y
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Year Built: 1990
Apx Sqft: 1500-2000
Roof: Asphalt Shingle
Foundation: Slab
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick / Shingle
Gar/Gar Spcs: Other / 1
Park/Drive:
Drive:
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove
Interior Feat: Storage

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

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Welcome to this beautifully maintained and thoughtfully designed 3-storey freehold townhome in the heart of vibrant King West, one of Torontos most desirable and dynamic neighbourhoods. This charming property offers a rare and exciting alternative to condo living, no maintenance fees, spacious indoor and outdoor areas, and the feel of a true home in the middle of the city. Offering 3 bedrooms and 4 bathrooms, this home features custom cabinetry and built-in closets throughout, maximizing storage and functionality without compromising on style. High ceilings and large windows flood the space with natural light. Enjoy the warmth and comfort of two gas fireplaces, perfect for cozy evenings, and take advantage of multiple outdoor spaces with two balconies and a fenced walkout terrace backyard, ideal for relaxing or entertaining. This home comes with parking and is located just steps from everything King West has to offer trendy restaurants, boutique shopping, coffee shops, Stanley Park, Liberty Village, Queen West, the water front and trails, Stackt Market, and more. The TTC and major highways are easily accessible, making commuting a breeze. Whether you're upsizing from a condo or looking for a turnkey downtown property with a residential feel, this is an incredible opportunity to own in one of Torontos most coveted areas. Don't miss your chance to live in style, space, and comfort in the middle of it all.

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



458 Roxton Rd Toronto Ontario M6G 3R4 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,397.60/2025 For: Sale % Dif: 99 Sold Date: 10/03/2025 SPIS: N Last Status: SLD DOM: 18			Sold: \$1,580,000 List: \$1,599,000
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 17.17 x 125 Feet Irreg:	Rms: 8 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x4xLower, 1x4xMain, 1x4x2nd, 1x2x3rd	Dir/Cross St: North of Harbord, South of Bloor. Directions: Ossington & Bloor.

MLS#: C12404615 PIN#: 212700142 Assignment: N Fractional Ownership: N Legal: PT LT 79-80 BLK 1 PL D198 TORONTO AS IN CA392809; S/T & T/W CA392809; CITY OF TORONTO	
Kitchens: 2 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1904 Yr Built Source: MPAC Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Brick Assessment: POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Park, Public Transit Exterior Feat: Deck, Porch Interior Feat: None Security Feat: Carbon Monoxide Detectors, Smoke Detector
	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Sale Price: Farm/Agr: Oth Struct: Survey Type: Spec Desig:

Sewage: Drain Back Sys							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.93	x 13.16	Hardwood Floor	Large Window	
2	Br	Main	8.86	x 12.76	Hardwood Floor	Large Window	Closet
3	Kitchen	Main	11.12	x 17.81	Renovated	Combined W/Dining	W/O To Yard
4	Living	2nd	14.24	x 14.73	Bay Window	Hardwood Floor	Electric Fireplace
5	Kitchen	2nd	11.09	x 10.66	Renovated	Stainless Steel Appl	Combined W/Dining
6	2nd Br	2nd	9.22	x 11.94	Hardwood Floor	Large Window	
7	3rd Br	3rd	15.22	x 11.65	Broadloom	Vaulted Ceiling	W/O To Deck
8	4th Br	3rd	15.22	x 10.83	Broadloom	Vaulted Ceiling	Closet
9	Kitchen	Lower	8.01	x 19.36	Tile Floor	Open Concept	Combined W/Dining
10	Living	Lower	15.22	x 15.62	Vinyl Floor	Pot Lights	Open Concept
11	5th Br	Lower	9.91	x 15.62	Hardwood Floor	Closet	

Client Remks: An exceptional opportunity in one of Torontos most sought-after neighbourhoods, Palmerston Little Italy. This renovated semi-detached 3-storey home offers three self-contained units, making it ideal for investors, co-ownership, or those seeking a live/rent combination in the heart of the city. Main Floor Unit Bright 1-bedroom, 1-bath with separate living and eat-in kitchen, ensuite laundry, and dual access from the front entrance or backyard. Hardwood floors throughout with tiled kitchen and bath. Upper Unit Spanning two storeys with 3 bedrooms and 1.5 baths. Features include a bay-windowed living room with a built-in electric fireplace, hardwood floors, pot lights, ensuite laundry, and an eat-in kitchen with stainless steel appliances. Third floor showcases vaulted ceilings, wool carpet, 2 bedrooms with a powder room, and a spacious deck of the primary with views of the CN tower. Lower Unit Private side entrance to a well-designed 1-bedroom, 1-bath suite with a modern kitchen, combined living/dining area, pot lights, built-in gas fireplace, ensuite laundry, cold storage access, and a smart layout that tucks the bedroom away from the main space. Notable Upgrades (2021): General renovation of all units, new backwater valve, Daykin furnace & A/C, owned hot water tank, spray-foam insulation, windows & doors (with fire-rated frames), 200-amp electrical service with pony panel in upper unit. Enjoy the perennial front garden with euonymus evergreens and weeping Nootka cypress and more, plus a backyard with a paved patio perfect for entertaining. The property also includes 2 rear surface parking spots. Not looking for a need for parking, explore the option of a potential laneway suite on this 17 foot wide lot. A rare offering in a prime downtown location with all 3 units currently vacant. Situated north of Harbord, south of Bloor, this location offers easy access to TTC Line 2, the shops and cafes of Bloor, Christie Pits Park and More (College, Ossington and Bathurst).

Inclusions: 3 Fridges, 3 Stoves, 3 Dishwashers, 3 Microwaves, Electric Light Fixtures, Window Coverings, Hot Water Tank, Garden Shed, Wall-mounted electric heater in the front third-floor bedroom.

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



112 Delaware Ave Toronto Ontario M6H 2T1 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$9,335.59/2025 For: Sale % Dif: 97 Sold Date: 10/21/2025 SPIS: N Last Status: SLD DOM: 11		
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 23.78 x 130.18 Feet Irreg:	Rms: 9 + 3 Bedrooms: 4 Washrooms: 2 1x4xMain, 1x4x2nd
Dir/Cross St: Ossington, College & Bloor Directions: North on Delaware off of Dewson		

MLS#: C12456631 **PIN#:** 212810185
Legal: PT LT 32 BLK N PL 329 CITY WEST AS IN CA180147; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Walk-Out / Full Fireplace/Stv: N Heat: Forced Air / Gas A/C: None Central Vac: N Apx Age: Year Built: 1943 Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Alum Siding / Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Auto Garage Door Remote, Storage	Zoning: Residential Cable TV: Gas: Hydro: Water: Phone: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	17.22	x 13.45	Hardwood Floor
2	Dining	Main	13.45	x 10.5	Hardwood Floor
3	Kitchen	Main	12.47	x 9.19	Ceramic Floor
4	Family	Main	14.76	x 10.17	W/O To Patio
5	Prim Bdrm	2nd	13.42	x 11.58	Hardwood Floor
6	Br	2nd	13.81	x 9.88	Hardwood Floor
7	Kitchen	2nd	12.47	x 8.69	
8	Br	2nd	15.49	x 9.25	Ceramic Floor
9	Br	2nd	7.91	x 10.24	Hardwood Floor

Client Remks: Discover this exceptional Edwardian Brick Semi nestled on a quiet, tree-lined street in !Prime Dufferin Grove! This property offers the ultimate in flexibility and potential, perfectly configured for you to live and earn. Residing in one unit ,while renting the other, or to easily convert it back into a stunning single-family home. It currently features two self-contained suites: a main floor 2-bedroom unit with access to a covered patio and the private, fenced yard and two-car garage, and a second-floor 3-bedroom unit with a large deck. For the astute investor, the value is unparalleled: plans have been approved via OMB decision to add a 3rd-floor addition and legally convert the property to luxury units, with the added possibility of a Laneway Home. Enjoy this unbeatable lifestyle... This checks all the boxes! Short walk to the Subway, Dufferin Mall, Little Italy, trendy Ossington, and Trinity Bellwoods Park. With a walk score of 89 there is no need the drive.
Inclusions: GB&E, 2 fridges, 2 stoves, washer ,dryer, ELF's, GD&E & remote. Some photos virtually AI edited for illustration purposes only.
Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



283 Clinton St Toronto Ontario M6G 2Y7 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$5,901/2024 For: Sale % Dif: 97 Sold Date: 09/30/2025 SPIS: N Last Status: SLD DOM: 32			Sold: \$1,600,000 List: \$1,649,999
Att/Row/Twnhouse Link: 2-Storey	Fronting On: E Acreage: 15.51 x 120.79 Feet Irreg:	Rms: 7 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x3xUpper, 1x4xUpper	Dir/Cross St: Bloor / Clinton / Harbord Directions: Bloor / Clinton / Harbord

MLS#: C12370408	PIN#: 212550222
Fractional Ownership: N	
Legal: PT LT 9 PL 669 CITY WEST AS IN WB96944; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1898 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Concrete Assessment: 2024 POTL: N POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Interior Feat: Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	16.01	x 14.4	Hardwood Floor	Stainless Steel Appl	Open Concept
2	Living	Main	14.17	x 11.75	Hardwood Floor	W/O To Balcony	Open Concept
3	Dining	Main	14.99	x 13.85	Hardwood Floor	Open Concept	
4	Prim Bdrm	2nd	16.99	x 14.24	4 Pc Ensuite	W/O To Balcony	
5	2nd Br	2nd	8.76	x 10.99			
6	3rd Br	2nd	9.15	x 9.51			

Client Remks: Welcome to this beautifully renovated Victorian-style home, offering the perfect blend of historic charm and modern upgrades. Featuring 3 spacious bedrooms and 3 stylish washrooms, this home has been thoughtfully rebuilt with a partially renewed foundation, providing lasting peace of mind. The primary suite includes direct access to a private balcony overlooking the street an ideal retreat for morning coffee. Inside, enjoy soaring ceilings, an open and airy layout, and thoughtful upgrades throughout. At the rear, one parking space comfortably fits two small cars. The furnace is equipped with a green active air system, ensuring fresh, clean air year-round. Additional highlights include: part new foundation, natural gas line ready for BBQs, laundry located on the bedroom level for convenience, and laneway home potential with plumbing and electrical already roughed-in under the backyard. This home is truly designed for comfort, style, and future growth a rare find you wont want to miss!

