

|   |                         |                              |                          |
|---|-------------------------|------------------------------|--------------------------|
| <b>11 Arlington Ave</b>   |                         |                              | <b>Sold: \$1,065,000</b> |
| <b>Toronto Ontario M6G 3K7</b>                                      |                         |                              | <b>List: \$949,000</b>   |
| Toronto C02 Wychwood Toronto  |                         |                              |                          |
| <b>Taxes:</b> \$5,443.35/2024                                       |                         | <b>For:</b> Sale             | <b>% Dif:</b> 112        |
| <b>Sold Date:</b> 05/13/2025  |                         |                              |                          |
| <b>SPIS:</b> N  | <b>Last Status:</b> SLD | <b>DOM:</b> 7                |                          |
| Detached  | <b>Fronting On:</b> E   | <b>Rms:</b> 6 + 2            |                          |
| <b>Link:</b> N  | <b>Acreage:</b>         | <b>Bedrooms:</b> 2           |                          |
| 2-Storey  | 15.17 x 108.92 Feet     | <b>Washrooms:</b> 3          |                          |
|   | <b>Irreg:</b>           | 1x2xMain, 1x4x2nd, 1x2xLower |                          |
| <b>Dir/Cross St:</b> Christie Street & St. Clair Avenue W.          |                         |                              |                          |
| <b>Directions:</b> St. Clair Avenue West, South on Arlington Avenue |                         |                              |                          |

MLS#: C12127823

PIN#: 212620487

|                                      |                                   |                            |               |
|--------------------------------------|-----------------------------------|----------------------------|---------------|
| <b>Kitchens:</b> 1                   | <b>Exterior:</b> Brick / Wood     | <b>Zoning:</b>             |               |
| <b>Fam Rm:</b> N                     | <b>Drive:</b> Lane                | <b>Cable TV:</b>           | <b>Hydro:</b> |
| <b>Basement:</b> Unfinished          | <b>Gar/Gar Spcs:</b> Detached / 1 | <b>Gas:</b>                | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> Y              | <b>Drive Park Spcs:</b> 1         | <b>Water:</b>              | Municipal     |
| <b>Heat:</b> Forced Air / Gas        | <b>Tot Prk Spcs:</b> 1            | <b>Water Supply:</b>       |               |
| <b>A/C:</b> Central Air              | <b>UFFI:</b>                      | <b>Sewer:</b> Sewers       |               |
| <b>Central Vac:</b> N                | <b>Pool:</b> None                 | <b>Waterfront:</b>         |               |
| <b>Apx Age:</b>                      | <b>Prop Feat:</b> Fireplace/Stove | <b>Retirement:</b>         |               |
| <b>Year Built:</b> 1923              |                                   | <b>Farm/Agr:</b>           |               |
| <b>Yr Built Source:</b> MPAC         |                                   | <b>Oth Struct:</b>         |               |
| <b>Apx Sqft:</b> 1500-2000           |                                   | <b>Survey Type:</b> None   |               |
| <b>Assessment:</b> 2024 <b>POTL:</b> |                                   | <b>Spec Desig:</b> Unknown |               |
| <b>POTL Mo Fee:</b>                  |                                   |                            |               |
| <b>Laundry lev:</b>                  |                                   |                            |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description     |                    |              |
|----|-----------|-------|-------------|------------|-----------------|--------------------|--------------|
| 1  | Foyer     | Main  | 8.01        | x 4.76     | Enclosed        |                    |              |
| 2  | Living    | Main  | 18.18       | x 11.84    | Fireplace       | Parquet Floor      | Open Concept |
| 3  | Dining    | Main  | 12.01       | x 11.84    | Track Lights    |                    |              |
| 4  | Kitchen   | Main  | 14.01       | x 11.75    | Breakfast Bar   | Backsplash         | Pot Lights   |
| 5  | Den       | Main  | 10.6        | x 9.32     | W/O To Yard     | 2 Pc Bath          | Skylight     |
| 6  | Prim Bdrm | 2nd   | 16.77       | x 11.75    | Mirrored Closet |                    |              |
| 7  | 2nd Br    | 2nd   | 13.75       | x 11.75    | Mirrored Closet |                    |              |
| 8  | Rec       | Lower | 18.08       | x 11.15    | Unfinished      | Above Grade Window |              |
| 9  | Laundry   | Lower | 25.59       | x 11.15    | Laundry Sink    | Above Grade Window |              |
| 10 | Workshop  | Lower | 9.58        | x 8.83     | Concrete Floor  | B/I Desk           |              |

**Client Remks:** Set on a quiet, tree-lined street in one of Wychwoods most charming pockets, this semi-detached two-storey home offers a rare opportunity for creative buyers to renovate and make this property their own. Just steps to St Clair Avenue West, local shops, and transit, the home is filled with natural light from oversized windows and a large skylight. The main floor features open-concept living and dining areas with a wood-burning fireplace, a bright kitchen with breakfast bar, and a rear addition suitable for a den, office or a sunny breakfast area with a vaulted ceiling, skylight, and a walkout to the private patio. A main-floor powder room adds convenience, while the second floor features spacious bedrooms and a four-piece bathroom. The unfinished lower level is a blank canvas waiting to be redesigned with above-grade windows, laundry, cold room, and a two-piece bath offering endless potential. A detached garage with rear laneway access offers great parking. Located in the heart of a family-friendly, transit-connected neighbourhood with highly regarded schools, this is your chance to restore, renovate, and build equity in one of Torontos most beloved communities.

Extras:

Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY416-864-3888



|  |                         |                          |                   |
|--|-------------------------|--------------------------|-------------------|
| <b>78 Winona Dr</b>                        |                         | <b>Sold: \$1,410,000</b> |                   |
| <b>Toronto Ontario M6G 3S7</b>             |                         | <b>List: \$1,399,000</b> |                   |
| Toronto C02 Wychwood Toronto               |                         |                          |                   |
| <b>Taxes:</b> \$7,310.25/2024              |                         | <b>For:</b> Sale         | <b>% Dif:</b> 101 |
| <b>Sold Date:</b> 02/04/2025               |                         |                          |                   |
| <b>SPIS:</b> N                             | <b>Last Status:</b> SLD | <b>DOM:</b> 8            |                   |
| Detached                                   | <b>Fronting On:</b> W   | <b>Rms:</b> 7 + 1        |                   |
| <b>Link:</b> N                             | <b>Acreage:</b>         | <b>Bedrooms:</b> 4       |                   |
| 2 1/2 Storey                               | 25 x 104 Feet           | <b>Washrooms:</b> 2      |                   |
|  | <b>Irreg:</b>           | 1x4x2nd, 1x3xBsmt        |                   |
| <b>Dir/Cross St:</b> Christie /St. Clair W |                         |                          |                   |

|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> C11944795 | <b>PIN#:</b> 212860644 |
|------------------------|------------------------|

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

| # | Room    | Level | Length (ft) |   | Width (ft) | Description    |                      |                |
|---|---------|-------|-------------|---|------------|----------------|----------------------|----------------|
| 1 | Living  | Main  | 10.83       | x | 10.17      | Hardwood Floor |                      |                |
| 2 | Dining  | Main  | 12.24       | x | 14.67      | Hardwood Floor | Closet               |                |
| 3 | Kitchen | Main  | 12.76       | x | 14.67      | Ceramic Floor  | Stainless Steel Appl | W/O To Deck    |
| 4 | Br      | 2nd   | 11.91       | x | 9.51       | Double Closet  | Double Closet        | Hardwood Floor |
| 5 | Br      | 2nd   | 12.76       | x | 8.69       | Closet         | Parquet Floor        |                |
| 6 | Br      | 2nd   | 14.63       | x | 11.58      | Parquet Floor  |                      |                |
| 7 | Br      | 3rd   | 12.47       | x | 13.98      | W/I Closet     | Broadloom            |                |
| 8 | Rec     | Bsmt  | 29.56       | x | 25.07      | Fireplace      | Wet Bar              | Broadloom      |

**Client Remks:** Spacious, Light Filled 4-Bedroom Home. Finished Basement With Separate Entrance And High Ceiling. This Feel Good Home Nestled In A Lovely Neighbourhood, Welcomes A Large Family With Potential For A Nanny Suite Or Leave It As A Great Teenage Getaway.Just South Of St. Claire, With Its Many Wonderful Bakeries, Cafes, And Restaurants. Just Short Walk To TTC.

**Extras:**

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



**132 Tyrrel Ave**  
**Toronto Ontario M6G 2G5**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$6,065.65/2024  
**Sold Date:** 05/12/2025  
**SPIS:** N

**Sold: \$1,460,000**  
**List: \$1,499,000**

**For:** Sale **% Dif:** 97

**Last Status:** SLD **DOM:** 11

Detached **Fronting On:** N **Rms:** 10  
**Link:** N **Acreage:** **Bedrooms:** 3  
 2-Storey 21 x 110.75 Feet **Washrooms:** 3  
**Irreg:** 1x2xMain, 1x4x2nd, 1x3xLower  
**Dir/Cross St:** St Clair & Christie **Directions:** Via google maps

**MLS#:** C12118555

**PIN#:** 212620489


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

| # | Room      | Level | Length (ft) | Width (ft) | Description       |                 |                      |
|---|-----------|-------|-------------|------------|-------------------|-----------------|----------------------|
| 1 | Foyer     | Main  | 12.6        | x 5.84     | Closet            | O/Looks Living  | Hardwood Floor       |
| 2 | Living    | Main  | 11.68       | x 9.15     | Combined W/Dining | Picture Window  | Hardwood Floor       |
| 3 | Dining    | Main  | 11.09       | x 8.6      | Combined W/Living | Open Concept    | Hardwood Floor       |
| 4 | Kitchen   | Main  | 14.07       | x 11.42    | Centre Island     | Granite Counter | Stainless Steel Appl |
| 5 | Mudroom   | Main  | 9.51        | x 5.58     | W/O To Garden     | 2 Pc Bath       | Hardwood Floor       |
| 6 | Prim Bdrm | 2nd   | 13.16       | x 11.32    | Bay Window        | B/I Closet      | Hardwood Floor       |
| 7 | 2nd Br    | 2nd   | 9.32        | x 9.32     | B/I Shelves       | O/Looks Garden  | Hardwood Floor       |
| 8 | 3rd Br    | 2nd   | 11.58       | x 8.83     | B/I Closet        | Closet          | Hardwood Floor       |
| 9 | Rec       | Bsmt  | 14.5        | x 10.93    | W/I Closet        | 3 Pc Bath       | Broadloom            |

