



216 Palmerston Ave Toronto Ontario M6J 2J4 Toronto C01 Trinity-Bellwoods Toronto		Sold: \$1,275,000 List: \$989,000
Taxes: \$7,435/2025	For: Sale	% Dif: 129
Sold Date: 09/30/2025		
SPIS: N	Last Status: SLD	DOM: 6
Detached	Fronting On: E	Rms: 7 + 3
Link: N	Acreage:	Bedrooms: 2 + 1
2-Storey	18 x 129 Feet	Washrooms: 3
	Irreg:	1x4x2nd, 1x3xMain, 1x4xBsmt
Dir/Cross St: North Of Dundas Directions: On Palmerston North of Dundas		

MLS#: C12424519 **PIN#:** 212490149
Legal: PT LT 93 PL 314 TORONTO AS IN CT780620; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Finished with Walk-Out / Separate Entrance Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Lot Size Source: MPAC Roof: Asphalt Shingle, Membrane, Cedar Foundation: Stone Assessment: POTL: POTL Mo Fee: Laundry lev:	Exterior: Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Public Transit, Rec Centre Interior Feat: Built-In Oven, In-Law Suite, Water Heater	Zoning: Cable TV: A Gas: A 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	Living	Main	12.83	x 7.81	Hardwood Floor	Open Concept	Picture Window
2	Dining	Main	16.77	x 9.19	Hardwood Floor	Open Concept	Picture Window
3	Kitchen	Main	13.16	x 8.3	Ceramic Floor	B/I Dishwasher	
4	Family	Main	13.16	x 7.45	Ceramic Floor	W/O To Yard	
5	Prim Bdrm	2nd	13.62	x 9.45	Parquet Floor	Window	
6	2nd Br	2nd	10.27	x 8.53	Parquet Floor	Window	
7	Office	2nd	10.37	x 5.22	Parquet Floor	Window	
8	Living	Bsmt	10.89	x 17.75	Laminate	Combined W/Br	
9	Kitchen	Bsmt	10.89	x 7.51	Eat-In Kitchen		

Client Remks: Tucked away yet in the heart of it all, this fully detached home knows how to stand apart, while keeping you plugged into the city's most exciting swirl of food, culture, and cool. The best restaurants, markets and parks all just a wander away. Inside, the living and dining rooms are made for gathering, leading to a kitchen and lounge area that open to your own backyard sanctuary, perfect for crisp autumn afternoons with lattes, books, or friends as the city hums around you. For your added convenience, the main floor also features a three piece bathroom. Upstairs brings two bedrooms plus a quirky bonus room off the primary bath: ultimate walk-in closet, Peloton cave, or your new creative HQ. The lower level? A private, self-contained suite: income helper, nanny quarters, or the coolest guest pad your friends will ever crash in. And the cherry on top: two-car parking off the laneway. Not needed in this walkable neighbourhood, but a huge plus when friends or family visit. Urban living, with a little wink.

Inclusions: All In "As-Is" Condition: Main Floor: Fridge, Gas Cook Top, Wall Oven, Dishwasher, and Washer; Basement: Fridge, Stove, Dishwasher, Washer and Dryer; All Existing Light Fixtures & All Existing Window Coverings.

Listing Contracted With: ROYAL LEPAGE SUPREME REALTY 416-535-8000



17 Mitchell Ave Toronto Ontario M6J 1C1 Toronto C01 Niagara Toronto Taxes: \$8,649.38/2025 Sold Date: 09/26/2025 SPIS: N Last Status: SLD DOM: 7			Sold: \$1,400,000 List: \$1,299,999 For: Sale % Dif: 108
Detached Link: N 3-Storey	Fronting On: N Acreage: 22 x 91 Feet Irreg:	Rms: 13 Bedrooms: 5 + 1 Washrooms: 3 1x4x2nd, 1x4xGround, 1x4xBsmt	
Dir/Cross St: Queen/Bathurst			Directions: Queen/Bathurst

MLS#: C12415752 **PIN#:** 212430247
Legal: Pt Lt 68 Pl 148 Toronto As In CT924993; City Of Toronto: PIN 212430247

Kitchens: 3 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1880 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Alum Siding / Brick Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Prop Feat: Arts Centre, Library, Park, Place Of Worship Exterior Feat: Deck, Patio Interior Feat: Accessory Apartment, In-Law Suite, Water Heater Owned	Zoning: R (d1*869) Cable TV: A Gas: Y Water: 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	Kitchen	Ground	12.5	x 11.68	Ceramic Floor	Eat-In Kitchen	W/O To Yard
2	Br	Ground	14.17	x 11.25	Laminate		
3	2nd Br	Ground	11.91	x 9.74	Hardwood Floor		
4	Living	Ground	12.5	x 10.83	Hardwood Floor		
5	Kitchen	2nd	13.68	x 11.42	Ceramic Floor	Eat-In Kitchen	
6	Family	2nd	12.4	x 10.83	Hardwood Floor		
7	Br	2nd	14.99	x 10.07	Hardwood Floor		
8	Br	3rd	15.09	x 7.58	Hardwood Floor		
9	Br	3rd	15.09	x 7.74	Hardwood Floor		
10	Br	Bsmt	14.01	x 10.01	Ceramic Floor		
11	Kitchen	Bsmt	13.85	x 10.07	Ceramic Floor	Eat-In Kitchen	
12	Living	Bsmt	12.17	x 8.07	Ceramic Floor		