Inclusions: Dishwasher, Washer/Dryer, Stove and Fridge

Listing Contracted With: NEW ERA REAL ESTATE 416-508-9929



161 Euclid Ave			Sold: \$1,565,000		
Toronto Ontario M6J 2J8			List: \$1,650,000		
Toronto C01 Trinity-Bellwoods Toronto					
Taxes: \$7,315/2025		For: Sale		% Dif: 95	
Sold Date: 11/26/2025					
SPIS: N		Last Status: SLD		DOM: 41	
Att/Row/Twnhouse		Fronting On: E		Rms: 7	
Link:		Acreage:		Bedrooms: 3	
2-Storey		17.58 x 130.5 Feet		Washrooms: 3	
		Irreg:		1x2xGround, 2x4x2nd	
Dir/Cross St: DUNDAS ST W & BATHURST ST Directions: DUNDAS ST W & BATHURST ST					

MLS#: C12464629 **PIN#:** 212480059
Legal: PT LT 23 PL 89 TORONTO AS IN CT433388 CITY OF TORONTO

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Unfinished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Private Double, Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 1100-1500	Prop Feat:	HST Applicable to Included In
Lot Size Source: MPAC	Interior Feat: Auto Garage Door Remote	Sale Price:
Roof: Asphalt Shingle		Farm/Agr:
Foundation: Concrete		Oth Struct:
Assessment: 2025 POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.68	x 11.19	Hardwood Floor	Bay Window	California Shutters
2	Dining	Main	13.78	x 11.19	Hardwood Floor		
3	Kitchen	Main	17.39	x 11.84	Hardwood Floor	Centre Island	B/I Shelves
4	Sunroom	Main	7.58	x 10.07	Tile Floor	Window Flr to Ceil	2 Pc Bath
5	Prim Bdrm	2nd	12.14	x 12.17	Cathedral Ceiling	W/I Closet	4 Pc Ensuite
6	2nd Br	2nd	10.83	x 9.48	Hardwood Floor	Window	Double Closet
7	3rd Br	2nd	6.1	x 5.68	Hardwood Floor	Cathedral Ceiling	Window

Client Remks: Sun-filled end-unit Victorian home in the heart of Trinity Bellwoods, fully renovated (2020) to blend modern living with timeless character. Bright, open main floor with high ceilings, elegant living and dining spaces, and a chef's kitchen with quartz-wrapped island, custom millwork, and full-height cabinetry. Walk out to a private, professionally landscaped, tree-lined backyard with 2-car parking. Spacious green front and back gardens offer a quiet retreat from the city which is ideal for relaxing, entertaining, and gardening. Cathedral ceilings in the primary bedroom create airy volume and frame the CN Tower view. The spa-style ensuite features a clawfoot tub, adding a touch of retreat-style luxury. A versatile 3-bedroom layout offers comfort and flexibility for families or work-from-home living. Steps to Little Italy's renowned dining, Trinity Bellwoods Park, Queen Street shops, and the very best of downtown Toronto.

Inclusions: Stainless steel fridge, gas range, range hood, dishwasher, and microwave. Washer & dryer. All existing light fixtures, custom window coverings, and built-in cabinetry. Central air conditioning, hot water tank, and gas furnace. Garage door opener.

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



89 Concord Ave Toronto Ontario M6H 2P2 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$1,760,000 List: \$1,688,000
Taxes: \$7,825.26/2024	For: Sale	% Dif: 104
Sold Date: 09/05/2025		
SPIS: N	Last Status: SLD	DOM: 50
Semi-Detached	Fronting On: E	Rms: 7 + 2
Link:	Acreage:	Bedrooms: 4 + 1
2 1/2 Storey	19.5 x 92 Feet	Washrooms: 4
	Irreg:	1x4x3rd, 1x3x2nd, 1x2xMain, 1x4xLower
Dir/Cross St: Bloor / Ossington Directions: Bloor / Ossington		

MLS#: C12290049 **PIN#:** 212810335
Legal: PT LT 5-6 BLK P PL 329 CITY WEST AS IN CT202472; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 2000-2500 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: Bar Fridge, Built-In Oven, Countertop Range, Sump Pump, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 11.25	Hardwood Floor	Wainscoting	Electric Fireplace
2	Dining	Main	16.57	x 10.01	Hardwood Floor	Wainscoting	W/O To Yard
3	Kitchen	Main	13.48	x 12.99	Centre Island	Stone Counter	Hardwood Floor
4	2nd Br	2nd	15.75	x 12.07	Hardwood Floor	Closet	Bay Window
5	3rd Br	2nd	11.75	x 10.01	Hardwood Floor	Closet	Window
6	4th Br	2nd	12.99	x 10.99	Hardwood Floor	Window	Closet
7	Prim Bdrm	3rd	13.58	x 10.07	Hardwood Floor	W/W Closet	B/I Shelves
8	Bathroom	3rd	15.58	x 12.34	4 Pc Bath	Pot Lights	
9	Rec	Lower	14.4	x 10.01	Vinyl Floor	Pot Lights	Bar Sink
10	Br	Lower	14.01	x 8.6	Vinyl Floor	Closet	Window

Client Remks: Approx. \$600K Top-To-Bottom Renovation Completed With Permits In 2025! Stunning Tastefully 4+1 Bedroom, 4-Bathroom, 2.5-Storey Family Home, Ideally Nestled In The Sought-After Little Italy Neighbourhood. This House Has Been \$\$\$Completely Upgraded With One-Of-A-Kind Design. Move-In Ready. Entire Home Features A Functional Layout With, New Wide-Plank Engineered Hardwood Floors, Fresh Paint, Brand-New Windows & Front Door. Premium Smart-Home Upgrades, Including LED Lighting, Smart Switches, And Smart Curtains Throughout The Home. Modern Kitchen With Custom Cabinetry, Premium Quartz Countertops, Double Waterfall Island With A Bar Fridge And Eat-In Breakfast Area. Cozy Family Room, Highlighted By A Feature Wall With Electric Fireplace. The Primary Bedroom Features Custom Closet And Luxurious Ensuite Bathroom With Freestanding Soaker Tub, Glass-Enclosed Shower, Smart Bidet Toilet And LED Mirror. New Washer And Dryer On The Second Floor For Added Convenience. The Fully Finished Basement Includes A Recreation Room, Additional Bedroom & Laundry, Stylish Bar Area With Quartz Counters, And A Separate Entrance. Perfect For Guests Or Rental Potential. Enjoy The Stunning Views Of Downtown And The CN Tower In The Bedrooms. Beautifully Landscaped Backyard, New Front Interlock Completed In 2025. Mins Walk To Ossington Subway Station, Close To Beautiful Parks (Dufferin Grove, Christie Pits, And Bickford), Transit, Top Schools, Shops, Cafes & Restaurants. Rare Opportunity To Own A Modern Family Home In One Of Toronto's Most Vibrant And Desirable Neighbourhoods.

Inclusions: New S/S LG Appliances (2025): Fridge, Gas Cooktop, Oven, B/I Microwave, B/I Dishwasher; S/S Frigidaire bar fridge; New S/S stacked Samsung Washer & Dryer on 2nd floor, S/S front load Samsung Washer & Dryer in Basement. All ELFs; All Window Coverings. New Windows (2025), Furnace (2025), AC (2025), Hot Water Tank Owned (2025)

Listing Contracted With: SMART SOLD REALTY647-564-4990



248 1/2 Euclid Ave		Sold: \$1,698,000	
Toronto Ontario M6J 2K2		List: \$1,698,000	
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$8,276/2025		For: Sale	% Dif: 100
Sold Date: 09/05/2025			
SPIS: N	Last Status: SLD	DOM: 31	
Semi-Detached	Fronting On: W	Rms: 6 + 2	
Link:	Acreage:	Bedrooms: 3 + 1	
2-Storey	13 x 129 Feet	Washrooms: 3	
	Irreg:	1x2xMain, 1x4x2nd, 1x4xBsmt	
Dir/Cross St: Dundas St W/Bathurst St		Directions: North of Dundas St W	

MLS#: C12323624 **PIN#:** 212500451
Legal: PT LT 8 PL D152 TORONTO AS IN WB203440

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1890 Apx Sqft: 1100-1500 Lot Size Source: MPAC Roof: Flat, Rolled, Asphalt Shingle Foundation: Stone, Brick Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Tandem Drive Park Spcs: 1 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Other
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome To This Fully Renovated, Beautifully Finished Home In The Heart Of Toronto! A Rare Opportunity With A Legal Basement Suite, A Private Landscaped Backyard, And A Stunning Laneway Garage With Second-Storey Studio Potential.The Main Floor Features Soaring Ceilings And Beautifully Laid Herringbone Hardwood Flooring. The Open-Concept Living And Dining Space Is Filled With Natural Light, Leading Into A Stylish Kitchen Outfitted With Quartz Countertops And Backsplash, Brass Hardware, A Gas Stove, And Stainless Steel KitchenAid Appliances. Custom Built-In Cabinetry Provides Plenty Of Smart Storage. A Discreet 2-Piece Powder Room Adds Function And Convenience To The Main Level. Upstairs, Wide-Plank Hardwood Flooring Runs Throughout. You'll Find Three Spacious Bedrooms And A Serene, Spa-Inspired Bathroom With A Deep Soaker Tub, Elegant Finishes, And Timeless Marble Tile.The Lower Level Is A Fully Legal Apartment With Its Own Separate Entrances, A Full Kitchen, 4-Piece Bathroom, Large Bedroom With Walk-In Closet, And Full-Size LG Washer And Dryer. Perfect For Rental Income, Extended Family, Or Guest Accommodations.Step Outside To Your Own Urban Retreat: A Low-Maintenance Landscaped Backyard With Mature Greenery And Direct Access To The Impressive Laneway-Accessed Garage And Upper Studio. The Garage Offers High Ceilings, Exposed Block, Modern Lighting, And Two Roll-Up Doors. Upstairs, The Unfinished Studio Is Framed And Wired, Featuring Two Skylights And Oversized Sliding Glass Doors At Both Ends Flooding The Space With Natural Light. Ideal For A Home Office, Creative Space, Or Future Laneway Suite.Located On A Quiet Residential Street In The Heart Of Little Italy, Your'e Just Steps To The City's Best Restaurants, Cafes, Bars, And Boutiques Along Dundas, College, And Ossington. Live Upstairs And Rent Out The Legal Basement Suite For Extra Income, This Property Offers The Ultimate Blend Of Lifestyle And Flexibility In One Of Torontos Coolest Neighbourhoods. Inclusions: Stainless steel fridge, gas stove and range, dishwasher. Washer/dryer x 2, Basement fridge, stove, microwave, bathroom mirrors, garage remote. Current light fixtures.					
Listing Contracted With: RE/MAX WEST REALTY INC.416-769-1616					