**Client Remks:** Don't settle for a semi when your detached dreams are alive and well at 132 Tyrrel Avenue! Set in the highly coveted Hillcrest community, this renovated two-storey home quietly set back from the street holds so many perks - a front hall closet, high ceilings, white oak floors, a renovated eat-in kitchen, main floor laundry, a mud room and a main floor powder room. The current residents have impressively improved each level, both aesthetically and mechanically, allowing for continued pride of ownership and confidence to transfer to the next owner. The open concept space on the main floor is light and bright in combination from the oversized ceiling heights and windows, and the light white oak flooring. The kitchen is larger than you might expect, with three walls of customized storage including a full pantry cupboard and concealed main floor laundry with full-sized machines. Breakfast bar seating is had around the centre island with durable granite countertops. An ever-coveted mud room extends off the kitchen with storage for the whole family's outdoor gear. There is a concealed powder room adjacent to it, and a separate entrance steps out onto the new tiered deck with room for large scaled dining and lounging opportunities this summer. A large green space for children or pets lies beyond this with a storage shed (included), and many new fence lines surrounding the garden. On the second floor, three generous bedrooms await including the primary bedroom with a wall of built-in storage and a south-facing bay window that overlooks the tree-lined streetscape. The middle bedroom was part of a Pehr photo shoot, so don't miss the designer details! The lower level has had waterproofing done, a new back flow valve, sump pump, and new sub floor and carpeting installed. There are two huge storage rooms to take advantage of, one of which is large enough to be a guest bedroom or home office with a window and closet! Great value for a turn-key detached home in Hillcrest!

**Extras:**

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



**33 Wychwood Ave**  
**Toronto Ontario M6G 2X8**  
Toronto C02 Wychwood Toronto  
**Taxes:** \$6,966.92/2024  
**Sold Date:** 04/07/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 5

**Sold: \$1,550,000**  
**List: \$1,579,000**  
**For:** Sale  
**% Dif:** 98

Detached  
**Link:** N  
2 1/2 Storey

**Fronting On:** W  
**Acreage:**  
27.4 x 60 Feet  
**Irreg:**

**Rms:** 5  
**Bedrooms:** 3 + 1  
**Washrooms:** 2  
1x4x2nd, 1x3xBsmt

**Dir/Cross St:** St Clair and Bathurst **Directions:** south of St. Clair

**MLS#:** C12058370

**PIN#:** 212610032

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

**Exterior:** Alum Siding  
**Drive:** None  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 0  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:** Fireplace/Stove, Library, Park, Place Of Worship, Public Transit, Rec Centre, School

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

| #  | Room      | Level | Length (ft) | Width (ft) | Description                                       |
|----|-----------|-------|-------------|------------|---|
| 1  | Living    | Main  | 17.95       | x 13.39    | Electric Fireplace Bay Window Pot Lights          |
| 2  | Dining    | Main  | 10.24       | x 9.02     | Combined W/Kitchen Pot Lights Window              |
| 3  | Kitchen   | Main  | 10.79       | x 8.6      | Centre Island Stainless Steel Appl W/O To Yard    |
| 4  | Prim Bdrm | 2nd   | 12.47       | x 10.79    | Hardwood Floor Window Closet                      |
| 5  | 2nd Br    | 2nd   | 12.6        | x 9.46     | Hardwood Floor Closet Window                      |
| 6  | 3rd Br    | 2nd   | 9.56        | x 8.58     | Hardwood Floor Window                             |
| 7  | Office    | 3rd   | 8.1         | x 5.91     | Laminate W/O To Balcony                           |
| 8  | Rec       | Lower | 12.65       | x 8.75     | Vinyl Floor Combined W/Laundry Above Grade Window |
| 9  | Utility   | Lower | 12.76       | x 8.35     | Laminate Above Grade Window                       |
| 10 | Bathroom  | Lower | 0           | 0          | 3 Pc Bath Above Grade Window Tile Floor           |

**Client Remks:** Which street in the woods should you call home? Its Wychwood, of course! Nestled in the heart of a picturesque urban oasis, this property offers the best of both worldscity convenience and tranquil surroundings. Overlooking the scenic Wychwood Barns Park, enjoy the parks charming winter skating rink, lively summer splash pad, and vibrant year-round farmers market. This architecturally designed detached home boasts a spacious, open-concept main floor with custom coat closet, where a beautifully renovated kitchen flows seamlessly into a cozy living area complete with a fireplace and striking feature brick wall. From the kitchen, step outside into your own private sanctuary, a lush, enclosed backyard thats perfect for hosting friends and family in a peaceful, intimate setting. Upstairs, the second-floor features three generously sized bedrooms with hardwood floors throughout, and the primary has new custom built-inns. The third floor offers a versatile bonus space ideal as an office, studio, or additional living area with its own private deck. The renovated basement adds even more value, offering a spacious recreation room and plenty of storage to suit all your needs. This is a rare opportunity to live in one of the citys most coveted locations just steps away from Wychwood Park, TTC (St. Clair West subway), local amenities like Loblaws and Shoppers Drug Mart, as well as fitness studios, restaurants, Hillcrest Public School, Chabad, and places of worship. Experience the best of urban living in this idyllic neighborhoodyoull love calling this place home!

**Extras:**

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





**246 Benson Ave**  
**Toronto Ontario M6G 2J6**  
 Toronto C02 Wychwood Toronto

**Sold: \$1,550,000**  
**List: \$1,349,000**

**Taxes:** \$6,616.42/2024

**For:** Sale

**% Dif:** 115

**Sold Date:** 03/26/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 8

Detached

**Fronting On:** N

**Rms:** 6 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 3

2-Storey

67.5 x 21 Feet

**Washrooms:** 3

**Irreg:**

2x4x2nd, 1x3xLower

**Dir/Cross St:** St. Clair Ave W & Alberta Ave

**Directions:** South of St Clair Ave W, West of Christie St

**MLS#:** C12025760

**PIN#:** 212620072

|                       |               |                         |                      |                      |               |
|-----------------------|---------------|-------------------------|----------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1             | <b>Exterior:</b>        | Brick / Vinyl Siding | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N             | <b>Drive:</b>           | Private              | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Finished      | <b>Gar/Gar Spcs:</b>    | Detached / 1         | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | N             | <b>Drive Park Spcs:</b> | 1                    | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Radiant / Gas | <b>Tot Prk Spcs:</b>    | 2                    | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | Wall Unit     | <b>UFFI:</b>            |                      | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N             | <b>Pool:</b>            | None                 | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |               | <b>Prop Feat:</b>       |                      | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |               |                         |                      | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>  |                         |                      | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |               |                         |                      | <b>Survey Type:</b>  | Unknown       |
| <b>Laundry lev:</b>   |               |                         |                      | <b>Spec Desig:</b>   | Unknown       |

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                    |                    |
|---|-----------|-------|-------------|------------|--------------------|--------------------|--------------------|
| 1 | Living    | Main  | 12.34       | x 11.25    | Closed Fireplace   | Hardwood Floor     |                    |
| 2 | Dining    | Main  | 9.51        | x 11.52    | Combined W/Kitchen | Hardwood Floor     | Window             |
| 3 | Kitchen   | Main  | 8.99        | x 12.5     | W/O To Yard        | Centre Island      |                    |
| 4 | Prim Bdrm | 2nd   | 12.76       | x 12.34    | 4 Pc Ensuite       | Juliette Balcony   | Double Closet      |
| 5 | 2nd Br    | 2nd   | 10.17       | x 9.51     | Hardwood Floor     | Window             | Double Closet      |
| 6 | 3rd Br    | 2nd   | 11.42       | x 9.25     | Hardwood Floor     | Window             | Double Closet      |
| 7 | Rec       | Lower | 11.84       | x 11.15    | Heated Floor       | Pot Lights         | Above Grade Window |
| 8 | Office    | Lower | 10.01       | x 11.15    | Heated Floor       | Above Grade Window | Tile Floor         |

**Client Remks:** Simply sensational opportunity in the heart of desirable Wychwood. This 3 bedroom, 3 bathroom home has been updated throughout and ready for the next family to call it home. Perched high above the street with incredible vistas of the City, this centre hall plan offers a bright and inviting interior with absolutely no wasted space. The wide front porch is the perfect space to sit and relax at the end of a long day, with the city spread out below you. The open concept main floor features a kitchen with granite counters, stainless steel appliances, and kitchen island, open to the dining area. The Kitchen walks out to a spacious deck and sunny southeast facing yard, perfect for summertime entertaining. The second floor holds 3 generous bedrooms. The King-sized principal suite has an oversized 4 piece ensuite with jacuzzi tub, separate shower stall, and heated floors, wall to wall built-in closets, and Juliette balcony overlooking the garden. Second and third bedrooms with closets and hardwood floor. Updated family bath with heated floors. The finished lower level has a recreation room, 3 piece bath, and opportunity for an additional bedroom or workspace. Heated floors in the lower level offer comfort. With rare private parking and single car garage, steps to all that St Clair has to offer - restaurants, cafes, and transit, and in the coveted McMurrich PS district, this is a fantastic opportunity for a turnkey home in this super location.