Client Remks: In the heart of Queen West, this 3-storey legal duplex with a full basement suite offers unmatched flexibility & an unbeatable urban lifestyle. Each floor has a private entrance, allowing for individual rentals or easy reconnection for a spacious single-family home. The bright second floor features new (6) windows installed in 2025 & a roof deck with stunning CN Tower views. while the main level offers generous living space. The fully finished basement suite provides additional income potential, with rental revenue available upon request. Outside, enjoy a private fenced rear yard with opportunities for future enhancements. Steps from Trinity Bellwoods Park, Liberty Village, shopping & schools, this home combines prime location with versatile living options. Each unit has it's own separate panel box, & with minor investment, there is potential to separate meters for each unit. A rare opportunity in one of Toronto's sought-after neighbourhoods-perfect for investors, multi-generational living, or families seeking flexibility & income potential.

Inclusions: MAIN FLOOR: S/S Stove, S/S Dishwasher, S/S Microwave, S/S Fridge. BASEMENT: Fridge, Washer & Dryer, Portable Dishwasher in Closet, Lockers. SECOND FLOOR: Fridge, BI Dishwasher. Garden Shed

Listing Contracted With: HOMELIFE SUPERIOR REALTY INC.905-720-0228



4 Whitaker Ave Toronto Ontario M6J 1A1 Toronto C01 Niagara Toronto Taxes: \$6,687.96/2024 Sold Date: 09/19/2025 SPIS: N Last Status: SLD DOM: 4			Sold: \$1,390,217 List: \$1,459,000 For: Sale % Dif: 95
Detached Link: N 2-Storey	Fronting On: N Acreage: < .50 17 x 54 Feet Irreg:	Rms: 7 + 1 Bedrooms: 2 Washrooms: 2 1x3xBsmt, 1x4x2nd	Dir/Cross St: King & Bathurst Directions: King & Bathurst

MLS#: C12403251 **PIN#:** 212430328
Legal: Part Of Lots 16 & 17 Registered Plan 126

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 700-1100 Lot Shape: Irregular Lot Size Source: MPAC Roof: Asphalt Rolled, Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Attached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: No Pool: None Prop Feat: Arts Centre, Hospital, Library, Marina, Park, School Interior Feat: Carpet Free, Water Heater, Water Meter Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N Under Contract: Hot Water Tank-Electric Included In HST Applicable to 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	19.62	x 9.28	Stainless Steel Appl
2	Dining	Main	17.55	x 14.34	Hardwood Floor
3	Living	Main	17.55	x 14.34	Hardwood Floor
4	Prim Bdrm	2nd	14.34	x 9.65	Hardwood Floor
5	2nd Br	2nd	13.12	x 9.48	Hardwood Floor
6	Bathroom	2nd	8.99	x 8.14	5 Pc Bath
7	Rec	Bsmt	13.45	x 16.5	
8	Bathroom	Bsmt	0	0	3 Pc Bath

Client Remks: Great Condo Alternative Detached Home On A Quiet Cul-De-Sac In The Heart Of West King West. This Solid Brick Home Has Two Large Bedrooms, Two Bathrooms Great Floorplan, Nine-Foot Ceiling, Finished Basement, Laundry Room, Central Vacuum, And A Spacious Garage. Plenty Of Natural Light. Garage Roof Completely Redone To Support A Rooftop Deck. Enjoy The King West Neighbourhood Which Offers Some Of Toronto's Best Restaurants, Cafe's, Entertainment. Transit Around The Corner, A Short Ride To The Lake Shore Bike Path, Two-Minute Drive To The Gardiner Express And Five Minutes To Union Station To Catch The Airport Shuttle. Move-In Ready.

Inclusions: Forced Air Gas Furnace, Electrical 100 Amp. Includes S/S Bosch Stove/Oven And Dishwasher, All Window Coverings, Central A/C, Washer, Dryer, All Electrical Light Fixtures.

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



196 Markham St Toronto Ontario M6J 2G6 Toronto C01 Trinity-Bellwoods Toronto			Sold: \$1,380,000 List: \$1,499,999		
Taxes: \$7,714.31/2025		For: Sale		% Dif: 92	
Sold Date: 11/18/2025					
SPIS: N		Last Status: SLD		DOM: 37	
Detached		Fronting On: W		Rms: 7 + 2	
Link: N		Acreage:		Bedrooms: 3 + 1	
2-Storey		17.62 x 129.79 Feet		Washrooms: 3	
		Irreg:		1x3xMain, 1x4x2nd, 1x3xLower	
Dir/Cross St: College Street & Bathurst Street					
Directions: South Of College Street & North Of Dundas Street					

MLS#: C12461170 **PIN#:** 212490288
Legal: Part Of Lot 115 Registered Plan 74 Toronto AS IN CA103587; S/T & T/W CA103587; CITY OF TORONTO