62 Lakeview Ave Toronto Ontario M6J 3B3 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,362.82/2025 Sold Date: 09/25/2025 SPIS: N Last Status: SLD DOM: 23			Sold: \$1,818,000 List: \$1,699,000 For: Sale % Dif: 107
Triplex Link: 2 1/2 Storey	Fronting On: W Acreage: 20.08 x 110 Feet Irreg: 2007 Survey Posted	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 3 1x4xGround, 1x4x2nd, 1x3xBsmt	
Dir/Cross St: Dundas St W & Ossington Ave Directions: Dundas St W. and Ossington Ave			

MLS#: C12375108 **PIN#:** 212790410
Legal: LT 4 PL 1036 CITY WEST S/T & T/W CA233242; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Water / Gas A/C: Wall Unit Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Slate, Flat Foundation: Other Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fenced Yard, Park, Place Of Worship, Public Transit Interior Feat: Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	25.66	x 10.01	Hardwood Floor	Stained Glass	Combined W/Dining
2	Kitchen	Ground	12.99	x 12.83	Hardwood Floor	Stained Glass	Granite Counter
3	Br	Ground	14.93	x 12.83	4 Pc Ensuite	W/O To Garden	French Doors
4	Living	2nd	14.93	x 14.01	Hardwood Floor	Open Concept	Stained Glass
5	Kitchen	2nd	16.08	x 14.01	Stainless Steel Appl	Open Concept	Combined W/Dining
6	Dining	2nd	16.08	x 14.01	Hardwood Floor	Open Concept	Combined W/Kitchen
7	Br	2nd	11.15	x 13.25	Broadloom	Large Window	Closet
8	Br	3rd	26.25	x 16.93	Broadloom	Juliette Balcony	Stained Glass
9	Family	Bsmt	19.65	x 10.76	Pot Lights	Open Concept	Vinyl Floor
10	Kitchen	Bsmt	11.68	x 12.4	Stainless Steel Appl	Open Concept	Vinyl Floor
11	Br	Bsmt	9.91	x 8.6	Window	Vinyl Floor	

Client Remks: LIST PRICE REDUCED, OFFER NIGHT SET - DONT MISS THIS INCREDIBLE OPPORTUNITY. A rare offering - this Victorian semi with three self-contained units is set in one of Toronto's most sought-after neighbourhoods. With scale, character, and strong rental potential, it stands out as a versatile property - live in one unit and rent the others, convert back to a single-family, or hold as a long-term investment. Soaring ceilings, original details, and bright, functional layouts complement its prime location, just steps to shops, cafes, parks, schools, and transit. This property also features laneway parking and the future potential for a laneway suite. For those seeking a vibrant urban lifestyle, this city-approved 3-unit semi, offers excellent income potential, distinct Victorian features, spacious light-filled interiors and tree-lined walkable streets. Live, rent, or invest - this property offers flexibility and value in one of Toronto's most coveted neighbourhoods.

Inclusions: All existing appliances, boiler, A/C Wall Unit (3rd level), All window coverings, All Electric Light Fixtures

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112



628 Manning Ave Toronto Ontario M6G 2V9 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,563.49/2025 For: Sale % Dif: 98 Sold Date: 10/01/2025 SPIS: N Last Status: SLD DOM: 8		
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 22.83 x 116 Feet Irreg:	Rms: 9 Bedrooms: 5 Washrooms: 3 1x3xMain, 1x4x2nd, 1x4xBsmt
Dir/Cross St: Bloor/Manning/Harbord Directions: Manning Ave - South of Bloor & North of Harbord		

MLS#: C12421635 **PIN#:** 212550284
Legal: PT LT 21 E/S CLINTON ST PL 75 TORONTO AS IN WB200245; S/T EXECUTION 98-000113, IF ENFORCEABLE; S/T EXECUTION 98-009336, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: N Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Roof: Asphalt Shingle, Other Foundation: Unknown, Stone, Other Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick / Other Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Place Of Worship, Public Transit, School Interior Feat: Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.99	x 6.76	Closet	Window	Tile Floor
2	Living	Main	14.67	x 12.07	Hardwood Floor	Large Window	
3	Dining	Main	16.34	x 10.01	Hardwood Floor		
4	Kitchen	Main	12.4	x 9.09	Eat-In Kitchen	Tile Floor	
5	Family	Main	10.99	x 10.6	Hardwood Floor	3 Pc Bath	W/O To Yard
6	Prim Bdrm	2nd	11.75	x 12.17	Hardwood Floor	Closet	Window
7	2nd Br	2nd	14.4	x 10.01	Hardwood Floor	Closet	Window
8	3rd Br	2nd	12.5	x 9.15	W/O To Deck	Tile Floor	
9	4th Br	3rd	19.49	x 9.58	Window	Tile Floor	
10	5th Br	3rd	19.49	x 8.99	Window	Tile Floor	
11	Rec	Bsmt	27.99	x 17.65	Tile Floor		
12	Laundry	Bsmt	16.01	x 10.99	Separate Rm	Tile Floor	Window
13	Cold/Cant	Bsmt	8.5	x 6.66			

Client Remks: So Much To Love About This 2.5 Storey Double Brick Wide Semi !! Perfect Location Nestled Between Harbord And Bloor ! 22.83 Ft. x 116 Ft Sunny West Facing Lot* Laneway Access To Solid 2-Car Garage (Approx. 630 Sq.Ft.) With Laneway House Potential* *9 Foot Ceilings On Main Floor* *Large Principal Rooms And A MAIN FLOOR ADDITION W/ FULL BATH* *House Has 4 Exits* Large Foyer And Gorgeous Staircase* *5 Good Size Bedrooms Approximately* *-2,900 Sq.Ft Total Living Space* Eat In Kitchen With Wood Cabinets* *Main Floor Sliding Doors To Patio * *Basement W/ Separate Side Entrance, Kitchen, 4 Piece Bath* Smart Updates Include Main Roof (@6yrs old), Double Car Garage, 3 /4 Inch Copper Water Line, Predominantly Copper Plumbing Throughout, Furnace (12)* *Walking Distance To Bloor Street, Bloor/Bathurst Subway Station, Harbord, Bickford Park, Christie Pits Park/Arena/Pool, Annex, U Of T, ROM, All Major (UHN) Hospitals, Clinton Ps, Harbord Collegiate, The Shops & Restaurants Of Little Italy, Koreatown, Fiesta Farms, Summerhill Mkt., And The Best Of City Living* *Transit Score 100, Bike Score 96, Walk Score 98 *A Tremendous Opportunity To Own In One Of Toronto's Most Desirable Neighbourhoods*Extras: **Qualifies For A Laneway House* | This House Has Been Loved By The Same Family Since 1969*
Inclusions: Existing (All In "AS IS" CONDITION): 2 Fridges, 2 Stoves, Washer, Dryer, All Electric Light Fixtures, Bathroom Mirrors, All Window Coverings (Except Those In Exclusions), Gas Burner & Equipment, CAC, Automatic Garage Door Opener With Remote.
Listing Contracted With: BOSLEY REAL ESTATE LTD.416-530-1100



54 Grace St			Sold: \$1,650,000		
Toronto Ontario M6J 2S2			List: \$1,749,999		
Toronto C01 Trinity-Bellwoods Toronto					
Taxes: \$8,415.61/2025		For: Sale		% Dif: 94	
Sold Date: 10/04/2025					
SPIS: N		Last Status: SLD		DOM: 44	
Duplex		Fronting On: W		Rms: 10 + 1	
Link:		Acreage:		Bedrooms: 5 + 1	
2 1/2 Storey		24 x 102.5 Feet		Washrooms: 5	
		Irreg: 102.51 ft x 24.64 ft		1x4xMain, 1x4x2nd, 1x4x3rd, 1x4xBsmt, 1x4xBsmt	
Dir/Cross St: One Way Street Going South from College St					
Directions: Grace and Dundas St W					

MLS#: C12356241 **PIN#:** 212510502
Legal: PT LT 55-56 PL 748 CITY WEST AS IN CA516599; S/T CA516599; CITY OF TORONTO

Kitchens: 2	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: Detached / 2	Cable TV:
Basement: Finished with Walk-Out	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: None	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront: None
Apx Age: 100+	Pool: None	Retirement:
Year Built: 1908	Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School	Under Contract: None
Apx Sqft: 2000-2500	Exterior Feat: Porch	HST Applicable to Sale Price: Included In
Lot Size Source: GeoWarehouse	Interior Feat: Carpet Free, Rough-In Bath	Farm/Agr:
Roof: Asphalt Shingle		Oth Struct:
Foundation: Block		Survey Type: None
Assessment: POTL:		Spec Desig: Other
POTL Mo Fee:		
Laundry lev: Lower		

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.76	x 13.25	Hardwood Floor	Large Window	French Doors
2	Kitchen	Main	12.76	x 9.91	Hardwood Floor	Window	Eat-In Kitchen
3	Br	Main	16.77	x 10.5	Hardwood Floor	Large Window	Swing Doors
4	Kitchen	2nd	14.99	x 10.24	Eat-In Kitchen	Quartz Counter	Stainless Steel Appl
5	Prim Bdrm	2nd	16.24	x 10.01	Bay Window	Hardwood Floor	Closet
6	2nd Br	2nd	12.07	x 10.5	Large Window	Hardwood Floor	Closet
7	Den	2nd	12.34	x 10.33	Window	Hardwood Floor	
8	3rd Br	3rd	16.17	x 14.17	Window	Hardwood Floor	Closet
9	4th Br	3rd	16.17	x 14.34	Vaulted Ceiling	Window	Closet
10	Rec	Bsmt	30.51	x 13.16	Partly Finished	Window	
11	Cold/Cant	Bsmt	20.01	x 7.35	Window	Separate Rm	

Client Remks: This is what you have been waiting for! Large Lot with a Double Garage! Welcome to this rare legal duplex in the heart of Trinity Bellwoods, one of Torontos most desirable neighbourhoods! Sitting on a wide 24 x 102.5 lot, this home offers over 2,200 sq. ft. of living space plus a 1,006 sq. ft. basement, perfect for families, investors, or those seeking multi-generational living. Featuring large bedrooms with windows in every room, high 9 ft ceilings on the main floor, 8'4" ceiling heights on the second floor, 7'10" ceilings on the top floor and a bright, functional layout. The partly finished basement boasts 6'10" ceilings, a cantina, 5th full bath, and a separate entrance with walkout to the backyard. Enjoy two well-maintained kitchens, five full bathrooms, and the versatility of a home designed to suit many needs. Just move in or renovate floor by floor as your blank canvas. Outside, relax on the welcoming front porch, entertain in the backyard, and take advantage of the double detached garage with indoor parking. Steps to Trinity Bellwoods Park, Queen West, cafes, shops, schools, and transit, this property is a true urban gem.