**Extras:**

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



|   |                  |                             |            |
|---|------------------|-----------------------------|------------|
| 8 Ellsworth Ave   |                  | Sold: \$1,615,000           |            |
| Toronto Ontario M6G 2K3   |                  | List: \$1,499,000           |            |
| Toronto C02 Wychwood Toronto  |                  |                             |            |
| Taxes: \$6,559.20/2024  |                  | For: Sale                   | % Dif: 108 |
| Sold Date: 03/05/2025   |                  |                             |            |
| SPIS: N   | Last Status: SLD | DOM: 6                      |            |
| Detached  | Fronting On: N   | Rms: 9 + 1                  |            |
| Link: N   | Acreage:         | Bedrooms: 3 + 1             |            |
| 2 1/2 Storey  | 20 x 92 Feet     | Washrooms: 3                |            |
|   | Irreg:           | 1x3x2nd, 1x4xMain, 1x2xBsmt |            |
| Dir/Cross St: St. Clair and Bathurst Directions: between Wychwood and Vaughan |                  |                             |            |

|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> C11992420 | <b>PIN#:</b> 212610445 |
|------------------------|------------------------|

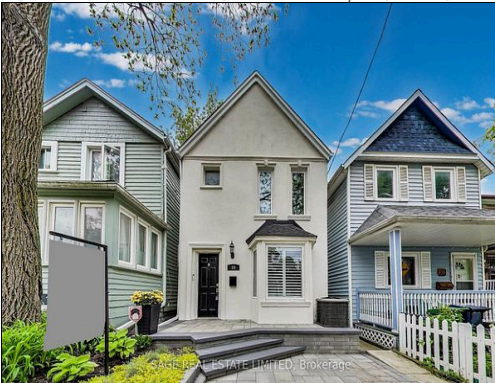
|                                 |  |                            |
|---------------------------------|--|----------------------------|
| <b>Kitchens:</b> 1              | <b>Exterior:</b> Brick / Vinyl Siding    | <b>Zoning:</b>             |
| <b>Fam Rm:</b> Y                | <b>Drive:</b> Lane                       | <b>Cable TV:</b>           |
| <b>Basement:</b> Finished       | <b>Gar/Gar Spcs:</b> None / 0            | <b>Hydro:</b>              |
| <b>Fireplace/Stv:</b> Y         | <b>Drive Park Spcs:</b> 1                | <b>Gas:</b>                |
| <b>Heat:</b> Radiant / Gas      | <b>Tot Prk Spcs:</b> 1                   | <b>Water:</b> Municipal    |
| <b>A/C:</b> Wall Unit           | <b>UFFI:</b>                             | <b>Water Supply:</b>       |
| <b>Central Vac:</b> N           | <b>Pool:</b> None                        | <b>Sewer:</b> Sewers       |
| <b>Apx Age:</b>                 | <b>Prop Feat:</b>                        | <b>Waterfront:</b>         |
| <b>Year Built:</b> 1930         | Family Room, Fenced Yard,                | <b>Retirement:</b> N       |
| <b>Apx Sqft:</b>                | Fireplace/Stove, Park, Place Of Worship, | <b>Farm/Agr:</b>           |
| <b>Assessment:</b> <b>POTL:</b> | Public Transit, Rec Centre, School       | <b>Oth Struct:</b>         |
| <b>POTL Mo Fee:</b>             |  | <b>Survey Type:</b> None   |
| <b>Laundry lev:</b> Lower       |  | <b>Spec Desig:</b> Unknown |

| #  | Room      | Level | Length (ft) | Width (ft) | Description          |                     |              |
|----|-----------|-------|-------------|------------|----------------------|---------------------|--------------|
| 1  | Foyer     | Main  | 16.08       | x 3.61     | B/I Closet           | Hardwood Floor      |              |
| 2  | Living    | Main  | 12.17       | x 11.09    | Hardwood Floor       | Bay Window          | Pot Lights   |
| 3  | Dining    | Main  | 12.17       | x 11.09    | Hardwood Floor       | Pot Lights          | Window       |
| 4  | Kitchen   | Main  | 11.48       | x 7.22     | Stainless Steel Appl | Pot Lights          | Pantry       |
| 5  | Family    | Main  | 13.78       | x 12.14    | Gas Fireplace        | B/I Bookcase        | W/O To Yard  |
| 6  | 3rd Br    | 2nd   | 11.15       | x 9.51     | Hardwood Floor       | California Shutters | B/I Closet   |
| 7  | 2nd Br    | 2nd   | 12.8        | x 8.2      | Hardwood Floor       | Vaulted Ceiling     | Pot Lights   |
| 8  | Prim Bdrm | 2nd   | 14.44       | x 11.15    | Hardwood Floor       | W/W Closet          | Pot Lights   |
| 9  | Media/Ent | Bsmt  | 26.25       | x 13.12    | Above Grade Window   | Pot Lights          | Heated Floor |
| 10 | 4th Br    | Bsmt  | 12.6        | x 7.55     | Above Grade Window   | Pot Lights          | Heated Floor |

**Client Remks:** Everybody wants to live on Ellsworth. This highly coveted and family-friendly street is the main vein of the Wychwood community, and every level of this 1841 sf above ground, deeply loved home has something extra; a main floor family room, main floor bathroom, underpinned and waterproofed basement with 8 feet ceilings and toasty heated floors, seven-minute walk to the subway (St.Clair West Station) and Hillcrest PS the best school in the area! Where else will you find these amazing features at this price point in this desirable area? The main floor is flooded with natural light, hardwood floors and pot lights, the U-shaped kitchen is our favorite because it offers tons of stone counter space, and a peninsula island with a breakfast bar. The coveted family room boasts custom bookshelves and built-ins, a gas fireplace, and a walkout to the yard. The primary bedroom boasts a full wall of custom closets for all the clothes lovers. The awesome lower level houses a spacious media room that's great for teenagers or family fun and a fourth bedroom for guests or nanny suite and a huge custom laundry closet with more storage. The location is unbeatable - walk to Wychwood Barns, St. Michaels College, Casa Loma, shops, restaurants, fitness studios and every urban amenity imaginable! Dont miss out on this opportunity to become a member of this amazing community. This is truly an outstanding opportunity that doesn't come around very often. Come explore Ellsworth!

|   |
|---|
| <b>Extras:</b>  |
| <b>Listing Contracted With:</b> SUTTON GROUP-ASSOCIATES REALTY INC.416-966-0300 |



|   |                                |               |                         |                          |                     |
|---|--------------------------------|---------------|-------------------------|--------------------------|---------------------|
|           | <b>89 Hocken Ave</b>           |               |                         | <b>Sold: \$1,685,000</b> |                     |
|   | <b>Toronto Ontario M6G 2K1</b> |               |                         | <b>List: \$1,699,999</b> |                     |
|   | Toronto C02 Wychwood Toronto   |               |                         |                          |                     |
|   | <b>Taxes:</b> \$6,902.53/2024  |               | <b>For:</b> Sale        |                          | <b>% Dif:</b> 99    |
|   | <b>Sold Date:</b> 06/10/2025   |               |                         |                          |                     |
|   | <b>SPIS:</b> N                 |               | <b>Last Status:</b> SLD |                          | <b>DOM:</b> 7       |
|   | Detached                       |               | <b>Fronting On:</b> W   |                          | <b>Rms:</b> 9       |
|   | <b>Link:</b> N                 |               | <b>Acreage:</b> < .50   |                          | <b>Bedrooms:</b> 3  |
|   | 2-Storey                       |               | 20 x 119 Feet           |                          | <b>Washrooms:</b> 3 |
|   |                                | <b>Irreg:</b> |                         | 3x2xMain                 |                     |
| <b>Dir/Cross St:</b> Hocken and Wychwood Ave  |                                |               |                         |                          |                     |
| <b>Directions:</b> Take St Clair west turn south on Vaughn Rd and then west on Hocken Ave |                                |               |                         |                          |                     |

|                        |                                |
|------------------------|--------------------------------|
| <b>MLS#:</b> C12193420 | <b>PIN#:</b> 212610574         |
| <b>Assignment:</b> N   | <b>Fractional Ownership:</b> N |

|                                   |   |  |
|-----------------------------------|---|--|
| <b>Kitchens:</b> 1                | <b>Exterior:</b> Stucco/Plaster           | <b>Zoning:</b>                         |
| <b>Fam Rm:</b> Y                  | <b>Drive:</b> Lane                        | <b>Cable TV:</b> A                     |
| <b>Basement:</b> Finished         | <b>Gar/Gar Spcs:</b> Detached / 2         | <b>Hydro:</b> Y                        |
| <b>Fireplace/Stv:</b> Y           | <b>Drive Park Spcs:</b> 0                 | <b>Gas:</b> Y                          |
| <b>Heat:</b> Forced Air / Gas     | <b>Tot Prk Spcs:</b> 2                    | <b>Phone:</b> A                        |
| <b>A/C:</b> Central Air           | <b>UFFI:</b> No                           | <b>Water:</b> Municipal                |
| <b>Central Vac:</b> N             | <b>Pool:</b> None                         | <b>Water Supply:</b> Sewers            |
| <b>Apx Age:</b> 100+              | <b>Prop Feat:</b>                         | <b>Sewer:</b> Sewers                   |
| <b>Year Built:</b> 1905           | Family Room, Fenced Yard,                 | <b>Waterfront:</b> N                   |
| <b>Yr Built Source:</b> MPAC      | Fireplace/Stove, Hospital, Park, Place Of | <b>Retirement:</b> N                   |
| <b>Apx Sqft:</b> 1100-1500        | Worship, Public Transit, School           | <b>Farm/Agr:</b>                       |
| <b>Assessment:</b> <b>POTL:</b> N |   | <b>Oth Struct:</b> Fence - Full, Sauna |
| <b>POTL Mo Fee:</b>               |   | <b>Survey Type:</b> None               |
| <b>Laundry lev:</b> Lower         |   | <b>Spec Desig:</b> Unknown             |

| #  | Room      | Level | Length (ft) | Width (ft) | Description                                 |
|----|-----------|-------|-------------|------------|---|
| 1  | Living    | Main  | 11.15       | x 11.81    | Hardwood Floor Bay Window Fireplace         |
| 2  | Dining    | Main  | 12.47       | x 11.81    | Combined W/Dining Hardwood Floor 2 Pc Bath  |
| 3  | Kitchen   | Main  | 11.48       | x 8.53     | Eat-In Kitchen Heated Floor Renovated       |
| 4  | Family    | Main  | 11.48       | x 9.84     | Heated Floor Combined W/Kitchen W/O To Yard |
| 5  | Prim Bdrm | 2nd   | 11.48       | x 16.4     | W/I Closet Heated Floor Large Window        |
| 6  | 2nd Br    | 2nd   | 9.51        | x 8.86     | Hardwood Floor Vaulted Ceiling Window       |
| 7  | 3rd Br    | 2nd   | 8.53        | x 13.78    | Window Hardwood Floor Large Closet          |
| 8  | Rec       | Bsmt  | 13.78       | x 15.75    | Broadloom 2 Pc Bath Above Grade Window      |
| 9  | Laundry   | Bsmt  | 12.14       | x 6.23     | Laundry Sink Window                         |
| 10 | Utility   | Bsmt  | 9.94        | x 3.67     |   |