Kitchens: 2 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Water / Gas A/C: None Central Vac: N Apx Age: 51-99 Year Built: 1929 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: Survey Roof: Asphalt Rolled, Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 1 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote, Carpet Free, Floor Drain, In-Law Capability, Water Heater Owned	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In, Not Subject to HST Farm/Agri: Oth Struct: Survey Year: 1972 Survey Type: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.45	x 4	Hardwood Floor	Crown Moulding	Stained Glass
2	Living	Main	13.32	x 9.74	Hardwood Floor	Closet	Stained Glass
3	Dining	Main	14.11	x 8.53	Hardwood Floor	French Doors	O/Looks Backyard
4	Kitchen	Main	14.99	x 13.91	Eat-In Kitchen	Ceramic Floor	W/O To Yard
5	Bathroom	Main	6.89	x 4.92	3 Pc Bath	Ceramic Floor	
6	Prim Bdrm	2nd	14.21	x 12.34	Hardwood Floor	Large Window	East View
7	2nd Br	2nd	11.06	x 7.87	Hardwood Floor	Double Closet	
8	3rd Br	2nd	11.94	x 8.17	Hardwood Floor	Combined W/Kitchen	West View
9	Bathroom	2nd	8.4	x 5.38	4 Pc Bath	Ceramic Floor	Soaker
10	Laundry	2nd	0	0	Double Closet		
11	4th Br	Lower	13.62	x 9.78	Concrete Floor		
12	Rec	Lower	23.43	x 13.39	Closet	Combined W/Laundry	Concrete Floor
13	Bathroom	Lower	8.37	x 6.73	Concrete Floor		

Client Remks: Detached Double Brick Trinity Bellwoods/Little Italy Family Home! Your Haven Awaits! Perfectly Located Providing The Best Exposure-Sunny West Facing Rear Yard & Wide Ez Laneway Access To An Oversized All-Brick Garage (Option For Laneway Home Or Coach House). A Short Stroll To All The Good Stuff-On Trend Bars, Alluring Restaurants, Dynamic Clubs, Excellent Schools, Unique Shops For Fashion & Food, Transit, Friendly Cafes, Downtown & Islands, Parks, Bike-Share- Truly A User-Friendly 'Hood-The BEST Of Everything! Awesome Neighbours!, Serene Front Porch For Enjoying Your Fav Bevvies & Watching The World Go By. Enviaible Curb Appeal-A Home That Will Bring You Joy! Note: Mature Front Yard Magnolia Tree! Desirable Markham Street Address Is In The Hub-This Tranquil Street Location Is Surrounded By An Active Vibrant Community. Spacious Main Level For Entertaining Family & Friends: Back Entrance, Large Kitchen Overlooking Rear Yard (Newer Cabinets), Washroom Correctly Tucked Away For Privacy. Recently Refinished Hardwood Floors, Newer Style 'Stelrad' Radiators Main/Second Floors. 3 Spacious Bedrooms, Versatile Home With Options For Single-Family Or Two-Family W/Rental Income-You Decide Based On Your Lifestyle. Note: Both 2nd Floor & Basement Laundry Available. Basement Loaded With Potential & Light-Several Large Above-Grade Windows. Freshly Painted Throughout, Updated Mechanics Including Wiring, Boiler, Windows, Owned Hot Water Tank & The 'Piece De Resistance'-Laneway Parking Is A Breeze! Unload Your Groceries, Pets, Kids, Seniors With Ease & Convenience! A City Home & Lifestyle That Is Second To None! Circa 1929 Forever Home-Create Your Masterpiece Now Or Down The Road-Perfect For A Growing Family. This Space Is Ready To Deliver With So Many Options & Checks ALL The Right Boxes-Welcome Home!!! Virtually Staged Photos.

Inclusions: All Chattels Are 'AS IS, WERE IS' Condition With No Warranty. See Schedule C.

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



410 Roxton Rd Toronto Ontario M6G 3R2 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$6,462.53/2025 For: Sale % Dif: 95 Sold Date: 09/18/2025 SPIS: N Last Status: SLD DOM: 14		
Detached Link: N 2 1/2 Storey	Fronting On: W Acreage: 17 x 88.5 Feet Irreg:	Rms: 9 + 1 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4xMain
Dir/Cross St: Ossington/Harbord Directions: Ossington/Harbord		

MLS#: C12383819 **PIN#:** 212710085
Legal: Pt Lt 61 Blk 1 Pl D198 Toronto As In Ca421322; City of Toronto

Kitchens: 2 Fam Rm: N Basement: Unfinished Fireplace/Stv: Y Heat: Radiant / Other A/C: Wall Unit Central Vac: N Apx Age: 100+ Apx Sqft: 2000-2500 Roof: Membrane, Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick / Wood Gar/Gar Spcs: None / 0 Park/Drive: Private Drive: Private Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Library, Park, Public Transit, School Exterior Feat: Deck, Porch Enclosed Interior Feat: Carpet Free, Floor Drain, On Demand Water Heater, Separate Hydro Meter, Workbench Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Shed Survey Type: Unknown Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.57	x 3.9	Hardwood Floor
2	Kitchen	Main	11.75	x 8.01	Hardwood Floor
3	Living	Main	14.99	x 12.83	Hardwood Floor
4	Br	Main	12.99	x 11.25	Hardwood Floor
5	Kitchen	2nd	14.57	x 9.32	Hardwood Floor
6	Living	2nd	14.57	x 13.58	Hardwood Floor
7	Br	2nd	10.66	x 9.42	Hardwood Floor
8	Br	3rd	14.57	x 12.5	Hardwood Floor
9	Br	3rd	12.34	x 12.24	Hardwood Floor