Inclusions: 2 Stainless Steel Fridges, 1 Gas Stove, 1 Electric Stove, 2 Hood Fans, Microwave, Washer, Dryer, Electrical Light Fixtures and Existing Window Coverings. Furnace and Hot water Tank Owned (All As-Is condition)

Listing Contracted With: RE/MAX REALTRON REALTY INC. 905-470-9800



20 Manning Ave Toronto Ontario M6J 2K4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$7,389/2025 Sold Date: 09/03/2025 SPIS: N Last Status: SLD DOM: 54			Sold: \$1,720,000 List: \$1,769,000 For: Sale % Dif: 99
Semi-Detached Link: 2 1/2 Storey	Fronting On: W Acreage: 15.5 x 84 Feet Irreg:	Rms: 7 + 3 Bedrooms: 4 + 1 Washrooms: 4 1x2xMain, 1x3x2nd, 1x3x3rd, 1x3xLower	Dir/Cross St: Queen & Bathurst Directions: Queen & Bathurst

MLS#: C12279025 **PIN#:** 212460491
Legal: Pt Lt 27-28 Pl D192

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Unknown Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Suite	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.55	x 14.5	Hardwood Floor	Open Concept	French Doors
2	Dining	Main	17.85	x 9.42	Hardwood Floor	Large Window	Formal Rm
3	Kitchen	Main	16.67	x 13.25	Centre Island	Stainless Steel Appl	W/O To Garden
4	2nd Br	2nd	15.32	x 14.5	Double Closet	Hardwood Floor	Large Window
5	3rd Br	2nd	14.4	x 9.68	Hardwood Floor	Window	West View
6	4th Br	2nd	14.4	x 12.24	Hardwood Floor	Window	Hardwood Floor
7	Prim Bdrm	3rd	15.29	x 9.02	3 Pc Ensuite	W/O To Balcony	Walk-Out
8	Living	Bsmt	16.01	x 9.15	Open Concept	Large Closet	Walk-Out
9	Dining	Bsmt	13.68	x 11.32	Combined W/Living	Open Concept	Pot Lights
10	Kitchen	Bsmt	13.68	x 11.32	Combined W/Dining	Pot Lights	
11	5th Br	Bsmt	11.75	x 10.6	W/O To Garden	Pot Lights	

Client Remks: This Unassumingly Spacious & Updated Victorian Offers Over 2,700 Sq Ft Of Total Living Space, Including Nearly 2,100 Sq Ft Above Grade. Thoughtfully Renovated With Timeless Details And Generous Room Sizes, The Main Floor Features Elegant Original Moldings, A Formal Dining Area, A Bright Living Room With Impressive 10'8" Ceilings, And A Convenient Powder Room. The Top Floor Hosts A Private Primary Suite With A Walkout To A Sunny Deck And A 3-Piece Ensuite. Second-Floor Family Room Can Be Converted To A Fourth Bedroom If Desired. Fully Self-Contained Basement Suite With Two Separate Entrances (Front And Rear), Includes A Spacious Storage Area And Closet With Washer/Dryer Rough-In. Rare Rear Parking Spot Accessible Through Crocker Avenue. Ideally Situated In One Of The City's Most Sought-After Neighbourhoods, Just Steps From Queen St W. Enjoy An Abundance Of Dining Options, Local Cafes & Boutiques, And Everyday Conveniences. Easy Access To Transit At The End Of The Street, And Only A Short Walk To Trinity Bellwoods Park.

Inclusions: All Samsung Bespoke Kitchen Appliances, Upper Washer/Dryer, Lower Level All In One White Ventless Washer/Dryer, All ELF's, All Window Coverings, Built In Headboard & Wardrobe Closet in 2nd Floor Primary Bedroom, 2 Black Wardrobe Closets in 2nd Floor Bedroom & Family Room.

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



398 Crawford St			Sold: \$1,470,000
Toronto Ontario M6J 2V9			List: \$1,775,000
Toronto C01 Trinity-Bellwoods Toronto			
Taxes: \$8,053.65/2025		For: Sale	% Dif: 83
Sold Date: 10/24/2025			
SPIS: N	Last Status: SLD	DOM: 80	
Semi-Detached	Fronting On: W	Rms: 7 + 3	
Link:	Acreage:	Bedrooms: 4	
2-Storey	15.25 x 127 Feet	Washrooms: 4	
	Irreg:	1x2xMain, 2x3x2nd, 1x3xBsmt	
Dir/Cross St: College St & Ossington Ave			
Directions: North on Crawford St from Dundas St West			

MLS#: C12323870 **PIN#:** 212730324
Legal: LT 1 PL 965 TORONTO; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Apx Sqft: 1100-1500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Central Vacuum, Hospital, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Patio, Porch Interior Feat: Carpet Free, Central Vacuum, On Demand Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Security System, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Type: Available Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.09	x 16.08	Hardwood Floor	Pot Lights	O/Looks Frontyard
2	Dining	Main	9.42	x 11.32	Hardwood Floor	Pot Lights	Open Concept
3	Kitchen	Main	9.32	x 21.26	Hardwood Floor	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	11.84	x 10.17	Hardwood Floor	3 Pc Ensuite	Mirrored Closet
5	2nd Br	2nd	6.59	x 9.58	Hardwood Floor	Pot Lights	Window
6	3rd Br	2nd	6.5	x 10.66	Hardwood Floor	Pot Lights	Window
7	4th Br	2nd	8.99	x 9.09	Hardwood Floor	Sliding Doors	O/Looks Backyard
8	Rec	Bsmt	11.09	x 12.76	Hardwood Floor	Open Concept	Pot Lights
9	Dining	Bsmt	11.09	x 13.16	Hardwood Floor	Combined W/Kitchen	Open Concept
10	Kitchen	Bsmt	11.09	x 13.16	Hardwood Floor	Quartz Counter	B/I Fridge
11	Laundry	Bsmt	5.51	x 5.68	Tile Floor	Laundry Sink	Pot Lights
12	Bathroom	Bsmt	5.58	x 8.43	Tile Floor	3 Pc Bath	B/I Vanity

Client Remks: In The Heart Of Toronto's Vibrant West End, 398 Crawford Street Offers Unmatched Walkability To Little Italy, Queen West, Trinity Bellwoods Park, Top-Rated Schools, And Public Transit. This Sun-Drenched, 4-Bed, 4-Bath Victorian Sits On A Charming Tree-Lined Street, Just Steps From The Iconic Trinity Bellwoods, Where Locals Gather For Morning Runs, Weekend Markets, And Summer Picnics. The East-Facing Home Has Been Extensively Upgraded, Including A Full Main Floor Renovation In 2025, Blending Classic Character With Modern Design. Enjoy Engineered Hardwood Floors, Smooth Ceilings With Recessed Lighting, And A Seamless Open-Concept Layout That Flows From The Living And Dining Area Into A Gourmet Kitchen Featuring Custom White Cabinetry With Brass Hardware, Marble Countertops And Backsplash, Stainless Steel Appliances, And A Walkout To A Beautifully Landscaped Backyard Oasis. The Backyard Includes A Newly Installed Interlock Patio (2023) And A Large Wood Deck, Perfect For Entertaining. Upstairs, Spacious Bedrooms Offer Comfort And Versatility, While The Stylish Bathrooms Boast High-End Finishes, Including An Oversized Walk-In Shower With Marble-Inspired Tile. The Fully Finished Basement With A Walkout Features A Bathroom, Kitchenette, Laundry Room With LG Washer/Dryer And Utility Sink, And The Living Area Offers Excellent Flexibility For Extended Family, Remote Work, Or Future Income Potential. This Home Also Includes A Built-In Central Vacuum System And An Energy-Efficient Owned Tankless Water Heater For On-Demand Hot Water. Soundproofing Has Been Prioritized With Advanced Vibration-Reducing Drywall Along The Shared Wall, Enhancing Acoustic Privacy. Rare For Downtown, The Detached 2-Car Garage Adds Significant Value - Especially With A Loft Above That Holds Exciting Laneway Suite Potential. Bonus Includes A Full-height, Unfinished Attic With Excellent Structure, Ready To Be Transformed Into Additional Living Space. *Listing Contains Virtually Staged Photos.*

Inclusions: All Appliances (Fridge, Stove, Dishwasher, Microwave, Washer & Dryer), All Electrical Light Fixtures, All Window Coverings, Garage Door Openers With Remotes, CCTV + Alarm System, Tankless Water Heater, A/C And Furnace (Owned) And CVAAC.