|  |  |  |  |  |  |
|--|--|--|--|--|--|
| <b>Client Remks:</b> Welcome to 89 Hocken Avenue A Modern Classic in the Heart of Wychwood. Discover the perfect blend of contemporary comfort and timeless character in this beautifully renovated, move-in-ready family home. Ideally situated on a quiet, tree-lined street in one of Torontos most coveted neighbourhoods.This spacious 3-bed, 3-bath residence is just steps from the vibrant Artscape Wychwood Barns and within easy walking distance to the subway, top-rated schools, charming local shops, parks, and restaurants. Offering a lifestyle of true convenience and community. Inside, the sun-filled open-concept main floor welcomes you with warm hardwood floors, a cozy gas fireplace, and a stylish powder room. The heart of the home is a designer chefs kitchen (2020) with heated floors, premium appliances, a generous eat-in area, with seamless flow to the outdoors. Step through the walkout to a private backyard oasis featuring a new composite deck (2024), gas BBQ hookup, and a luxurious 7-person Jacuzzi hot tub (2021) all surrounded by mature cedar trees for added privacy. It is the perfect space for entertaining or unwinding in nature. Upstairs, you'll find three spacious bedrooms with soaring 9-foot vaulted ceilings, including a bright and airy primary retreat with a walk-in closet and room to add an ensuite. A skylight brings natural light into the upper hall, while the spa-inspired main bathroom (2020) boasts heated floors and sleek, modern finishes.The finished basement (2017) offers incredible versatility with a separate entrance, full bathroom, large family/recreation area, and a custom cedar sauna. Ideal for guests, a home office, or a cozy movie night.Topping it all off is a rare oversized 2-car garage, providing ample room for vehicles, bikes, storage, or a dream workshop. |  |  |  |  |  |
| <b>Extras:</b>   |  |  |  |  |  |
| <b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED416-483-8000   |  |  |  |  |  |



**1 Burlington Cres**  
**Toronto Ontario M6H 2L3**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$8,132.83/2025  
**Sold Date:** 01/27/2025  
**SPIS:** N

**Sold: \$1,700,000**  
**List: \$1,749,000**

**For:** Sale

**% Dif:** 97

**Last Status:** SLD **DOM:** 7

Detached

**Fronting On:** S

**Rms:** 8

**Link:** N

**Acreage:**

**Bedrooms:** 3

2-Storey

57.83 x 120 Feet

**Washrooms:** 2

**Irreg:** corner lot

1x3xMain, 1x4x2nd

**Dir/Cross St:** Oakwood & St Clair Ave

**MLS#:** C11932783

**PIN#:** 212860262

|                       |                  |                         |                              |                      |               |
|-----------------------|------------------|-------------------------|------------------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>        | Brick                        | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | Y                | <b>Drive:</b>           | Private                      | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | None             | <b>Gar/Gar Spcs:</b>    | Built-In / 1                 | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | Y                | <b>Drive Park Spcs:</b> | 4                            | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 5                            | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Other            | <b>UFFI:</b>            |                              | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                | <b>Pool:</b>            | None                         | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>       | Family Room, Fireplace/Stove | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |                  |                         |                              | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |                              | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  |                         |                              | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   |                  |                         |                              |                      |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |              |                    |
|----|-----------|-------|-------------|------------|----------------|--------------|--------------------|
| 1  | Family    | Main  | 12.8        | x 11.42    | Hardwood Floor | Fireplace    | Large Window       |
| 2  | Dining    | Main  | 13.09       | x 12.3     | Tile Floor     | Large Window | Combined W/Kitchen |
| 3  | Kitchen   | Main  | 12.2        | x 9.81     | Tile Floor     | Window       | Combined W/Dining  |
| 4  | Pantry    | Main  | 18.77       | x 6.79     | Tile Floor     | W/O To Yard  | B/I Shelves        |
| 5  | Living    | 2nd   | 22.64       | x 12.01    | Hardwood Floor | Large Window | W/O To Porch       |
| 6  | Prim Bdrm | 2nd   | 23.36       | x 12.43    | Cork Floor     | Large Window | Mirrored Closet    |
| 7  | 2nd Br    | 2nd   | 10.33       | x 9.94     | Cork Floor     | Large Window | Mirrored Closet    |
| 8  | 3rd Br    | 2nd   | 10.17       | x 9.88     | Cork Floor     | Window       | Mirrored Closet    |
| 9  | Bathroom  | 2nd   | 0           | 0          | 4 Pc Bath      | Tile Floor   | Soaker             |
| 10 | Mudroom   | Lower | 11.55       | x 5.81     | Walk-Out       | Tile Floor   | Closet             |

**Client Remks:** Exceptional development opportunity! Discover the perfect canvas for your next project with this incredible south facing, corner property featuring a rare 57 by 120 foot corner lot. Located in prime Wychwood, this lot offers exceptional potential for end users, renovators, builders, and developers alike. With 60% lot coverage, the possibilities are endless: create a stunning, expansive single-family residence with ample space for luxurious living or develop two high-end luxury townhomes, each offering modern design and unparalleled appeal or construct two multi-plex with multiple units to maximize income potential perfect for building long-term rental revenue or securing your retirement income. This is your chance to invest in a property with versatility, profitability, and potential. Whether you're looking to create a dream home or an exciting development, this property is a one-of-a-kind opportunity. Think big, think long-term, and make your vision a reality! Property is being sold as is.

**Extras:** Furnace 2024, Skylight 2019, triple pane windows, mudroom off of driveway, walk-in storage/pantry

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





**40 Ellsworth Ave**  
**Toronto Ontario M6G 2K3**  
 Toronto C02 Wychwood Toronto

**Sold: \$1,700,000**  
**List: \$1,729,000**

**Taxes:** \$6,881/2024

**For:** Sale

**% Dif:** 98

**Sold Date:** 03/25/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 18

Detached

**Fronting On:** N

**Rms:** 6 + 1

**Link:** N

**Acreage:**

**Bedrooms:** 3

2-Storey

22 x 113.33 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x4xBsmt

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

**MLS#:** C12006840

**PIN#:** 212610460

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

**Topography:** Flat

| # | Room      | Level | Length (ft) | Width (ft) | Description    |                   |                    |
|---|-----------|-------|-------------|------------|----------------|-------------------|--------------------|
| 1 | Foyer     | Main  | 10.5        | x 3.9      | Slate Flooring | Pot Lights        |                    |
| 2 | Living    | Main  | 11.58       | x 10.43    | Hardwood Floor | O/Looks Dining    | Pot Lights         |
| 3 | Dining    | Main  | 9.02        | x 8.23     | Hardwood Floor | O/Looks Living    | Window             |
| 4 | Kitchen   | Main  | 17.75       | x 13.85    | Renovated      | Granite Counter   | Breakfast Bar      |
| 5 | Prim Bdrm | 2nd   | 15.03       | x 12.4     | Hardwood Floor | Closet Organizers | Double Closet      |
| 6 | 2nd Br    | 2nd   | 9.74        | x 8.33     | Hardwood Floor | Double Closet     | Window             |
| 7 | 3rd Br    | 2nd   | 11.98       | x 9.25     | Hardwood Floor | Closet            | Window             |
| 8 | Rec       | Bsmt  | 18.01       | x 13.91    | Vinyl Floor    | Pot Lights        | Above Grade Window |
| 9 | Laundry   | Bsmt  | 9.51        | x 3.84     | Ceramic Floor  |                   |                    |

**Client Remks:** Here's your opportunity to live in a tastefully renovated detached turn-key home on Ellsworth in the heart of desirable Wychwood and Hillcrest School area! Open concept, bright, spacious Main floor with Large functional designer kitchen with breakfast bar and plenty of room for entertaining and family dinners. Beautifully finished with 5 inch hard wood floors, dimmable pot lights and a walkout to deck and lovely backyard for Summer BBQs. The Master bedroom is larger than you would expect with a full wall of custom closets. Two additional stylish bedrooms and a large renovated 4 piece washroom with double sinks and heated flooring complete the upper level .The finished lower level is great for kids or a work at home office with built in storage and a proper laundry room. Possibly the best location in the city - walk to TTC, Wychwood Barns, St. Mike's College, Hillcrest School, Casa Loma, shops, restaurants,cafes, library, Gyms and Yoga studios. Enjoy convenient Midtown Living at its finest!

**Extras:**

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



**61 Alberta Ave**  
**Toronto Ontario M6H 2R7**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$8,705.07/2024  
**Sold Date:** 03/21/2025

**Sold: \$1,800,000**  
**List: \$1,999,000**

**For:** Sale

**% Dif:** 90

**SPIS:** N **Last Status:** SLD **DOM:** 67

Detached

**Fronting On:** W

**Rms:** 10 + 1

**Link:** N

**Acreage:**

**Bedrooms:** 5

2 1/2 Storey

30 x 107.83 Feet

**Washrooms:** 3

**Irreg:**

1x3x2nd, 1x2xBsmt, 1x1xBsmt

**Dir/Cross St:** St Clair Ave W & Oakwood Ave

**MLS#:** C11919947

**PIN#:** 212860411

|                       |                 |                         |                                       |                      |               |
|-----------------------|-----------------|-------------------------|---------------------------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 2               | <b>Exterior:</b>        | Brick                                 | <b>Zoning:</b>       | Residential   |
| <b>Fam Rm:</b>        | N               | <b>Drive:</b>           | Private                               | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Full / Part Fin | <b>Gar/Gar Spcs:</b>    | Detached / 1                          | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | N               | <b>Drive Park Spcs:</b> | 1                                     | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Water / Gas     | <b>Tot Prk Spcs:</b>    | 2                                     | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | None            | <b>UFFI:</b>            |                                       | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N               | <b>Pool:</b>            | None                                  | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       | 100+            | <b>Prop Feat:</b>       | Park, Public Transit, School, Sloping | <b>Retirement:</b>   | N             |
| <b>Apx Sqft:</b>      |                 |                         |                                       | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>    |                         |                                       | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                 |                         |                                       | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   | Lower           |                         |                                       |                      |               |