Client Remks: Currently set up as a legal Duplex, perfect for professionals or for multi- generational living. Both units are beautifully finished with wood floors and wood cabinetry in the kitchen, bathrooms are spacious with heated floors. The top floor unit has an oversized deck with a BBQ, the main floor is currently a one bedroom but with a little work could be turned into a two bedroom with extra living space and office (speak to LA). Looking for a single family home in Little Italy? This easily converts back to a one family, fully detached home (just under 3000 sqft) with parking nestled in between some of Toronto's most sought after neighbourhoods!

Inclusions: 2 Washers, 2 Dryers, 2 Fridges, 2 Microwaves, 2 Dishwashers. All electrical light fixtures. Custom Blinds. Shed
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD.416-441-2888



529 Crawford St Toronto Ontario M6G 3J9 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,560.60/2025 For: Sale % Dif: 98 Sold Date: 08/24/2025 SPIS: N Last Status: SLD DOM: 17		
Detached Link: N 2-Storey	Fronting On: W Acreage: < .50 20 x 116 Feet Irreg:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 4 1x4x2nd, 1x4x2nd, 1x4xLower, 1x3xLower
Dir/Cross St: College & Crawford Directions: North on Crawford from College		

MLS#: C12331564 **PIN#:** 212710214
Legal: Plan 571 Pt Lot 27

Kitchens: 1 + 1 Fam Rm: N Basement: Apartment / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Apx Sqft: 1500-2000 Lot Size Source: Other Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Exterior Feat: Deck, Landscaped, Privacy Interior Feat: Accessory Apartment, In-Law Capability, Storage	Zoning: Residential Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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	Main	15.19	x 11.25	Fireplace	Hardwood Floor	Recessed Lights
2	Dining	Main	14.01	x 10.99	Open Concept	Recessed Lights	Hardwood Floor
3	Kitchen	Main	20.08	x 10.6	Eat-In Kitchen	W/O To Deck	Stainless Steel Appl
4	Prim Bdrm	2nd	19	x 10.93	4 Pc Ensuite	W/O To Deck	W/I Closet
5	2nd Br	2nd	16.67	x 10.43	Double Closet	Large Window	Hardwood Floor
6	3rd Br	2nd	8.79	x 7.91	Large Closet	Hardwood Floor	Window
7	Office	Bsmt	9.32	x 8.99	3 Pc Bath	Window	Laminate
8	Kitchen	Bsmt	15.35	x 13.81	Open Concept	Backsplash	Combined W/Laundry
9	Living	Bsmt	15.35	x 13.81	Open Concept	Combined W/Kitchen	Large Window
10	Br	Bsmt	9.19	x 9.71	Large Closet	Window	Laminate

Client Remks: Welcome to this superb detached family home in prime Little Italy with character, charm and the ability to supplement the mortgage with a legal 1 bedroom lower level apartment that is also great for nannies, extended family or birds that have come back to the nest. Walk up the lush front path and be transported to a tranquil retreat that greets you with a welcoming front porch that leads to a bright and spacious open concept main floor with soaring ceilings. The living room features a gas fireplace and transitions to a generous dining room with a gallery-like feel. The renovated kitchen provides granite counters, a breakfast area and a sliding door walk-out to a private covered deck and cosy low-maintenance backyard perfect for outdoor dining and relaxing. The 2nd floor boasts a large primary bedroom with a 4-piece ensuite, walk-in closet and upper balcony with views of the CN Tower that is perfect for sipping morning coffee on. The rear lower level provides an office zone, laundry area and extra bathroom for the main home. The income suite provides a full separate walk-out at the front of the home, a full-sized kitchen, living area, bedroom and bathroom that all benefit from high ceilings. Perhaps live in the lower suite during the 2026 FIFA World Cup and Airbnb the main home! The suite could also be reconfigured to become part of the main home if preferred. The lower level also has a handy storage room accessed from the lower patio. 529 Crawford includes 2 car parking off the laneway, and a laneway house report confirms that one can be built. All located a short walk to College Street shops, restaurants, TTC, Bickford Park, bicycle paths and more. This is a perfect opportunity for families in one of Toronto's most vibrant neighbourhoods that also provides excellent income potential.