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



113 Bellwoods Ave Toronto Ontario M6J 3N4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$6,960/2024 Sold Date: 11/19/2025 SPIS: N Last Status: SLD DOM: 16			Sold: \$1,750,000 List: \$1,799,999 For: Sale % Dif: 97
Semi-Detached Link: 2-Storey	Fronting On: E Acreage: 17.17 x 127 Feet Irreg:	Rms: 7 + 4 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x3xBsmt, 1x3x2nd, 1x3x2nd	Dir/Cross St: Dundas & Bellwoods Directions: Dundas & Bellwoods

MLS#: C12509122 **PIN#:** 212460250
Legal: PT LT 12 E/S STRACHAN ST BLK A PL 75 TORONTO AS IN WB198960; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster / Wood Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Lane, Private Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Built-In Oven, Carpet Free, On Demand Water Heater	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	12.34	x 15.68	Hardwood Floor	Open Concept	Window
2	Kitchen	Main	11.15	x 15.68	Hardwood Floor	Open Concept	B/I Appliances
3	Dining	Main	23.75	x 15.68	Hardwood Floor	Open Concept	W/O To Yard
4	Prim Bdrm	2nd	13.06	x 16.01	Large Window	B/I Closet	Ensuite Bath
5	2nd Br	2nd	7.68	x 14.07	Hardwood Floor		
6	3rd Br	2nd	13.75	x 7.55			
7	Rec	Bsmt	0	0			

Client Remks: Stunning, Never-Occupied Semi in the heart of Trinity Bellwoods. Rebuilt from the foundation up, this exceptional semi-detached home offers modern luxury in one of Toronto's most sought-after neighbourhoods. Enjoy a legal rooftop patio with breathtaking CN Tower views and a beautifully finished 1-bedroom basement suite. The main level boasts a large wooden deck perfect for entertaining, premium finishes throughout and hardwood flooring. The chef's kitchen features quartz countertops and backsplash, high-end appliances, and custom cabinetry. With laneway access for rear parking and future garden suite potential, plus its unbeatable location steps to shops, restaurants, parks, and transit, this home blends style, comfort and investment opportunity.

Inclusions: Fridge, Stove, Dish Washer, Washer, Dryer, All Electric light fixtures, Build in Bosch Oven

Listing Contracted With: NEW ERA REAL ESTATE 416-508-9929



80 Shannon St
Toronto Ontario M6J 2E7
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$8,642/2025 **For:** Sale **% Dif:** 98
Sold Date: 09/27/2025
SPIS: N **Last Status:** SLD **DOM:** 11
Sold: \$1,790,000
List: \$1,825,000
Semi-Detached **Fronting On:** N **Rms:** 7 + 4
Link: **Acreage:** < .50 **Bedrooms:** 4 + 1
3-Storey **16.25 x 105 Feet** **Washrooms:** 4
Irreg: **1x3x3rd, 1x4x2nd, 1x2xMain, 1x3xLower**
Dir/Cross St: South of College/East of Dovercourt
Directions: College to Dovercourt, Dovercourt South to Shannon, Travel East on Shannon

MLS#: C12407735 **PIN#:** 212790230
Legal: PT LT 35-36 PL 382 CITY WEST AS IN WB215435; T/W WB215435; CITY OF TORONTO

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1900 Yr Built Source: MPAC Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Stone Assessment: 2024 POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Fireplace/Stove Interior Feat: In-Law Capability, Water Heater Owned	Zoning: Residential Cable TV: A Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to: Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.17	x 14.93	Open Concept Fireplace
2	Dining	Main	15.58	x 12.5	Open Concept
3	Kitchen	Main	12.5	x 10.33	Open Concept
4	2nd Br	2nd	13.85	x 8.99	
5	3rd Br	2nd	12.24	x 9.68	
6	4th Br	2nd	14.07	x 13.68	Combined W/Family
7	Sitting	3rd	14.6	x 9.51	Walk-Thru
8	Prim Bdrm	3rd	12.6	x 11.68	
9	5th Br	Lower	10.5	x 10.01	
10	Office	Lower	13.32	x 6.99	
11	Family	Lower	14.6	x 10.76	
12	Furnace	Lower	13.32	x 10.33	Cedar Closet Combined W/Laundry
13	Cold/Cant	Lower	13.68	x 5.91	

Client Remks: * Absolutely Gorgeous, Family Friendly, 4 + 1 Bedroom 3 Storey On Popular Shannon Street * Renovated Open Concept Main Floor With Exposed Brick Accents * Bamboo Hardwood Floors Through Out * Soaring 9' Ceilings * Gas Fireplace * Finished Basement With Two Separate Entrances * Super 3rd Floor Master Suite * One Car Detached Garage Off Laneway * Amazing Move-In Ready House In A Fantastic Location!! ** In District For The Ossington Old Orchard Jr P.S. * Steps To Ymca, Dufferin Grove Park, Trinity Bellwoods, Shops And Restaurants On College And Dundas *

Inclusions: All Existing Appliances * Chubb Smoke And Alarm System *

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



226 Palmerston Ave Toronto Ontario M6J 2J4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,649.38/2025 Sold Date: 11/23/2025 SPIS: N Last Status: SLD DOM: 33			Sold: \$1,600,000 List: \$1,850,000 For: Sale % Dif: 86
Duplex Link: 2-Storey	Fronting On: W Acreage: 20 x 129 Feet Irreg:	Rms: 17 Bedrooms: 5 + 1 Washrooms: 2 1x4x2nd, 1x5xBsmt	
Dir/Cross St: Palmerston Ave South of College/ North of Dundas St W Directions: Palmerston Ave South of College/ North of Dundas St W			

MLS#: C12474713 **PIN#:** 212490154
Legal: PT LT 90-91 PL 314 TORONTO AS IN CT261821; S/T EXECUTION 03-003292, IF ENFORCEABLE; S/T EXECUTION 03-003708, IF ENFORCEABLE; S/T EXECUTION 93-002991, IF ENFORCEABLE; S/T EXECUTION 94-001474, IF ENFORCEABLE; S/T EXECUTION 94-004957, IF ENFORCEABLE; S/T EXECUTION 94-022146, IF ENFORCEABLE; S/T EXECUTION 96-015823, IF ENFORCEABLE; S/T EXECUTION 98-005732, IF ENFORCEABLE; S/T EXECUTION 99-000273, IF ENFORCEABLE; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Finished / Walk-Up Fireplace/Stv: N Heat: Radiant / Other A/C: Window Unit Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Vinyl Siding Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room, Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Porch, Year Round Living Interior Feat: Carpet Free, Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: Under Contract: Hot Water Tank-Electric Included In HST Applicable to Sale Price: Farm/Agr: Oth Struct: Survey Year: 1991 Survey Type: Available Spec Desig: Unknown
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.4	x 16.34	Hardwood Floor	Bay Window	O/Looks Frontyard
2	Br	Main	10.4	x 12.07	Hardwood Floor	Window	
3	Kitchen	Main	12.7	x 14.73	Ceramic Floor	Eat-In Kitchen	
4	Br	Main	12.7	x 12.57	Hardwood Floor	Window	
5	Family	Main	12.66	x 10.37	Hardwood Floor	Window	O/Looks Backyard
6	Prim Bdrm	2nd	16.5	x 12.24	Hardwood Floor	Window	Closet
7	Br	2nd	10.66	x 11.09	Hardwood Floor	Window	Closet
8	Bathroom	2nd	8.27	x 4.56	4 Pc Bath	Window	
9	Br	2nd	8.83	x 8.99	Hardwood Floor	Window	
10	Kitchen	2nd	12.7	x 13.09	Ceramic Floor	Window	Crown Moulding
11	Br	Bsmt	12.7	x 13.09	Ceramic Floor	Window	
12	Kitchen	Bsmt	12.7	x 42.68	Ceramic Floor	Combined W/Dining	Walk-Up
13	Family	Bsmt	10.01	x 18.37	Ceramic Floor	Above Grade Window	Combined W/Laundry
14	Bathroom	Bsmt	6.17	x 7.81	Ceramic Floor	5 Pc Bath	Bidet
15	Laundry	Bsmt	6.17	x 7.22	Ceramic Floor	Laundry Sink	
16	Utility	Bsmt	6.07	x 9.48	Ceramic Floor		
17	Sunroom	In Betwn	6.27	x 20.93	Pass Through	W/O To Yard	Skylight

Client Remks: Welcome to 226 Palmerston Ave in the heart of Trinity Bellwoods - one of Toronto's prime neighbourhoods within walking distance to the hub of Little Italy and the vibrant corridors between Spadina & Ossington Ave. The location doesn't get any better than this with access to the best restaurants, shops, boutiques, markets and everything urban in between! This stunning Victorian home stands as a testament to 19th century elegance and charm with tall narrow windows and arched tops that highlight its architectural flourishes. Step inside to the welcoming foyer boasting high ceilings, oak hardwood flooring and a unique and spacious floor plan where each room tells a story filled with the quiet echo of history. The main level boasts a formal living room, an oversized eat-in kitchen, 2 large bedrooms and cozy sunken family room. Upstairs you will find an expansive plan with a secondary kitchen, 4pc bathroom and 3 additional bedrooms. The closed in patio area leads to the walk-up finish basement perfect for the investor client or those seeking multigenerational living arrangements. In addition, a detached double car garage with rear lane access for convenient downtown parking. A truly well-maintained home that awaits its' new buyers many years of further enjoyment. Book your showing today and see the endless potential this property has to offer, a home that won't disappoint in the heart of the city!

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 12/01/2025 8:11:26 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: 2 fridges, 3 gas stoves, microwave, hood fan, washer & dryer, A/C wall units, window coverings including rods, drapes, light fixtures. All built-in & attached shelving. All parts of the boiler. The City of Toronto garbage, recycling & green bins.