**Topography:** Sloping

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|------|-------|-------------|------------|-------------|
|---|------|-------|-------------|------------|-------------|

**Client Remks:** NEW YEAR!! NEW HOME - in one of Toronto's most coveted neighbourhoods! Stately corner detached century home - 10 rooms, 5 bedrooms, with garage and private drive, is perched on a hill, overlooking a beautiful park/playground. Amazing original architectural and hardwood trim details. Perfectly located in the heart of a family-friendly community - steps to TTC, award-winning schools, shops of Wychwood, Regal Heights and Hillcrest Village, and a high walkability score! Separate basement entrance has in-law or income potential. This exceptional house is Ideal for an extended family or rental income. It's just waiting for you to fashion your dream home! \*\*EXTRAS\*\* Newer Roof, Fascia, Soffits, Gutters, Downspouts (2022) and Furnace (2019)

**Extras:**

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



**MLS#:** C11990550 **PIN#:** 212860282

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

| #  | Room      | Level  | Length (ft) | Width (ft) | Description       |                     |                     |
|----|-----------|--------|-------------|------------|-------------------|---------------------|---------------------|
| 1  | Foyer     | Ground | 12.66       | x 8.66     | Hardwood Floor    | Closet              |                     |
| 2  | Living    | Ground | 18.34       | x 12.5     | Hardwood Floor    | Fireplace           | Bay Window          |
| 3  | Dining    | Ground | 11.68       | x 11.68    | Hardwood Floor    | Coffered Ceiling    | Wainscoting         |
| 4  | Kitchen   | Ground | 13.32       | x 9.25     | Ceramic Floor     | Family Size Kitchen | Ceramic Back Splash |
| 5  | Family    | Ground | 16.4        | x 6.82     | Ceramic Floor     | W/O To Sundeck      |                     |
| 6  | Br        | 2nd    | 11.68       | x 9.42     | Broadloom         | Bay Window          | His/Hers Closets    |
| 7  | Br        | 2nd    | 14.01       | x 10.93    | Broadloom         | B/I Shelves         | His/Hers Closets    |
| 8  | Br        | 2nd    | 14.24       | x 11.52    | Broadloom         | Closet              | W/O To Deck         |
| 9  | Prim Bdrm | 3rd    | 14.07       | x 13.48    | Cathedral Ceiling | Combined W/Sitting  | 5 Pc Ensuite        |
| 10 | Den       | 3rd    | 11.25       | x 7.74     | B/I Closet        | O/Looks Garden      |                     |
| 11 | Rec       | Bsmt   | 10.17       | x 16.08    |                   |                     |                     |

**Client Remks:** Ready to be reimagined - your dream home awaits in on of Toronto's most sought after communities. Perched atop a quiet side street with breathtaking view, this massive detached home in sought after Regal Heights is a true masterpiece. With an expansive floor plan and enchanting original details - including stained glass, crown molding, and rich wood trim - this home offers a rare blend of size, character, and privacy. Step into storybook main floor that's made for gathering. Where a generous living room with bay windows and a cozy gas fireplace sets the stage for both intimate evenings and lively celebrations. A formal dining room flows effortlessly into the spacious eat-in kitchen, while a sunlit family room opens to a private back garden, perfect for entertaining or unwinding. Upstairs, four bright and airy bedrooms provide plenty of space for family and guest. The third-floor primary suite is a true escape, complete with 5-piece ensuite, a soaker tub, and an adjoining nursery or office. Abundant closet space ensures ample storage. A separate entrance basement provides exciting potential for an in-law suite or rental income. Outside, the low- maintenance yard ensures easy upkeep while offering a peaceful escape from city life. The detached structure ensures privacy with no shared walls. Located in one of the city's most desirable neighborhoods, you've just steps from the vibrant shops and restaurants of the St. Clair West, Hillcrest Park, Wychwood Barns, top- rated schools, and seamless transit options. This is more than a home - it's an opportunity to have a space that grows with you.

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



**130 Benson Ave**  
**Toronto Ontario M6G 2J1**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$9,026.95/2024  
**Sold Date:** 01/07/2025

**Sold: \$1,975,000**  
**List: \$2,049,000**

**For:** Sale **% Dif:** 96

**SPIS:** N **Last Status:** SLD **DOM:** 33

Detached **Fronting On:** N  
**Link:** N **Acreage:**  
 3-Storey 20 x 80 Feet  
**Irreg:**

**Rms:** 7 + 1  
**Bedrooms:** 4  
**Washrooms:** 5  
 1x2xMain, 1x3x2nd, 1x4x2nd,  
 1x3x3rd, 1x3xBsmt

**Dir/Cross St:** Christie & St Clair

**MLS#:** C11882660

**PIN#:** 212620213

|                                 |   |                            |
|---------------------------------|---|----------------------------|
| <b>Kitchens:</b> 1              | <b>Exterior:</b> Alum Siding / Stucco/Plaster | <b>Zoning:</b>             |
| <b>Fam Rm:</b> N                | <b>Drive:</b> Private                         | <b>Cable TV:</b>           |
| <b>Basement:</b> Finished       | <b>Gar/Gar Spcs:</b> Detached / 1             | <b>Gas:</b>                |
| <b>Fireplace/Stv:</b> N         | <b>Drive Park Spcs:</b> 1                     | <b>Water:</b>              |
| <b>Heat:</b> Forced Air / Gas   | <b>Tot Prk Spcs:</b> 2                        | <b>Water Supply:</b>       |
| <b>A/C:</b> Central Air         | <b>UFFI:</b>                                  | <b>Sewer:</b> Sewers       |
| <b>Central Vac:</b> N           | <b>Pool:</b> None                             | <b>Waterfront:</b>         |
| <b>Apx Age:</b>                 | <b>Prop Feat:</b>                             | <b>Retirement:</b>         |
| <b>Apx Sqft:</b>                | Fenced Yard, Park, Public Transit, Rec        | <b>Farm/Agr:</b>           |
| <b>Assessment:</b> <b>POTL:</b> | Centre, School                                | <b>Oth Struct:</b>         |
| <b>POTL Mo Fee:</b>             |   | <b>Spec Desig:</b> Unknown |
| <b>Laundry lev:</b>             |   |                            |

| #  | Room      | Level | Length (ft) | Width (ft) | Description      |                 |                    |
|----|-----------|-------|-------------|------------|------------------|-----------------|--------------------|
| 1  | Living    | Main  | 14.04       | x 13.81    | Hardwood Floor   | Open Concept    | W/O To Yard        |
| 2  | Dining    | Main  | 8.86        | x 8.37     | Hardwood Floor   | Open Concept    | Large Window       |
| 3  | Kitchen   | Main  | 14.5        | x 13.81    | Hardwood Floor   | Quartz Counter  | Centre Island      |
| 4  | 2nd Br    | 2nd   | 10.86       | x 8.92     | Hardwood Floor   | Large Window    |                    |
| 5  | 3rd Br    | 2nd   | 10.79       | x 8.92     | Hardwood Floor   | B/I Closet      | Large Window       |
| 6  | 4th Br    | 2nd   | 14.4        | x 9.61     | Hardwood Floor   | B/I Closet      | 4 Pc Ensuite       |
| 7  | Bathroom  | 2nd   | 0           | 0          | 4 Pc Ensuite     | Soaker          | Glass Doors        |
| 8  | Laundry   | 2nd   | 0           | 0          | Laundry Sink     |                 |                    |
| 9  | Prim Bdrm | 3rd   | 13.75       | x 10.83    | 3 Pc Ensuite     | W/I Closet      | W/O To Deck        |
| 10 | Other     | 3rd   | 17.72       | x 13.98    | O/Looks Backyard |                 |                    |
| 11 | Rec       | Bsmt  | 28.77       | x 12.53    | Hardwood Floor   | Pot Lights      | Above Grade Window |
| 12 | Bathroom  | Bsmt  | 0           | 0          | 3 Pc Bath        | Separate Shower |                    |

**Client Remks:** Situated in the enviable Wychwood neighbourhood, this home will WOW you! House had a major restructure approx 3 years ago. It embodies modern luxury and elegance with south west exposure. Stunning open-concept layout complete with, wide-plank flooring, floor-to-ceiling windows, custom remote-operated electric blinds. The chef's kitchen features a large centre island with seating for five, soft-close and pot-sized drawers, a double-door fridge with water dispenser, and an integrated microwave. The upper levels host 4 bedrooms and 4 bathrooms - two with private ensuites, (choose your primary) w/multiple custom closets, & upper bathrooms with heated floors. The third-floor primary is equipped with an ensuite, walk-in closet, and a massive deck. Second-floor laundry, with sink and storage, adds another layer of convenience. The bright basement, with its 7'9" ceilings, waterproofed with three above-grade windows streaming in south-west light. Outside, enjoy a fully fenced backyard with direct access to the garage and a private drive - two parking spaces total. Just steps from St Clair, this exceptional home offers the best of city living with the convenience of accessibility and the warmth of this community.

**Extras:** 17 ft x 14ft 3rd floor deck off primary, 7' 9" ceiling in basement, 5 bathrooms total, in floor heating in bathrooms on 2nd & 3rd flr, 2nd flr laundry with sink & cabinets, 2 car parking, Garden suite potential.