Inclusions: Frigidaire Fridge, GE Cafe Series Gas Stove, Bosch Dishwasher, Panasonic Microwave, Bosch Washer & Dryer; Basement Fridge, Stove, Dishwasher, Washer & Dryer; All Electric Light Fixtures; All Window Coverings

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



448 Montrose Ave Toronto Ontario M6G 3H1 Toronto C01 Palmerston-Little Italy Toronto		Sold: \$2,750,000 List: \$2,839,800
Taxes: \$11,070/2025	For: Sale	% Dif: 97
Sold Date: 07/19/2025		
SPIS: N	Last Status: SLD	DOM: 23
Detached Link: N 3-Storey	Fronting On: W Acreage: < .50 20 x 120 Feet Irreg:	Rms: 9 + 4 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 1x3x2nd, 1x4x2nd, 1x3x3rd, 1x4xBsmt
Dir/Cross St: Between Bloor & Harbord Directions: West Of Christie, South of Bloor, on Montrose		

MLS#: C12246903	PIN#: 212690144
Legal: Pt Lt 8 Blk F Pl 430	

Kitchens: 1 + 1 Fam Rm: Y Basement: Separate Entrance / Apartment Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 51-99 Apx Sqft: 2000-2500 Roof: Asphalt Shingle Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick / Stone Gar/Gar Spcs: Other / 2 Park/Drive: Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fireplace/Stove, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Lighting, Paved Yard Interior Feat: Built-In Oven, Countertop Range, In-Law Capability, In-Law Suite, On Demand Water Heater, Separate Heating Controls	Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply Type: Sewer: Sewers Waterfront: Retirement: N 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	12.5	x 15.26	Built-In Speakers	Electric Fireplace	Large Window
2	Dining	Main	12.5	x 12.01	Hardwood Floor	Window	Pot Lights
3	Kitchen	Main	16.08	x 10.99	Centre Island	Stainless Steel Appl	B/I Ctr-Top Stove
4	Breakfast	Main	11.68	x 11.32	Hardwood Floor	W/O To Yard	Window Flr to Ceil
5	Mudroom	Main	8.76	x 4.66	Hardwood Floor	B/I Closet	W/O To Yard
6	2nd Br	2nd	14.01	x 16.24	Hardwood Floor	Large Window	Large Closet
7	3rd Br	2nd	9.25	x 9.51	Hardwood Floor	Skylight	Large Closet
8	4th Br	2nd	10.83	x 14.6	3 Pc Ensuite	B/I Closet	W/O To Balcony
9	Prim Bdrm	3rd	15.75	x 16.24	3 Pc Ensuite	Large Window	His/Hers Closets
10	Kitchen	Bsmt	16.99	x 12.34	Stainless Steel Appl	Combined W/Living	Pot Lights
11	Living	Bsmt	16.99	x 12.34	Window	Combined W/Kitchen	Pot Lights
12	Den	Bsmt	8.99	x 9.32	Pot Lights	Closet	
13	Br	Bsmt	9.51	x 10.99	Sunken Room	Large Window	Led Lighting

Client Remks: A rare opportunity, where quality meets value, in highly coveted Bickford Park. Welcome to 448 Montrose. Detached turn-key 4 generously sized bedrooms, 3.5 bath home, plus legal 1+den basement suite with separate entry and climate controls! Over 3000 sqft across four floors that will hit all your check boxes. The location speaks for itself -- a 95 walk score, 91 transit score, and 99 bike score. Steps from the highly prestigious Montrose Jr. PS, and Harbord Collegiate means saving time (a win for the parents and the kids). A 5-minute walk to Korean town, Christie Subway, Christie Pits, and Bickford Park (if you got dogs, they're going to make friends fast). 10-minute walk and youre in the heart of little Italy. Originally taken back to the studs and redesigned by TACT Design in 2012, the home was expanded in 2023 with a striking 3-storey addition (1/3 of the house is practically new). Built for comfort and energy efficiency, featuring spray foam insulation throughout, sound insulation between all floors, and independent HVAC systems for (1) the main house, (2) the basement suite, and (3) the new addition. The open-concept main floor is ideal for entertaining, featuring a chef's kitchen (anchored with an induction cooktop island) that connects seamlessly with living, dining, family, and outdoor spaces. The new addition includes a sunken basement bedroom, main-floor bonus room (currently breakfast), mudroom, an enlarged second-floor bedroom, and a top-floor primary retreat with personalized touches such as heated bathroom floors and motorized blinds. Mechanically sound with 3 A/Cs, 2 furnaces, 1 air handler, tankless water heater for comfort, and complete waterproofing (2 sump pumps, backflow valve) for peace of mind. Thoughtful landscaping means this residence requires low outdoor maintenance and comes equipped with an outdoor gas line and a large 2-car garage. The house is best appreciated in person, and a lifetime of memories for you and your family await.

Inclusions: main unit -- stainless steel appliances: kitchen aid fridge, kitchen aid induction ceramic cook top, kitchen aid wall oven, kitchen aid dishwasher, panasonic microwave, washer/dryer. Basement unit - stainless steel fridge, stainless steel stove, stainless steel dishwasher, stainless steel over the range exhaust fan, washer/dryer. 3 air conditioner units, 2 furnaces, 1 air handler (heats basement /w tankless water

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
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heater), tankless water heater, 2 sump pumps, backflow preventer Built in surround sound speakers in living room with subwoofer. all electrical light fixtures. all window coverings and motorized blinds in master bedroom. outdoor BBQ

Listing Contracted With: ELEVATE REALTY INC. 416-889-2222



694 Richmond St W Toronto Ontario M6J 1C5 Toronto C01 Niagara Toronto Taxes: \$8,612/2025 Sold Date: 09/21/2025 SPIS: N Last Status: SLD DOM: 17			Sold: \$3,000,000 List: \$2,995,000 For: Sale % Dif: 100
Detached Link: N 3-Storey	Fronting On: N Acreage: 22 x 96 Feet Irreg:	Rms: 8 Bedrooms: 2 + 1 Washrooms: 3 1x2xLower, 2x4x2nd	Dir/Cross St: between Tecumseh and Niagara Directions: East from Niagara