Listing Contracted With: CENTURY 21 UNITED REALTY INC. 705-743-4444



246 Euclid Ave Toronto Ontario M6J 2K2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$9,750.34/2025 Sold Date: 11/09/2025 SPIS: N Last Status: SLD DOM: 18			Sold: \$1,800,000 List: \$1,898,000 For: Sale % Dif: 95
Fourplex Link: 3-Storey	Fronting On: W Acreage: 26 x 129 Feet Irreg:	Rms: 13 + 4 Bedrooms: 7 + 1 Washrooms: 4 1x4xMain, 1x4x2nd, 1x4x3rd, 1x3xLower	Dir/Cross St: Bathurst & Dundas Directions: North of Dundas/West of Bathurst

MLS#: C12478810 **PIN#:** 212500453
Legal: Pt Lt 8 Pl D152 Toronto As In Ca753161; City Of To

Kitchens: 3 + 1 Fam Rm: N Basement: Apartment / Separate Entrance Fireplace/Stv: N Heat: Water / Gas A/C: Other Central Vac: N Apx Age: 100+ Year Built: 1908 Apx Sqft: 2500-3000 Roof: Unknown Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 3 UFFI: Pool: None Prop Feat: Fenced Yard, Public Transit Exterior Feat: Lawn Sprinkler System, Porch Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Farm/Agr: Oth Struct: Survey Type: Unknown Spec Desig: Unknown
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 13.68	Hardwood Floor	French Doors	4 Pc Ensuite
2	Office	Main	9.51	x 10.6	Tile Floor	O/Looks Frontyard	Separate Rm
3	Kitchen	Main	12.24	x 10.5	Eat-In Kitchen	B/I Dishwasher	W/O To Yard
4	Br	Main	10.33	x 17.65	Hardwood Floor	French Doors	Bay Window
5	Living	2nd	12.76	x 14.83	Hardwood Floor	Bay Window	W/O To Deck
6	Kitchen	2nd	9.84	x 10.33	Eat-In Kitchen	B/I Dishwasher	O/Looks Backyard
7	Br	2nd	12.01	x 10.76	Hardwood Floor		
8	Br	2nd	8.6	x 12.01	Wood Floor	Closet	
9	Br	2nd	11.42	x 7.84	W/O To Yard	B/I Shelves	
10	Living	3rd	10.5	x 13.09	Wood Floor	Combined W/Dining	Track Lights
11	Dining	3rd	13.09	x 10.5	Wood Floor	Combined W/Living	West View
12	Kitchen	3rd	8.99	x 10.43	W/O To Deck	B/I Dishwasher	Custom Backsplash
13	Br	3rd	11.68	x 14.17	Wood Floor	Closet	Ceiling Fan
14	Br	3rd	13.16	x 10.99	Wood Floor	Closet	Track Lights
15	Living	Lower	12.76	x 16.01	Open Concept	Led Lighting	Walk-Out
16	Kitchen	Lower	12.76	x 11.68	Open Concept	Stone Counter	Stainless Steel Appl
17	Br	Lower	11.58	x 13.75	Above Grade Window	Led Lighting	Laminate
18	Laundry	Lower	11.58	x 9.09	Laundry Sink	Walk-Out	B/I Shelves

Client Remks: Distinguished red-brick in Trinity Bellwoods. A fourplex that balances poise, practicality, and potential in equal measure. Behind its timeless facade lies a quartet of self-contained suites - each refreshed, each distinct - on an exceptionally deep and leafy lot steps from Queen West, Little Italy, and the park itself. Half the property will be delivered vacant on closing: the main-floor and lower one-bedroom suites will be ready for immediate occupancy, while the upper suites - a generous three-bedroom on the second floor and a two-bedroom perched above - are rented month-to-month and to be assumed. That means flexibility from the start: move in, co-own, or invest with income in place and room to grow. The home has been well cared for and smartly modernized: four updated baths, four dishwashers, shared coin laundry, refreshed mechanicals and 4 hydro panels and separated wiring per unit, and a rear fire escape serving every level. The renovated lower suite impresses with high ceilings, a crisp new kitchen and bath, above-grade windows, and two entrances. In total: seven bedrooms across four apartments, a double garage with separate stalls (plus the possibility of a third spot via the backyard drive-through), and a garden that feels worlds away from downtown, with its own irrigation system. Secure, adaptable, and quietly future-proof - this is one of those rare downtown assets that delivers both cash flow and calm. Prompt viewing encouraged.

Inclusions: 4 fridges, 4 stoves, 4 dishwashers, 1 microwave, 1 coin washer, 1 coin dryer, irrigation system (front and back), security system (monitoring not included, currently used for fire safety), 2 electric garage doors with keypads.

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



7 Beatrice St Toronto Ontario M6J 2T2 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$8,119/2024 Sold Date: 09/25/2025 SPIS: N Last Status: SLD DOM: 3			Sold: \$1,900,000 List: \$1,929,000 For: Sale % Dif: 98
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 16.75 x 86 Feet Irreg:	Rms: 7 + 1 Bedrooms: 4 Washrooms: 4 1x2xMain, 1x4x2nd, 1x4x3rd, 1x3xBsmt	Dir/Cross St: Ossington and Dundas Directions: Follow your GPS

MLS#: C12418732	PIN#: 212510467
Legal: PT LT 46-47 PL 748 CITY WEST AS IN CT732504; T/W & S/T CT732504; CITY OF TORONTO	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Roof: Asphalt Shingle Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, Other	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.09	x 14.67	Open Concept
2	Dining	Main	12.99	x 10.17	
3	Kitchen	Main	13.12	x 12.8	
4	Br	2nd	8.6	x 11.25	
5	2nd Br	2nd	9.68	x 8.5	
6	3rd Br	2nd	10.3	x 14.7	
7	Prim Bdrm	3rd	22.6	x 14.24	
8	Family	Bsmt	22.64	x 12.66	

Client Remks: This beautifully renovated and light-filled semi-detached home in the heart of Trinity Bellwoods combines thoughtful design with modern finishes. The sun-drenched main floor features wide-plank hardwood, exposed brick, and an open-concept living and dining space that flows seamlessly into a designer kitchen with quartz countertops, a large waterfall island, and premium Bertazzoni appliances. The full-floor primary retreat offers two closets, a spa-like ensuite, and a private walkout deck, an ideal spot to unwind. On the second floor, you will find three spacious bedrooms and a beautifully finished bathroom, providing plenty of room for family or guests. Outdoors, enjoy a private backyard with a patio sitting area and low-maintenance green space perfect for entertaining or relaxing. All of this in one of Toronto's most vibrant neighbourhoods, just steps to Trinity Bellwoods Park, Queen West, and the city's best shops and restaurants.

Inclusions: Electric light fixtures, window coverings, fridge, Top Of The Line Bertazonni gas range, wine fridge, built-in microwave, dishwasher, washers and dryer

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



43 Dewson St		Sold: \$1,440,000
Toronto Ontario M6H 1G6		List: \$1,945,000
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$9,506/2024	For: Sale	% Dif: 74
Sold Date: 11/20/2025		
SPIS: N	Last Status: SLD	DOM: 136
Multiplex	Fronting On: S	Rms: 24
Link:	Acreage:	Bedrooms: 6
3-Storey	24.08 x 92.13 Feet	Washrooms: 6
	Irreg:	6x4
Dir/Cross St: College & Ossington Directions: College & Ossington		

MLS#: C12269773	PIN#: 212800260
Legal: LT 1 PL 1045 TORONTO ; S/T & T/W CA346924; CITY OF TORONTO	

Kitchens: 6	Exterior: Brick / Vinyl Siding	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Partially Finished	Park/Drive:	Gas:
Fireplace/Stv: N	Drive:	Water: Municipal
Heat: Radiant / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: None	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 3500-5000	Prop Feat: Library, Park, Place Of	HST Applicable to Included In
Roof: Shingles	Worship, Public Transit, Rec Centre,	Sale Price:
Foundation: Concrete	School	Farm/Agr:
Assessment: POTL:	Interior Feat: Other	Oth Struct:
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	0	0	Combined W/Dining	Hardwood Floor Large Window
2	Kitchen	Main	0	0	Tile Floor	Window
3	Br	Main	0	0	Hardwood Floor	Large Window
4	Bathroom	Main	0	0	Tile Floor	Window
5	Living	2nd	0	0	Combined W/Dining	Hardwood Floor Large Window
6	Kitchen	2nd	0	0	Tile Floor	Window
7	Br	2nd	0	0	Hardwood Floor	Large Window
8	Bathroom	2nd	0	0	Tile Floor	Window
9	Living	3rd	0	0	Combined W/Dining	Hardwood Floor Large Window
10	Kitchen	3rd	0	0	Tile Floor	Window
11	Br	3rd	0	0	Hardwood Floor	Large Window
12	Bathroom	3rd	0	0	Tile Floor	Window

Client Remks: Majestic three-storey multiplex available for sale on a large corner lot on a quiet, tree-lined street in trendy, bustling Little Italy. Highly desirable family-friendly neighbourhood that offers unbeatable convenience. Mere steps from TTC bus routes and the countless restaurants, shops and services of College Street. Easy stroll to subway, Bloor West amenities, the ultra-hip Ossington corridor and Trinity-Bellwoods. Property contains six bright, spacious 1 bedroom units, each with a kitchen, living/dining area, and 4-piece bath. Renovate and customize for an incredible investment opportunity!!! 3 long-term stable tenants and 3 vacant units in need of renovation. Huge upside and opportunity for investor looking to bring this property back to it's former glory.

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545



449 Crawford St
Toronto Ontario M6G 3J7
 Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$19,246/2025 **For:** Sale **% Dif:** 108
Sold Date: 10/29/2025
SPIS: N **Last Status:** SLD **DOM:** 9
Link: **Fronting On:** E **Rms:** 0
 3-Storey **Acreage:** 85.27 x 0 Feet **Bedrooms:** 0
Irreg: 9x4 **Washrooms:** 9
Dir/Cross St: Crawford Street / Montrose Ave **Directions:** Crawford Street / Montrose Ave

MLS#: C12472404 **PIN#:** 212720239
Legal: PT LT 65 PL 1054 TORONTO AS IN CA160702 SUBJECT TO AN EASEMENT OVER PART 1 ON PLAN 66R23487 IN FAVOUR OF PT LT 65 PL 1054 AS IN CA320376 AS IN AT1749535 CITY OF TORONTO

Kitchens: 0	Exterior: Brick	Zoning: R(d0.6*735)
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV: Hydro:
Basement: Apartment	Park/Drive: Other	Gas: Phone:
Fireplace/Stv: Y	Drive: Other	Water: Municipal
Heat: Water / Gas	Drive Park Spcs: 2	Water Supply Type:
A/C: Other	Tot Prk Spcs: 2	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 5000+	Prop Feat: Fireplace/Stove	HST Applicable to: Included In
Lot Shape: Irregular	Interior Feat: Separate Hydro Meter,	Sale Price:
Roof: Flat, Asphalt Rolled	Water Heater Owned	Farm/Agr:
Foundation: Block		Oth Struct:
Assessment: POTL:		Survey Type: None
POTL Mo Fee:		Spec Desig: Unknown
Laundry lev:		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 9 unit building located in Little Italy, steps to College. 3-storey walk up. 3x 2 bedrooms, 6x 1 bedrooms. Seller willing to hold VTB first of up to 70% of purchase price for qualified buyer, preference is No VTB. Tenants Pay Hydro, significant upside on rents. Clean Environmental 2025. Centrally located, just blocks away from University of Toronto, major hospitals, and downtown core. Just 700 m to grocery stores, and 4 min walk from Streetcar routes.					
Inclusions: 9 fridges, 9 stoves, 2 electric hot water tanks					
Listing Contracted With: MYSAK REALTY INC.416-767-5500					