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





**57 Helena Ave**  
**Toronto Ontario M6G 2H3**  
**Sold: \$2,420,000**  
**List: \$2,599,000**

Toronto C02 Wychwood Toronto

**Taxes:** \$8,626.39/2024

**For:** Sale

**% Dif:** 93

**Sold Date:** 04/09/2025

**SPIS:** N

**Last Status:** SLD

**DOM:** 41

Detached

**Fronting On:** S

**Rms:** 6 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 3

2-Storey

23 x 140 Feet

**Washrooms:** 4

**Irreg:**

1x2xMain, 1x3x2nd, 1x4x2nd,  
1x3xLower

**Dir/Cross St:** Bathurst & St Clair **Directions:** South of St Clair, West of Vaughan

**MLS#:** C11991623

**PIN#:** 212610109

|                       |                  |                         |                 |                      |               |
|-----------------------|------------------|-------------------------|-----------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>        | Brick           | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                | <b>Drive:</b>           | Lane            | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Fin W/O          | <b>Gar/Gar Spcs:</b>    | Detached / 2    | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | Y                | <b>Drive Park Spcs:</b> | 1               | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>    | 3               | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>            |                 | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N                | <b>Pool:</b>            | None            | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>       | Fireplace/Stove | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 1500-2000        |                         |                 | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     |                         |                 | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  |                         |                 | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                  |                         |                 | <b>Spec Desig:</b>   | Unknown       |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                   |                      |
|----|-----------|-------|-------------|------------|----------------|-------------------|----------------------|
| 1  | Foyer     | Main  | 5.96        | x 5.66     | Double Closet  | Marble Floor      |                      |
| 2  | Living    | Main  | 18.56       | x 16.57    | Hardwood Floor | Gas Fireplace     | B/I Shelves          |
| 3  | Dining    | Main  | 15.4        | x 12.91    | Hardwood Floor | Combined W/Living | Window               |
| 4  | Kitchen   | Main  | 17.99       | x 12.54    | Heated Floor   | Custom Backsplash | Centre Island        |
| 5  | Bathroom  | Main  | 6.1         | x 4.68     | Marble Floor   | Quartz Counter    | Wall Sconce Lighting |
| 6  | Prim Bdrm | 2nd   | 17.04       | x 14.45    | Hardwood Floor | W/W Closet        | Bay Window           |
| 7  | Bathroom  | 2nd   | 9.78        | x 4.9      | Tile Floor     | Pedestal Sink     | Pot Lights           |
| 8  | 2nd Br    | 2nd   | 12.6        | x 12.56    | Hardwood Floor | Double Closet     | O/Looks Backyard     |
| 9  | 3rd Br    | 2nd   | 11.91       | x 9.77     | Hardwood Floor | Window            | Double Closet        |
| 10 | Bathroom  | 2nd   | 8.9         | x 4.95     | Heated Floor   | Skylight          | Marble Counter       |
| 11 | Family    | Lower | 24.49       | x 15.64    | Laminate       | Pot Lights        | Gas Fireplace        |
| 12 | Office    | Lower | 11.46       | x 11.43    | Tile Floor     | Walk-Out          | Above Grade Window   |
| 13 | Laundry   | Lower | 6.99        | x 5.91     | Tile Floor     | Laundry Sink      |                      |
| 14 | Bathroom  | Lower | 8.57        | x 5.38     | Tile Floor     | Marble Counter    |                      |

**Client Remks:** The home inspector summed it up perfectly: What a house! This impeccably built south facing home takes pride of ownership to a whole new level, offering unparalleled quality and exceptional craftsmanship. From the moment you step inside, the attention to detail is undeniable. The grand foyer welcomes you with Carrera marble floors and a double closet, setting the stage for the stunning open-concept main floor. With 9-foot ceilings, custom cabinetry, and a gas fireplace, the living space is both elegant and inviting. The timeless, chef-inspired kitchen is a showstopper, featuring 9'6" ceilings, heated Italian porcelain floors, and a Carrera marble backsplash. No detail was overlooked, from the 6-burner Wolf range to the 8-foot quartz island, full custom millwork and a built-in Miele coffee station. French doors lead to a professionally landscaped garden oasis with a deck and double-car garage. Upstairs, spacious bedrooms boast custom millwork closets, while two renovated bathrooms impress with heated floors, quartz and marble vanity tops, high-end fixtures, and rain shower heads. The oversized primary suite has been newly reimagined with an en-suite bath, custom millwork, and mood-setting pot and pendant lighting. The fully finished lower level offers 9-foot ceilings, wide plank flooring and a gas fireplace. A wine cellar, cold storage, and a well-equipped laundry room add function and luxury. For future expansion - add a third floor, or add main floor family room or build a laneway house. So many possibilities! The location is unbeatable steps to Wychwood Barns, dog park, Saturday Farmers Market, Hillcrest PS, St Clair West and all its urban amenities.

**Extras:**

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



|   |   |   |  |
|---|---|---|--|
| <b>6C Wychwood Park</b><br><b>Toronto Ontario M6G 2V5</b><br>Toronto C02 Wychwood Toronto<br><b>Taxes:</b> \$14,251.60/2024<br><b>Sold Date:</b> 03/27/2025<br><b>SPIS:</b> N<br><b>Last Status:</b> SLD<br><b>DOM:</b> 8 |   |   | <b>Sold:</b> \$2,500,000<br><b>List:</b> \$2,750,000<br><br><b>For:</b> Sale<br><b>% Dif:</b> 91     |
| Detached<br><b>Link:</b> N<br>Bungalow  | <b>Fronting On:</b> N<br><b>Acreage:</b><br>62.73 x 199.5 Feet<br><b>Irreg:</b> | <b>Rms:</b> 8<br><b>Bedrooms:</b> 3 + 1<br><b>Washrooms:</b> 2<br>1x4xMain, 1x3xLower | <b>Dir/Cross St:</b> Bathurst St & St Clair Ave W<br><b>Directions:</b> Bathurst St & St Clair Ave W |

|                        |                        |
|------------------------|------------------------|
| <b>MLS#:</b> C12029470 | <b>PIN#:</b> 212600198 |
|------------------------|------------------------|

|   |   |   |
|---|---|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>Apx Age:</b><br><b>Apx Sqft:</b><br><b>Assessment:</b> <b>POTL:</b><br><b>POTL Mo Fee:</b><br><b>Laundry lev:</b> | <b>Exterior:</b> Brick<br><b>Drive:</b> Pvt Double<br><b>Gar/Gar Spcs:</b> Attached / 2<br><b>Drive Park Spcs:</b> 2<br><b>Tot Prk Spcs:</b> 4<br><b>UFFI:</b><br><b>Pool:</b> None<br><b>Prop Feat:</b><br>Cul De Sac, Family Room, Fireplace/Stove,<br>Library, Park, Place Of Worship, Public<br>Transit, Ravine | <b>Zoning:</b><br><b>Cable TV:</b><br><b>Gas:</b><br><b>Water:</b><br><b>Water Supply:</b><br><b>Sewer:</b> Sewers<br><b>Waterfront:</b><br><b>Retirement:</b><br><b>Farm/Agr:</b><br><b>Oth Struct:</b><br><b>Survey Type:</b> Available<br><b>Spec Desig:</b> Unknown |
|---|---|---|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                |            |
|----|-----------|-------|-------------|------------|----------------|----------------|------------|
| 1  | Kitchen   | Main  | 10.83       | x 10.4     | Hardwood Floor | Stone Floor    | Window     |
| 2  | Living    | Main  | 23.39       | x 13.16    | Fireplace      | Hardwood Floor | South View |
| 3  | Dining    | Main  | 9.51        | x 10.4     | Hardwood Floor | O/Looks Living | Fireplace  |
| 4  | Prim Bdrm | Main  | 13.22       | x 13.16    | Hardwood Floor | Window         | Closet     |
| 5  | 2nd Br    | Main  | 9.68        | x 13.16    | Hardwood Floor | Window         | Closet     |
| 6  | 3rd Br    | Main  | 9.61        | x 10.83    | Hardwood Floor | Window         |            |
| 7  | Rec       | Lower | 24.61       | x 12.7     | Fireplace      | Window         |            |
| 8  | Br        | Lower | 13.02       | x 12.7     | Window         |                |            |
| 9  | Exercise  | Lower | 11.98       | x 10.3     |                |                |            |
| 10 | Laundry   | Lower | 18.04       | x 10.3     |                |                |            |

|   |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|
| <b>Client Remks:</b> Rare Wychwood Park Opportunity!! Mid Century Modern Bungalow 1953 on a 62' x 200 ravine lot. Nestled on one of the City's most sought after streets. Exclusive Enclave only minutes to Downtown. Truly one of a kind Park Like Setting on the Escarpment overlooking the City with views to the Lake. Create Your Dream Home in the iconic and fabled Wychwood Park. Perfect for Down Sizers this home has Three Bedrooms, Two Bathrooms, Living Room with wood burning fireplace. Dinning Room has walk out to Garden. Large two car garage and double private drive. A Studio wood cabin in the Backyard is a Writers and Yogis dream. Walk to the Farmers Market at the Art Barns, Dog Park Shops and Restaurants TTC. 3 mins to Fiesta Farms and 10 mins to financial core. A forested oasis with private tennis courts and walking trails heart of the the city!!!<br><b>Extras:</b><br><b>Listing Contracted With:</b> <u>CHESTNUT PARK REAL ESTATE LIMITED</u> 416-925-9191 |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|



**50 Braemore Gdns**  
**Toronto Ontario M6G 2C8**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$9,671/2024  
**Sold Date:** 04/05/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 2

**Sold:** \$2,520,000  
**List:** \$1,950,000

**For:** Sale  
**% Dif:** 129

**Detached**  
**Link:** N  
 2-Storey  
**Fronting On:** W  
**Acreage:**  
 40 x 115 Feet  
**Irreg:**  
**Dir/Cross St:** Christie and St Clair  
**Directions:** See Google Maps  
**Rms:** 10 + 6  
**Bedrooms:** 4  
**Washrooms:** 3  
 1x3x2nd, 1x2xMain, 1x4xLower