MLS#: C12381504 **PIN#:** 212430094
Legal: LT 15 PL 91 Toronto; City of Toronto

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 2007 Apx Sqft: 2000-2500 Lot Size Source: MPAC Roof: Unknown Foundation: Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: Pool: None Prop Feat: Arts Centre, Fireplace/Stove, Hospital, Park, Place Of Worship, Public Transit, School Interior Feat: ERV/HRV Security Feat: Alarm System	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.87	x 6.84	Concrete Floor	Window	B/I Closet
2	Living	Main	20.41	x 16.24	Concrete Floor	W/O To Terrace	Fireplace
3	Kitchen	Main	19.03	x 13.12	B/I Appliances	Marble Counter	W/O To Garden
4	Prim Bdrm	2nd	10.66	x 16.99	4 Pc Ensuite	O/Looks Backyard	B/I Closet
5	2nd Br	2nd	12.83	x 16.17	Broadloom	South View	Large Closet
6	Den	3rd	12.4	x 19.03	Concrete Floor	B/I Desk	W/O To Sundeck
7	Family	Lower	19.98	x 14.99	Broadloom	Pot Lights	B/I Desk
8	Utility	Lower	9.19	x 14.99	B/I Shelves	Concrete Floor	

Client Remks: A distinguished modern home that celebrates exceptional design and fine craftsmanship. "Richmond House", designed by Kohn Shnier Architects, thoughtfully reflects the dynamic streetscape of Trinity Bellwoods while presenting a bright and decidedly contemporary residence defined by outstanding volumes and an abundance of natural light. Bold yet quiet, the home unfolds through a series of beautifully composed spaces from the stylish eat-in kitchen that opens seamlessly to a landscaped urban yard, to the sublime living room with an expansive terrace that gently extends toward the street. Polished concrete floors with radiant heating run throughout, complemented by extensive Spanish cedar built-ins and custom windows and lift-and-slide doors by Bauhaus. The primary bedroom occupies the rear of the second floor and overlooks the garden, featuring a full wall of closets and a sublime ensuite bathroom kissed with colour. At the front, a generous second bedroom enjoys southern light, ample closets, and access to the main bathroom. The third floor offers adaptable and inspiring space, flanked by private terraces both front and back, ideal for a home office, gym, studio, or additional bedroom. The finished lower level features a spacious family room, powder room, laundry, and storage. Detached 2 car garage with commissioned work by skam on exterior. Courageously conceived yet respectful of its surroundings, Richmond House is a home of quiet confidence and sublime beauty in one of Torontos most exciting neighbourhoods. A unique urban home.

Inclusions: All existing appliances, light fixtures where installed, window coverings, tv brackets, heating and cooling systems, lift in garage.

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



73 Lakeview Ave
Toronto Ontario M6J 3B4
 Toronto C01 Trinity-Bellwoods Toronto
Taxes: \$7,310/2025 **For:** Sale **% Dif:** 98
Sold Date: 10/03/2025
SPIS: N **Last Status:** SLD **DOM:** 24
Sold: \$3,425,000
List: \$3,499,000
 Detached **Fronting On:** E **Rms:** 8 + 5
Link: N **Acreage:** **Bedrooms:** 4 + 1
 2 1/2 Storey 21 x 100 Feet **Washrooms:** 4
Irreg: 1x2xMain, 1x5x2nd, 1x3x3rd,
 1x3xBsmt
Dir/Cross St: College St W & Ossington Ave
Directions:
 At the corner of Churchill and Lakeview. Driveway on the Churchill side of house

MLS#: C12392285 **PIN#:** 212790429
Legal: LT 1 PL 858 TORONTO T/W CT403022; CITY OF TORONTO

Kitchens: 1 + 1 Fam Rm: Y Basement: Separate Entrance / Apartment Fireplace/Stv: Y Heat: Radiant / Gas A/C: Wall Unit Central Vac: N Apx Age: Year Built: 1890 Apx Sqft: 2500-3000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Block Assessment: POTL: POTL Mo Fee: Laundry lev: Upper	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Private Drive: Private Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck, Hot Tub Interior Feat: Built-In Oven, In-Law Suite, Storage	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: Available Spec Desig: Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.43	x 9.51	Hardwood Floor	Bay Window	B/I Bookcase
2	Dining	Main	12.83	x 14.17	Hardwood Floor	Gas Fireplace	2 Pc Bath
3	Kitchen	Main	14.67	x 17.26	Eat-In Kitchen	Stainless Steel Appl	B/I Microwave
4	Family	Main	12.83	x 14.34	Hardwood Floor	Separate Rm	W/O To Deck
5	Mudroom	Main	8.83	x 5.41	Hardwood Floor	Window	Walk-Out
6	Prim Bdrm	2nd	12.07	x 14.4	W/I Closet	Semi Ensuite	W/O To Balcony
7	2nd Br	2nd	13.58	x 10.76	Large Closet	Bay Window	W/O To Balcony
8	3rd Br	2nd	10.99	x 10.76	Hardwood Floor	Window	Closet
9	4th Br	3rd	19.42	x 14.4	Hardwood Floor	3 Pc Bath	W/O To Terrace
10	Living	Bsmt	13.48	x 20.93	Hardwood Floor	Electric Fireplace	3 Pc Bath
11	Kitchen	Bsmt	8.23	x 10.5	Hardwood Floor	Stainless Steel Appl	Breakfast Bar
12	5th Br	Bsmt	10.17	x 13.68	Large Closet	Above Grade Window	
13	Study	Bsmt	10.01	x 8.33	Large Closet	Separate Rm	