14 Churchill Ave Toronto Ontario M6J 2B4 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$11,609.14/2024 Sold Date: 11/06/2025 SPIS: N Last Status: SLD DOM: 51			Sold: \$2,100,000 List: \$2,330,000 For: Sale % Dif: 90
Triplex Link: 2 1/2 Storey	Fronting On: N Acreage: 29 x 150 Feet Irreg:	Rms: 11 + 5 Bedrooms: 6 + 2 Washrooms: 4 1x5xMain, 1x4x2nd, 1x3x3rd, 1x3xBsmt	
Dir/Cross St: Ossington & Churchill Directions: Ossington South of College			

MLS#: C12406385 **PIN#:** 212790356
Legal: PT LT 26-27 PL 565 CITY WEST AS IN WB199669; S/T & T/W WB199669; CITY OF TORONTO

Kitchens: 2 + 1 Fam Rm: Y Basement: Walk-Up / Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 1900 Apx Sqft: 3500-5000 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Mutual Drive: Mutual Drive Park Spcs: 4 Tot Prk Spcs: 6 UFFI: Pool: None Prop Feat: Family Room Interior Feat: In-Law Suite, Primary Bedroom - Main Floor	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.55	x 12.63	Hardwood Floor	Bay Window	
2	Kitchen	Main	19.62	x 14.27	Ceramic Floor	Pantry	B/I Dishwasher
3	Prim Bdrm	Main	12.63	x 11.78	Hardwood Floor	Double Closet	Large Window
4	Br	Main	11.29	x 10.33	Hardwood Floor	Double Closet	Window
5	Family	2nd	14.53	x 13.45	Hardwood Floor	Pot Lights	Large Window
6	Kitchen	2nd	19.62	x 14.24	Ceramic Floor	Combined W/Laundry	Picture Window
7	Prim Bdrm	2nd	17.78	x 15.19	Hardwood Floor	His/Hers Closets	W/O To Balcony
8	Br	2nd	12.37	x 10.2	Hardwood Floor	Double Closet	Large Window
9	Living	3rd	12.47	x 12.2	Hardwood Floor	Large Window	3 Pc Bath
10	Br	3rd	12.7	x 9.28	Hardwood Floor	Closet	Window
11	Br	3rd	11.32	x 9.19	Hardwood Floor	Double Closet	Window
12	Laundry	Bsmt	19.62	x 14.27	Ceramic Floor	Above Grade Window	Laundry Sink
13	Kitchen	Bsmt	15.85	x 12.86	Ceramic Floor	Above Grade Window	B/I Dishwasher
14	Living	Bsmt	20.7	x 7.41	Hardwood Floor	Above Grade Window	Double Closet
15	Br	Bsmt	12.5	x 10.6	Hardwood Floor	Above Grade Window	
16	Br	Bsmt	10.6	x 7.02	Hardwood Floor		

Client Remks: 14 Churchill sets the bar high for all investment properties in the GTA. This one of a kind offering defines meticulous pride of ownership. With vacant possession on closing & 3 generous units, this versatile opportunity screams positive cash-flow for savvy investors, families or any move-up buyer or end-user looking to be close to the action. Sitting on an unprecedented lot for the area at 29'x 150' which includes an oversized double garage (garden suite potential), the options are limitless. The main floor unit boasts 2 bedrooms & 1x5-piece washroom, the combined 2nd/3rd floor unit offers 4 bedrooms (with walk-out to south facing deck from primary BR) and 2 washrooms & the lower level unit is equipped with 2 bedrooms and another washroom + a separate side entrance. Parking for 6 total cars is a rarely offered luxury for the area. Plumbing & electrical upgraded throughout. A 6 min walk to the best strip of retail in the entire city at Ossington & Dundas, literally steps to Ossington/Old Orchard Public school (9.7 Fraser institute score) & 9 min walk to Trinity Bellwoods Park, the amenities are one of a kind. The one you've been waiting for has finally arrived.

Inclusions: See Feature Sheet attached for full list of inclusions/exclusions. Above average Baker St home inspection available.

Listing Contracted With: RE/MAX REAL ESTATE CENTRE INC. 519-942-8700



330 Markham St Toronto Ontario M6G 2K9 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$10,813.60/2025 For: Sale % Dif: 103 Sold Date: 09/13/2025 SPIS: N Last Status: SLD DOM: 2			Sold: \$2,560,000 List: \$2,495,000
Semi-Detached Link: 2-Storey	Fronting On: W Acreage: 22 x 135 Feet Irreg:	Rms: 6 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x2xMain, 1x4x2nd, 1x5x2nd, 1x3xLower	
Dir/Cross St: College/Bathurst Directions: College/Bathurst			

MLS#: C12396692	PIN#: 212530396
Legal: Plan 93 Pt Lot 224	

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Y Apx Age: Year Built: 1883 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Asphalt Shingle Foundation: Brick, Stone Assessment: 2024 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Front Yard Parking Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Central Vacuum, Fireplace/Stove Interior Feat: Central Vacuum, Sump Pump	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	31.27	x 12.01	Combined W/Dining	Bay Window	Gas Fireplace
2	Dining	Main	31.27	x 12.01	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Main	18.57	x 10.01	Renovated	Stainless Steel Appl	W/O To Deck
4	Prim Bdrm	2nd	18.77	x 9.84	5 Pc Ensuite	Bay Window	W/W Closet
5	Br	2nd	12.01	x 8.01	W/W Closet	Crown Moulding	Hardwood Floor
6	Br	2nd	10.01	x 9.15	Crown Moulding	Hardwood Floor	O/Looks Backyard
7	Rec	Lower	14.01	x 11.75	3 Pc Bath	Pot Lights	Walk-Out
8	Exercise	Lower	10.17	x 8.6	Pot Lights	Closet	
9	Laundry	Lower	8.99	x 6.59	Pot Lights		
10	Other	Lower	9.74	x 7.25			

Client Remks: Stunning renovated Victorian. Elevated design on coveted Little Italy street. Magnificent Victorian home. 3 + 1 spacious bedrooms, 4 luxury bathrooms. Parking. Generous open concept living/dining room. Soaring 10' ceilings, gas fireplace. Exquisite high-end custom kitchen by renowned design firm Cecconi Simone. Main floor powder room. Calacatta viola marble sink by Clarissa Llaneza studio. Luxe primary suite: 5 piece lavish ensuite and wall of custom built-ins. Finished basement. Recreation/media room, bedroom, bathroom and laundry area. Tech-friendly automated smart lighting system. Integrated speakers. Impressive, deep landscaped yard. Sprawling deck. Entertainers haven. Ideally located steps to College street cafes, Michelin star restaurants, shops and transit. Short walk to Financial District, U of T & major hospitals. Impeccable craftsmanship and refined taste. Prepare to fall in love!

Inclusions: 6-burner gas range, integrated fridge. Stainless steel: dishwasher, microwave, convection wall oven, hood vent. Washer and dryer. Integrated speakers in Living, Dining, Kitchen, Primary bedroom, Basement and Backyard. Alarm system. Tankless Hot water heater (owned). Central Vac. Irrigation system in back and front yards. Gas furnace. CAC. Primary bedroom desk, front console table, primary bedroom bedframe and bedside tables. All light fixtures, all TVs, all A/V equip, all living room furniture including decorative cushions. All outdoor furniture and cushions. All outdoor urns & planters, outdoor shed with B/I shelving. All window coverings, all bathroom mirror, all bathroom hooks and all other permanent fixtures attached to the property.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300



70 Niagara St			Sold: \$2,515,000
Toronto Ontario M5V 1C5			List: \$2,595,000
Toronto C01 Niagara Toronto			
Taxes: \$11,237.19/2024		For: Sale	% Dif: 97
Sold Date: 09/10/2025			
SPIS: N	Last Status: SLD	DOM: 2	
Semi-Detached	Fronting On: S	Rms: 9 + 2	
Link:	Acreage:	Bedrooms: 3 + 1	
3-Storey	24.8 x 103.41 Feet	Washrooms: 5	
	Irreg:	1x2xMain, 1x4x2nd, 1x5x2nd, 1x3x3rd, 1x3xLower	
Dir/Cross St: King St/Bathurst St Directions: King St/Bathurst St			

MLS#: C12389304

PIN#: 212410302

Legal: Sec L Pt Lot 23 Rp 66R24617 Part 1

Kitchens: 1 + 1 Fam Rm: Y Basement: Apartment / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 2010 Apx Sqft: 2500-3000 Roof: Flat Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Gar/Gar Spcs: Other / 1 Park/Drive: Other Drive: Other Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Family Room, Hospital, Library, Place Of Worship Interior Feat: In-Law Suite, Floor Drain	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to: Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.52	x 15.75	Pot Lights	Large Window	
2	Dining	Main	15.58	x 8.83	Pot Lights		
3	Kitchen	Main	16.11	x 9.91	Eat-In Kitchen	Stainless Steel Appl	Centre Island
4	Breakfast	Main	14.17	x 9.25	Tile Floor	W/O To Deck	Large Window
5	Prim Bdrm	2nd	20.11	x 10.43	Hardwood Floor	5 Pc Ensuite	W/O To Deck
6	2nd Br	2nd	17.85	x 11.25	Hardwood Floor	4 Pc Ensuite	Large Closet
7	3rd Br	3rd	17.81	x 15.62	Hardwood Floor	3 Pc Ensuite	W/O To Deck
8	Br	Lower	13.98	x 10.4	Large Closet		
9	Living	Lower	15.12	x 13.39	Combined W/Kitchen	W/O To Patio	
10	Kitchen	Lower	15.12	x 13.39	Stainless Steel Appl	Custom Counter	Combined W/Kitchen

Client Remks: Spacious, bright home with almost 3,500 sf of living space on 4 levels. Extra-wide frontage. Luxurious finishes throughout including heated floors on the main level, glass enclosed wine cellar, well-appointed primary suite, Chef's kitchen w/ top of the line appliances, and beautiful modernist glass staircase. Separate unit on lower level with wall of glass looking on to private front terrace suitable for a home office, nanny suite, or extra income. A unique urban location steps to the City's most vibrant neighbourhoods and a short walk (300 meters) to the Ontario Line subway stop at King and Bathurst currently under construction. 1 Parking Space (heated, in-door) included in Purchase Price located 50' away in Condo next door at 60 Niagara St. Maintenance Fee is \$54.00 per month. Status Certificate for parking space available upon request.