**MLS#:** C12059709

**PIN#:** 212600133

|                       |                |                         |                              |                      |               |
|-----------------------|----------------|-------------------------|------------------------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1              | <b>Exterior:</b>        | Brick                        | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | Y              | <b>Drive:</b>           | Private                      | <b>Cable TV:</b>     |               |
| <b>Basement:</b>      | Fin W/O / Full | <b>Gar/Gar Spcs:</b>    | Detached / 2                 | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b> | Y              | <b>Drive Park Spcs:</b> | 4                            | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>          | Radiant / Gas  | <b>Tot Prk Spcs:</b>    | 6                            | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>           | Wall Unit      | <b>UFFI:</b>            |                              | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | N              | <b>Pool:</b>            | None                         | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                | <b>Prop Feat:</b>       | Family Room, Fireplace/Stove | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      | 2000-2500      |                         |                              | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | 2024 POTL:     |                         |                              | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                |                         |                              | <b>Survey Type:</b>  | None          |
| <b>Laundry lev:</b>   |                |                         |                              | <b>Spec Desig:</b>   | Unknown       |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                    |                   |
|----|-----------|-------|-------------|------------|----------------|--------------------|-------------------|
| 1  | Living    | Main  | 9.09        | x 17.01    | Hardwood Floor | Fireplace          | Combined W/Dining |
| 2  | Dining    | Main  | 14.76       | x 15.42    | Hardwood Floor | Bay Window         | Combined W/Living |
| 3  | Kitchen   | Main  | 12.76       | x 10.99    | Hardwood Floor | O/Looks Backyard   | Stone Counter     |
| 4  | Breakfast | Main  | 9.51        | x 10.99    | Hardwood Floor | Combined W/Kitchen | W/O To Garden     |
| 5  | Family    | Main  | 13.75       | x 17.32    | Hardwood Floor | Picture Window     | Combined W/Living |
| 6  | Prim Bdrm | 2nd   | 12.5        | x 14.76    | Hardwood Floor | Closet             | Bay Window        |
| 7  | 2nd Br    | 2nd   | 13.48       | x 11.15    | Hardwood Floor | Closet             | Picture Window    |
| 8  | 3rd Br    | 2nd   | 12.01       | x 11.32    | Hardwood Floor | Closet             | Picture Window    |
| 9  | 4th Br    | 2nd   | 12.01       | x 11.32    | Hardwood Floor | Closet             | Picture Window    |
| 10 | Rec       | Lower | 13.75       | x 16.77    | Broadloom      | Above Grade Window | Fireplace         |
| 11 | Office    | Lower | 12.17       | x 9.48     | Broadloom      | Above Grade Window |                   |
| 12 | Other     | Lower | 11.42       | x 10.33    | Concrete Floor | Above Grade Window |                   |
| 13 | Workshop  | Lower | 8.99        | x 16.57    | Tile Floor     |                    |                   |
| 14 | Laundry   | Lower | 13.42       | x 8.43     | Concrete Floor | Above Grade Window |                   |
| 15 | Furnace   | Lower | 14.17       | x 8.43     | Concrete Floor | Above Grade Window |                   |

**Client Remks:** A rare opportunity to create your dream family home in the heart of St. Clair West! This beautiful, family-sized 4-bedroom home sits on an expansive 40 x 115 ft. lot, offering incredible space inside and out. A private drive and large garage make parking a breeze, while the backyard is perfect for playing, gardening, and entertaining. The oversized garage is an opportunity for a workshop, artists studio Home Office or Gym. Your choice. Inside, you'll find a spacious layout ready for your personal touch whether you envision a stunning open-concept main floor, a luxurious primary suite, or a fantastic lower-level recroom, the possibilities are endless. The spacious main floor is designed for comfortable family living and entertaining. A formal living and dining room provides elegant gathering spaces, while the large eat-in kitchen is perfect for family meals with a walkout to the backyard, flooding the space with natural light. A sunroom/family room at the front of the home offers a cozy retreat. Upstairs, you'll find spacious bedrooms with ample closets, ideal for a growing family. The lower level provides incredible versatility with the potential for extra bedrooms, a rec room, a home office, dedicated laundry and storage rooms, and an additional family bathroom, a perfect setup for guests, extended family, or a private workspace. Nestled in one of Toronto's most vibrant and community-driven neighborhoods, you're surrounded by fantastic local favorites, including Nodo, Coco Latte, The Rushton, and Krave Coffee. Stroll over to the Wychwood Farmers Market on weekends, grab gourmet groceries at Fiesta Farms, and enjoy the convenience of top-rated local public schools, amazing parks Humewood, Wychwood, Hillcrest and walking distance to Cedervale, and effortless transit access. A solid home with so much potential in an unbeatable location. Do not miss this chance to make it your own! Hurry Home!!!

**Extras:**

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



**31 Hillcrest Dr**  
**Toronto Ontario M6G 2E2**  
 Toronto C02 Wychwood Toronto

**Sold: \$2,950,000**  
**List: \$2,999,000**

**Taxes: \$12,524.71/2024**

**For: Sale**

**% Dif: 98**

**Sold Date: 05/29/2025**

**SPIS: N**

**Last Status: SLD**

**DOM: 24**

Detached

**Fronting On: S**

**Rms: 9 + 2**

**Link: N**

**Acreage:**

**Bedrooms: 5 + 1**

2 1/2 Storey

36 x 138 Feet

**Washrooms: 5**

**Irreg:**

1x4x3rd, 1x4x2nd, 1x3x2nd,

Irreg. As per Survey

1x2xGround, 1x4xBsmt

**Dir/Cross St: Christie and Davenport** **Directions: West from Christie just past the park**

**MLS#: C12125349**

**PIN#: 212630124**

|                         |              |                         |             |                      |               |
|-------------------------|--------------|-------------------------|-------------|----------------------|---------------|
| <b>Kitchens:</b>        | 1            | <b>Exterior:</b>        | Brick       | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>          | Y            | <b>Drive:</b>           | Private     | <b>Cable TV:</b>     |               |
| <b>Basement:</b>        | Part Fin     | <b>Gar/Gar Spcs:</b>    | None / 0    | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b>   | N            | <b>Drive Park Spcs:</b> | 2           | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>            | Water / Gas  | <b>Tot Prk Spcs:</b>    | 2           | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>             | Wall Unit    | <b>UFFI:</b>            |             | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>     | N            | <b>Pool:</b>            | None        | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>         |              | <b>Prop Feat:</b>       | Family Room | <b>Retirement:</b>   |               |
| <b>Year Built:</b>      | 1923         |                         |             | <b>Farm/Agr:</b>     |               |
| <b>Yr Built Source:</b> | MPAC         |                         |             | <b>Oth Struct:</b>   |               |
| <b>Apx Sqft:</b>        | 3000-3500    |                         |             | <b>Survey Year:</b>  | 2001          |
| <b>Assessment:</b>      | <b>POTL:</b> |                         |             | <b>Survey Type:</b>  | Available     |
| <b>POTL Mo Fee:</b>     |              |                         |             | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>     | Lower        |                         |             |                      |               |

| #  | Room      | Level  | Length (ft) | Width (ft) | Description        |                   |                  |
|----|-----------|--------|-------------|------------|--------------------|-------------------|------------------|
| 1  | Living    | Ground | 21.26       | x 15.26    | Closed Fireplace   | French Doors      | Bay Window       |
| 2  | Dining    | Ground | 14.57       | x 14.07    | Panelled           | French Doors      | Hardwood Floor   |
| 3  | Kitchen   | Ground | 17.09       | x 9.58     | Updated            |                   |                  |
| 4  | Breakfast | Ground | 14.67       | x 6.92     | Combined W/Kitchen | Walk-Out          | O/Looks Backyard |
| 5  | Family    | Ground | 22.74       | x 10.93    | French Doors       | O/Looks Backyard  |                  |
| 6  | 2nd Br    | 2nd    | 15.58       | x 12.24    | 3 Pc Ensuite       | Closet            |                  |
| 7  | 3rd Br    | 2nd    | 13.42       | x 11.15    | Closet             |                   |                  |
| 8  | 4th Br    | 2nd    | 12.17       | x 7.84     | Closet             |                   |                  |
| 9  | 5th Br    | 2nd    | 12.01       | x 10.17    | Closet             |                   |                  |
| 10 | Prim Bdrm | 3rd    | 16.99       | x 15.26    | 4 Pc Ensuite       | Cathedral Ceiling | Juliette Balcony |
| 11 | Other     | 3rd    | 17.09       | x 967.85   |                    |                   |                  |
| 12 | Rec       | Bsmt   | 23.59       | x 18.18    | 4 Pc Bath          |                   |                  |
| 13 | Br        | Bsmt   | 10.01       | x 7.58     |                    |                   |                  |

**Client Remks:** Located in the heart of the desirable Hillcrest neighbourhood and situated on the crest of the hill with sweeping sky and city views. This spacious family home features a generous main floor with a bright living room, formal wood panelled dining, sun filled kitchen and breakfast room and a family room that overlooks a beautifully planted garden. The large primary bedroom suite at treetop level has a vaulted ceiling, Juliette balcony with fabulous views, ensuite 4-piece bathroom and walk-in closet. The second floor includes four additional bedrooms and two bathrooms. Located just a two minute walk from the popular Hillcrest Park with its splash pool, playground, tennis and volley ball courts, open green space and dog park - this home is perfectly positioned for active families. Enjoy the vibrant local culture with St Clair's eclectic mix of restaurants, bakeries and coffee shops just up the street. Shopping is easy with major grocers and Fiesta Farms nearby and the weekly Farmer's market at the Wychwood barns is always fun. Convenient public transportation is nearby with access to two subway lines, buses and the street car - all an easy walk from the neighbourhood. Private drive and parking for two cars.