Client Remks: Love of my Lakeview! A palatial downtown Victorian perched at the very top of beautiful, lush, legendary boulevard street: Lakeview Ave. From incredible top floor/sky terrace to mind-boggling 8ft high basement, this is a gracious and extra spacious family home that elegantly checks every box. Sunny corner lot at the top of the street offers leafy views, privacy, and calm in a location central to literally everything. Light floods the main floor thanks to windows running the full long side of the house - a rare Toronto feature. The main level open layout flows seamlessly between the living room(s), eat-in kitchen, and formal dining room with massive doors opening to a Parisian-style backyard. Convenient and practical back-door mudroom with built-in cubbies leads to the detached garage and private drive. And the storage? Throughout the house, there are more hidden nooks than an organizer's Pinterest board - inside the stairs, benches, and walls (Check everything. I'm still discovering new ones myself). Upstairs, a restful primary and family bedroom area with three bedrooms and a cozy private terrace from the primary retreat. Primary space also includes laundry, built-in desk, double closets, and a huge semi-ensuite family bathroom. The third floor? Amazing entertainment and multi purpose space with projector, ensuite, kitchenette, wet bar, and outstanding rooftop terrace with hot tub and wired outdoor projection system. Extraordinary finished basement has radiant heated floors (like the rest of the house!), 8 ft ceilings, 2 inches of soundproof concrete, two more bedrooms, full bath, kitchen, laundry, and bright living space - perfect for a suite or extra room to grow. Two car garage with private drive. Dream location seconds to the Ossington Strip, Dundas West, Queen West, College, Little Italy, Little Portugal, and the subway. In coveted OOOPS catchment (Ossington/Old Orchard Junior Public School). An absolute 10/10. Come and get it.

Inclusions: Jenn Air SS appliances upstairs; French door refrigerator, gas oven/range, built-in microwave drawer oven. Built-in Kitchenaid dishwasher Laundry - bsmt: Whirlpool duet washer/dryer, Canavac vacuum system throughout. Bain Ultra air jet tub in the Main Bath. Basement kitchen: Whirlpool SS electric oven with whirlpool counter top range. Whirlpool SS hood/microwave. Daewoo fridge and GE

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
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dishwasher. Third floor ss bar fridge, Hotsprings Limelight Hot tub and equipment. All built-ins, window treatments, A/C wall units and light fixtures not outlined in exclusions.

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



364 Palmerston Blvd
Toronto Ontario M6G 2N6
Toronto C01 Palmerston-Little Italy Toronto
Taxes: \$14,899/2024 **For:** Sale **% Dif:** 97
Sold Date: 07/13/2025
SPIS: N **Last Status:** SLD **DOM:** 20

Sold: \$3,590,000
List: \$3,699,000

Detached
Link: N
2 1/2 Storey

Fronting On: W
Acreage:
33 x 127 Feet
Irreg:

Rms: 18
Bedrooms: 4 + 1
Washrooms: 4
3x3, 1x4

Dir/Cross St: Prime Palmerston Blvd **Directions:** South from Ulster

MLS#: C12240106 **PIN#:** 212530314
Legal: PT LT 255, 262 BLK C PL 574 CITY WEST AS IN CT627383

Kitchens: 1
Fam Rm: Y
Basement: Walk-Out / Finished
Fireplace/Stv: Y
Heat: Radiant / Gas
A/C: None
Central Vac: N
Apx Age:
Apx Sqft: 2500-3000
Lot Size Source: MPAC
Roof: Asphalt Shingle
Foundation: Poured Concrete
Assessment: **POTL:**
POTL Mo Fee:
Laundry lev:

Exterior: Brick
Gar/Gar Spcs: Carport / 1
Park/Drive:
Drive:
Drive Park Spcs: 1
Tot Prk Spcs: 1
UFFI:
Pool: None
Prop Feat: Family Room, Fireplace/Stove
Interior Feat: Sump Pump, Built-In Oven, Auto Garage Door Remote