Inclusions: Subzero Fridge/Freezer, Wolf Gas Range w/ 6 burners, Miele Dishwasher, 2 washers, 2 dryers, 2 Furnaces, 2 A/Cs, on-demand boiler (2023), Custom wine cellar w/ Cellar Pro Cooling System, Irrigation System, security camera w/ ring doorbell, built-in main floor speakers.

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



144 Beatrice St
Toronto Ontario M6J 2T3
Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$7,968/2024
Sold Date: 10/08/2025
SPIS: N
Last Status: SLD
DOM: 83

Sold: \$3,000,000
List: \$3,098,000
For: Sale
% Dif: 97
Fronting On: W
Acreage: 25 x 102 Feet
Irreg:
Rms: 8 + 3
Bedrooms: 4 + 1
Washrooms: 5
1x5x2nd, 1x4x2nd, 1x5x3rd,
1x2xMain, 1x3xBsmt
Dir/Cross St: College/Ossington **Directions:** Southeast of College/Ossington

MLS#: C12291610
Legal: Pt Lt 133 Pl 748 City West As In Ct308384; Cont'd.

Kitchens: 1 + 1
Fam Rm: Y
Basement: Finished / Separate Entrance
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac: N
Apx Age:
Apx Sqft: 2500-3000
Roof: Unknown
Foundation: Unknown
Assessment: POTL:
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Gar/Gar Spcs: Detached / 1
Park/Drive:
Drive: Lane
Drive Park Spcs: 0
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room
Interior Feat: Built-In Oven, Carpet Free

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

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.49	x 12.01	Fireplace	O/Looks Frontyard	Hardwood Floor
2	Dining	Main	18.37	x 15.42	Formal Rm	Open Concept	Hardwood Floor
3	Kitchen	Main	12.93	x 10.6	B/I Appliances	Modern Kitchen	Hardwood Floor
4	Family	Main	10.5	x 10.17	W/O To Yard	Hardwood Floor	Large Window
5	Prim Bdrm	2nd	18.37	x 15.42	Hardwood Floor	5 Pc Ensuite	O/Looks Backyard
6	2nd Br	2nd	14.17	x 9.91	Hardwood Floor	O/Looks Frontyard	Large Window
7	3rd Br	2nd	11.09	x 10.76	Hardwood Floor	O/Looks Frontyard	Large Window
8	Laundry	2nd	5.58	x 3.94	B/I Vanity	Porcelain Floor	Quartz Counter
9	Prim Bdrm	3rd	17.19	x 12.14	O/Looks Backyard	Hardwood Floor	5 Pc Ensuite
10	Rec	Bsmt	29.53	x 11.98			
11	Kitchen	Bsmt	10.6	x 8.6			
12	Br	Bsmt	14.76	x 9.19			

Client Remks: Welcome to this exquisitely renovated gem nestled at the top of Trinity Bellwoods Park, right in the heart of vibrant Little Italy. Sitting proudly on a rare 25-foot-wide lot and offering approximately 3,800 sq.ft. of total living space, this home perfectly balances timeless colonial charm with sleek, modern sophistication. Step into the elegant transitional-style interior, where classic architecture meets contemporary design. The open-concept main floor is an entertainers dream, seamlessly connecting formal living and dining areas with a relaxed family room. At its heart is a stunning chefs kitchen, outfitted with top-of-the-line Miele appliances and exquisite finishes. Sunlight floods the space, creating a warm and inviting atmosphere, the perfect start to any day. The home boasts two luxurious primary bedrooms, located on the second and third floors, each with a spa-inspired ensuite. Access to a private walkout balcony on the third floor ideal for sipping your morning coffee or enjoying serene evening views. A well-appointed laundry room is conveniently located on the second floor, with an additional laundry area in the basement for added flexibility. The fully finished basement offers exceptional versatility, with a cozy recreation room, an additional bedroom, and a separate entrance perfect for guests, in-laws, or potential income opportunities. This one-of-a-kind property wont stay on the market for long. Book your private showing today and experience luxury living in one of Toronto's most sought-after neighborhoods. The video and pictures were taken in April 2025 when the property was fully staged. Property is currently vacant.
Inclusions: 48 Miele Built in-Fridge, Miele Microwave and Wall Oven, Miele Gas Range, Frigidaire Gallery Wine fridge, LG Frontload Inverter DIRECTDRIVE washer/dryer in Second floor. LG washer/Dryer in Basement. One parking space with a potential second space.
Listing Contracted With: RE/MAX ONESTOP TEAM REALTY416-207-9977

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273 Grace St Toronto Ontario M6G 3A7		Sold: \$3,170,000 List: \$3,190,000
Toronto C01 Palmerston-Little Italy Toronto		
Taxes: \$6,595/2024	For: Sale	% Dif: 99
Sold Date: 10/07/2025		
SPIS: N	Last Status: SLD	DOM: 22
Semi-Detached	Fronting On: E	Rms: 16
Link:	Acreage:	Bedrooms: 4 + 3
3-Storey	18.5 x 114 Feet	Washrooms: 6
	Irreg:	1x5x3rd, 1x4x2nd, 2x3x2nd, 1x2xMain, 1x3xBsmt
Dir/Cross St: Grace St & Harbord St		
Directions: Grace St & Harbord StGrace St & Harbord St		

MLS#: C12405260	PIN#: 212520350
Legal: PT LT 14 PL 1184 CITY WEST AS IN CT293824*	

Kitchens: 2 + 1	Exterior: Brick	Zoning:
Fam Rm: Y	Gar/Gar Spcs: Detached / 1	Cable TV:
Basement: Finished / Separate Entrance	Park/Drive:	Gas:
Fireplace/Stv: N	Drive: Lane	Water: Municipal
Heat: Forced Air / Gas	Drive Park Spcs: 0	Water Supply Type:
A/C: Central Air	Tot Prk Spcs: 1	Sewer: Sewers
Central Vac: N	UFFI:	Waterfront:
Apx Age:	Pool: None	Retirement:
Apx Sqft: 3000-3500	Prop Feat: Clear View, Family Room, Hospital, Library, Park, Public Transit, School	HST Applicable to Included In
Roof: Shingles	Interior Feat: Accessory Apartment, Carpet Free, Bar Fridge, Guest Accommodations, In-Law Suite, In-Law Capability, Separate Hydro Meter	Sale Price:
Foundation: Concrete	Security Feat: Alarm System, Security System	Farm/Agr:
Assessment: POTL:		Oth Struct: Aux Residences
POTL Mo Fee:		Survey Type: None
Laundry lev:		Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: High ceilings, sun-filled interiors, and an air of sophistication define this fully renovated semi-detached residence in the heart of Little Italy. Every element has been carefully curated, with luxury finishings, meticulous attention to detail, and a seamless flow that elevates modern city living. At the heart of the home, a chefs kitchen combines refined design with practical elegance, while each bedroom is generously sized and appointed with its own ensuite for comfort and privacy. The primary suite crowns the upper level, featuring a spacious walk-in closet, a private balcony with sweeping views of the city and treetops, and a spa-inspired bathroom finished to the highest standard of luxury. Light streams through the interiors, enhancing the warm yet contemporary atmosphere. At the rear, a laneway house adds remarkable versatility, ideal for hosting guests, accommodating extended family, creating a private studio, or generating income. A private garage completes the property, a rare convenience in this coveted downtown location. Here, the best of Toronto unfolds at your doorstep, from acclaimed restaurants and boutique shops to vibrant parks and seamless transit. This home embodies the essence of luxury living in one of the city's most desirable neighbourhoods.					
Listing Contracted With: REAL BROKER ONTARIO LTD.888-311-1172					



530 Euclid Ave Toronto Ontario M6G 2T2 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$3,586,100 List: \$3,680,000
Taxes: \$10,527.06/2025	For: Sale	% Dif: 97
Sold Date: 11/03/2025		
SPIS: Y	Last Status: SLD	DOM: 6
Semi-Detached Link: 3-Storey	Fronting On: E Acreage: 23 x 130 Feet Irreg:	Rms: 8 Bedrooms: 4 Washrooms: 5 1x2xGround, 1x3xBsmt, 1x3x2nd, 1x3x2nd, 1x5x3rd
Dir/Cross St: HARBORD Directions: EUCLID		

MLS#: C12486970	PIN#: 212530199
Legal: 0	

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: 1885 Yr Built Source: MPAC Apx Sqft: 2500-3000 Lot Size Source: Survey Roof: Other Foundation: Concrete Assessment: 2025 POTL: POTL Mo Fee: Laundry lev:	Exterior: Brick Front Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Family Room Interior Feat: Auto Garage Door Remote	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: None Retirement: HST Applicable to Included In Sale Price: Farm/Agr: Oth Struct: Survey Type: None Spec Desig: Unknown
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Family	Ground	0	0	
2	Dining	Ground	0	0	
3	Kitchen	Ground	0	0	
4	Living	Ground	0	0	
5	Powder Rm	Ground	0	0	
6	Br	2nd	0	0	
7	2nd Br	2nd	0	0	
8	3rd Br	2nd	0	0	
9	Laundry	2nd	0	0	
10	Prim Bdrm	3rd	0	0	
11	5th Br	Bsmt	0	0	
12	Games	Bsmt	0	0	
13	Family	Bsmt	0	0	
14	Kitchen	Bsmt	0	0	

Client Remks: Fully renovated from top to bottom, this sophisticated and chic Victorian home sits on one of the most coveted streets in Palmerston/Little Italy. Every inch of this property has been thoughtfully redesigned with brand-new finishes, systems, and fixtures - move in and enjoy worry-free living. The main floor features an elegant living room, formal dining area, family room, and a stunning new kitchen with premium appliances - perfect for both entertaining and everyday life. The second floor offers three spacious bedrooms, two beautifully finished bathrooms, and a large private deck for outdoor enjoyment. The entire third floor is a luxurious primary suite with a spa-inspired ensuite and an expansive rooftop terrace with skyline views. An exceptional combination of modern comfort and classic charm. Step to Bloor Street, trendy cafes, restaurants, parks, and transit. Situated just minutes from the University of Toronto and surrounded by Toronto's top-ranking private schools, this property boasts an unparalleled location in one of the city's most desirable Neighborhoods.

Listing Contracted With: AVISION HOME REALTY INC. 905-531-3388