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: Available
Spec Desig: Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: The iconic black lamposts of Palmerston Boulevard's grandest block mark the path to this landmark Edwardian detached beauty. 364 Palmerston is a rare offering destined for those that cherish understated prestige. Approach the residence beneath the canopy of majestic trees that Palmerston is renowned for. Upon your arrival a well manicured garden welcomes you, and intricate stonework by BOSK Environments provides a hint at what lies ahead. The generous 33x127 foot lot allows for abundant privacy and handsomely proportioned landscaping. Enter through a classic front vestibule that opens up to reveal a grand foyer, where a masterclass in the artistry of a bygone era awaits: finely milled balustrades and wainscoting in solid oak; gently arched ceilings, and authentic period hardware right down to the hinges. A dedicated coat closet is a Toronto rarity and worth its weight in gold. On to the living and dining rooms, perfectly proportioned for hosting family or entertaining guests, and for less formal occasions the generous rear addition is equally adept as either a sunny breakfast nook or a family room. A smartly laid out kitchen provides every chef's convenience imaginable. Walk out to a deep west facing English country style garden, a font of serenity and a magical spot for summer gatherings. A carefully curated mix of mature trees, shrubs and perennials attracts birdsong year round. Back inside the second floor features a generously proportioned principal bedroom with ensuite and west facing sitting room, and a charming library. The third floor offers two additional spacious bedrooms and full bathroom. The underpinned lower level features 7 foot 9 inch ceilings, a spacious recreation room, a temperature controlled wine cellar, a full bathroom, and abundant storage.

Inclusions: Please refer to attached list of inclusions

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



72 Montrose Ave Toronto Ontario M6J 2T7 Toronto C01 Trinity-Bellwoods Toronto Taxes: \$5,323.85/2025 Sold Date: 10/04/2025 SPIS: N Last Status: SLD DOM: 32		Sold: \$4,275,000 List: \$4,550,000 For: Sale % Dif: 94
Detached Link: N 3-Storey	Fronting On: W Acreage: 20 x 113 Feet Irreg:	Rms: 13 Bedrooms: 4 + 1 Washrooms: 5 1x2xMain, 2x4x2nd, 1x3xBsmt, 1x5x3rd
Dir/Cross St: Montrose and Dundas Directions: Montrose and Dundas		

MLS#: C12374133 **PIN#:** 212440077
Legal: PT LT 46 BLK J PL 399 CITY WEST AS IN CT364442; CITY OF TORONTO

Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Apx Sqft: 3000-3500 Roof: Asphalt Shingle Foundation: Brick, Concrete Assessment: POTL: POTL Mo Fee: Laundry lev: Lower	Exterior: Brick Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Lane Drive Park Spcs: 2 Tot Prk Spcs: 2 UFFI: No Pool: None Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Place Of Worship, Public Transit Interior Feat: Auto Garage Door Remote, Bar Fridge, Built-In Oven, Carpet Free, Countertop Range, ERV/HRV, Floor Drain, In-Law Suite, On Demand Water Heater, Sauna, Sump Pump, Water Meter	Zoning: Cable TV: Gas: Water: Water Supply Type: Sewer: Sewers Waterfront: Retirement: HST Applicable to Sale Price: Included In Farm/Agr: Oth Struct: Fence - Full Survey Type: None Spec Desig: Unknown
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Topography: Dry							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Main	17.91	x 15.32	Hardwood Floor	W/O To Garden	Gas Fireplace
2	Dining	Main	12.99	x 9.22	Hardwood Floor	Window Flr to Ceil	Crown Moulding
3	Kitchen	Main	22.57	x 15.32	Hardwood Floor	B/I Appliances	Centre Island
4	Foyer	Main	5.22	x 4.49	Stone Floor	Closet	
5	2nd Br	2nd	15.19	x 15.39	Hardwood Floor	3 Pc Ensuite	Balcony
6	3rd Br	2nd	9.81	x 7.78	Hardwood Floor	3 Pc Ensuite	Closet
7	4th Br	2nd	12.37	x 8.1	Hardwood Floor	3 Pc Ensuite	Balcony
8	Prim Bdrm	3rd	12.11	x 15.39	W/I Closet	5 Pc Bath	Balcony
9	Exercise	Bsmt	9.61	x 14.04			
10	5th Br	Bsmt	6.27	x 9.22			
11	Bathroom	Bsmt	7.61	x 6.86	Sauna	3 Pc Bath	
12	Rec	Bsmt	17.22	x 14.04	Hardwood Floor	Gas Fireplace	
13	Utility	Bsmt	6.27	x 7.58			

Client Remks: 72 Montrose Avenue Custom Masterpiece which combines, Luxury, Lifestyle and Location! Welcome to 72 Montrose Avenue, a newly imagined, custom-designed home where no detail has been spared. Inspired by transitional architecture and nestled in the heart of Trinity Bellwoods / Little Italy, this gem offers over 3,500 sq. ft. of finished living space across four luxurious levels. Every inch of this home reflects unparalleled craftsmanship and timeless elegance from the soaring ceilings and intricate scroll-style moldings to the custom marble fireplaces and floating staircases. The main floor offers effortless open-concept living with a grand family room that walks out to the backyard perfect for modern indoor-outdoor living. Upstairs, the third-floor suite is a showstopper, featuring a large open-concept retreat with front and rear terraces that deliver unobstructed views of the city skyline and CN Tower. The fully finished lower level has a gym, family room with gas fireplace, wet bar, extra bedroom, Pet Wash and cedar sauna. Wow this place is loaded to the nine's. Truly a labor of love, this residence is filled with bespoke design, refined finishes, and luxury at every turn. Extras: Please refer to the feature sheet for a complete list of premium finishes and upgrades. Live in the heart of one of Torontos most sought-after neighbourhoods, where top-tier dining, boutique shopping and the popular Trinity Bellwoods Park, are all just steps from your front door.

Inclusions: See Feature sheet for full details and inclusions.

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