**Extras:**

**Listing Contracted With:** WAKEFIELD REALTY CORPORATION 416-488-5590




**12 Wychwood Park**  
**Toronto Ontario M6G 2V5**

Toronto C02 Wychwood Toronto

**Taxes:** \$15,680.80/2023**For:** Sale**% Dif:** 95**Sold Date:** 01/04/2025**SPIS:** N**Last Status:** SLD**DOM:** 129

Detached

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

3-Storey

37.42 x 137 Feet

**Washrooms:** 3**Irreg:**

1x5x2nd, 1x3x3rd, 1x3xBsmt

Irregular Lot- See

Schedule C Attached

**Dir/Cross St:** Christie St, south of St Clair**MLS#:** C9282650**PIN#:** 212600204

|                       |                  |  |                |                      |               |
|-----------------------|------------------|--|----------------|----------------------|---------------|
| <b>Kitchens:</b>      | 1                | <b>Exterior:</b>                         | Stucco/Plaster | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>        | N                | <b>Drive:</b>                            | Private        | <b>Cable TV:</b>     | <b>Hydro:</b> |
| <b>Basement:</b>      | Finished         | <b>Gar/Gar Spcs:</b>                     | Attached / 1   | <b>Gas:</b>          | <b>Phone:</b> |
| <b>Fireplace/Stv:</b> | Y                | <b>Drive Park Spcs:</b>                  | 3              | <b>Water:</b>        | Municipal     |
| <b>Heat:</b>          | Forced Air / Gas | <b>Tot Prk Spcs:</b>                     | 4              | <b>Water Supply:</b> |               |
| <b>A/C:</b>           | Central Air      | <b>UFFI:</b>                             |                | <b>Sewer:</b>        | Sewers        |
| <b>Central Vac:</b>   | Y                | <b>Pool:</b>                             | None           | <b>Waterfront:</b>   |               |
| <b>Apx Age:</b>       |                  | <b>Prop Feat:</b>                        |                | <b>Retirement:</b>   |               |
| <b>Apx Sqft:</b>      |                  | Central Vacuum, Fireplace/Stove,         |                | <b>Farm/Agr:</b>     |               |
| <b>Assessment:</b>    | <b>POTL:</b>     | Lake/Pond, Park, Public Transit, Ravine, |                | <b>Oth Struct:</b>   |               |
| <b>POTL Mo Fee:</b>   |                  | School, Wooded/Treed                     |                | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>   | Lower            |  |                |                      |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                   |                    |
|----|-----------|-------|-------------|------------|----------------|-------------------|--------------------|
| 1  | Foyer     | Main  | 8.01        | x 6.99     | Stone Floor    | Double Closet     | Double Closet      |
| 2  | Living    | Main  | 22.74       | x 11.25    | Hardwood Floor | Fireplace         | W/O To Garden      |
| 3  | Dining    | Main  | 13.32       | x 10.01    | Hardwood Floor | Combined W/Living | Leaded Glass       |
| 4  | Office    | Main  | 10.01       | x 6.99     | Hardwood Floor | Leaded Glass      |                    |
| 5  | Kitchen   | Main  | 12.99       | x 12.34    | Hardwood Floor | Leaded Glass      | Granite Counter    |
| 6  | Prim Bdrm | 2nd   | 22.74       | x 12.99    | Hardwood Floor | Double Closet     | Combined W/Sitting |
| 7  | 2nd Br    | 2nd   | 11.58       | x 11.58    | Hardwood Floor | Window            | Pot Lights         |
| 8  | Bathroom  | 2nd   | 10.66       | x 9.15     | Leaded Glass   | Soaker            | Heated Floor       |
| 9  | Prim Bdrm | 3rd   | 18.01       | x 18.01    | O/Looks Garden | W/I Closet        | 3 Pc Ensuite       |
| 10 | Family    | Lower | 22.01       | x 19.09    | Murphy Bed     | Broadloom         | B/I Shelves        |
| 11 | Laundry   | Lower | 11.32       | x 7.41     | Laundry Sink   |                   |                    |
| 12 | Bathroom  | Lower | 10.99       | x 6.5      | 3 Pc Bath      | Heated Floor      |                    |

**Client Remks:** Welcome to 12 Wychwood Park set in a private enclave surrounded by majestic oak trees with a community shared tennis court and pond. An ideal country-like setting in the heart of the city perfect for strolling, walking the dog, or bike riding. Become enchanted with this wonderful 3 storey home offering abundant character with leaded glass windows overlooking the quiet gardens. Two generous sized primary bedrooms with ample sitting areas. Gaze out the third floor cushioned window seat overlooking the trees! Walk to nearby Wychwood Barns and to the many shops and restaurants along St. Clair Avenue. An incredible setting for your future home.

**Extras:** Wychwood Park is designated as a heritage district. Bank draft please with offer. 36 hours irrevocable requested as seller is travelling.

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



**81 Helena Ave**  
**Toronto Ontario M6G 2H3**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$12,603/2024  
**Sold Date:** 05/13/2025  
**SPIS:** N

**Sold: \$3,185,000**  
**List: \$3,279,000**

**For:** Sale **% Dif:** 97

**Last Status:** SLD **DOM:** 8

Detached

**Fronting On:** S

**Rms:** 7 + 2

**Link:** N

**Acreage:**

**Bedrooms:** 4

3-Storey

20 x 140 Feet

**Washrooms:** 5

**Irreg:**

1x2xMain, 1x4x2nd, 1x4x2nd,  
1x4x3rd, 1x3xLower

**Dir/Cross St:** Bathurst and St. Clair **Directions:** between Bathurst and Wychwood

**MLS#:** C12125553

**PIN#:** 212610121

|                         |                   |  |              |                      |               |
|-------------------------|-------------------|--|--------------|----------------------|---------------|
| <b>Kitchens:</b>        | 1                 | <b>Exterior:</b>                         | Brick        | <b>Zoning:</b>       |               |
| <b>Fam Rm:</b>          | N                 | <b>Drive:</b>                            | Lane         | <b>Cable TV:</b>     |               |
| <b>Basement:</b>        | Finished          | <b>Gar/Gar Spcs:</b>                     | Detached / 2 | <b>Gas:</b>          | <b>Hydro:</b> |
| <b>Fireplace/Stv:</b>   | Y                 | <b>Drive Park Spcs:</b>                  | 2            | <b>Water:</b>        | <b>Phone:</b> |
| <b>Heat:</b>            | Forced Air / Gas  | <b>Tot Prk Spcs:</b>                     | 2            | <b>Water Supply:</b> | Municipal     |
| <b>A/C:</b>             | Central Air       | <b>UFFI:</b>                             |              | <b>Sewer:</b>        | Unknown       |
| <b>Central Vac:</b>     | Y                 | <b>Pool:</b>                             | None         | <b>Waterfront:</b>   | Sewers        |
| <b>Apx Age:</b>         | 6-15              | <b>Prop Feat:</b>                        |              | <b>Retirement:</b>   | N             |
| <b>Year Built:</b>      | 1908              | Central Vacuum, Fenced Yard,             |              | <b>Farm/Agr:</b>     |               |
| <b>Yr Built Source:</b> | MPAC              | Fireplace/Stove, Park, Place Of Worship, |              | <b>Oth Struct:</b>   |               |
| <b>Apx Sqft:</b>        | 2000-2500         | Public Transit, Rec Centre, School       |              | <b>Survey Year:</b>  | 2015          |
| <b>Assessment:</b>      | 2024 <b>POTL:</b> |  |              | <b>Survey Type:</b>  | Up-to-Date    |
| <b>POTL Mo Fee:</b>     |                   |  |              | <b>Spec Desig:</b>   | Unknown       |
| <b>Laundry lev:</b>     | Upper             |  |              |                      |               |

| #  | Room      | Level | Length (ft) | Width (ft) | Description       |                    |                |
|----|-----------|-------|-------------|------------|-------------------|--------------------|----------------|
| 1  | Foyer     | Main  | 4.76        | x 3.17     | Marble Floor      | Combined W/Living  |                |
| 2  | Living    | Main  | 10.72       | x 14.11    | Hardwood Floor    | Window Flr to Ceil | Open Concept   |
| 3  | Dining    | Main  | 10.7        | x 11.58    | Combined W/Living | Pot Lights         | Hardwood Floor |
| 4  | Kitchen   | Main  | 19.57       | x 15.15    | Hardwood Floor    | Centre Island      | W/O To Sundeck |
| 5  | Prim Bdrm | 2nd   | 12.79       | x 13.01    | 4 Pc Ensuite      | W/O To Deck        | W/W Closet     |
| 6  | 2nd Br    | 2nd   | 9.79        | x 14.35    | Hardwood Floor    | 4 Pc Ensuite       | Double Closet  |
| 7  | Laundry   | 2nd   | 7.49        | x 7.13     | Laundry Sink      | Pot Lights         | Stone Counter  |
| 8  | 3rd Br    | 3rd   | 14.9        | x 11.48    | W/O To Deck       | Double Closet      | Hardwood Floor |
| 9  | 4th Br    | 3rd   | 12.71       | x 15.42    | Double Closet     | Hardwood Floor     | Pot Lights     |
| 10 | Exercise  | Lower | 9.14        | x 10.96    | Double Closet     | Laminate           | Pot Lights     |
| 11 | Mudroom   | Lower | 5.84        | x 5.91     | Heated Floor      | Above Grade Window | Pot Lights     |
| 12 | Rec       | Lower | 13.76       | x 16.62    | Pot Lights        | Above Grade Window | Wet Bar        |

**Client Remks:** Modern luxury meets everyday functionality at 81 Helena Avenue. Fully reimaged in a 2015 back-to-the-studs renovation, this architecturally striking detached brick home offers over 3,200 square feet across three thoughtfully designed levels ideal for today's dynamic lifestyles. The open-concept main floor is perfect for both entertaining and everyday living, featuring 8-foot ceilings, a chef's kitchen with premium appliances and an 11-foot island, a gas fireplace, and a dramatic floating staircase with glass railing. The seamless flow creates a warm yet sophisticated space that adapts to your needs. Upstairs, the second floor is anchored by a serene primary suite with wall-to-wall custom closets, a spa-like ensuite with heated floors, and walkout to a sun-drenched, south-facing, private deck. A second bedroom with its own ensuite and a well-placed laundry room add convenience and flexibility ideal for guests, family, or a home office. The third level features two more spacious bedrooms and a 4-piece bath, offering room to grow or spaces to work, create, or relax, one even has its own deck walkout. Downstairs, the finished lower level adds real versatility, with a climate-controlled wine cellar, stylish mudroom, gym or office space, recreation room, and a designer 3-piece bath perfect for guests or a private retreat. Professionally landscaped front and back gardens, multi-level decks, and a two-car garage complete the home's private urban oasis. Just a short stroll to Wychwood Barns, St. Clair West shops and dining, top-rated schools, and the subway, this home balances style, space, and location effortlessly. 81 Helena Avenue is more than a home; it's a refined, flexible space ready to evolve with your modern life.

**Extras:**

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



**33 Tyrrel Ave**  
**Toronto Ontario M6G 2G1**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$12,453.18/2024  
**Sold Date:** 03/24/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 7

**Sold: \$3,300,132**  
**List: \$3,199,999**

**For:** Sale  
**% Dif:** 103

**Detached**  
**Link:** N  
 2 1/2 Storey  
**Fronting On:** S  
**Acreage:**  
 33.72 x 143.32 Feet  
**Irreg:** S:30.46 | W:143.55  
**Rms:** 10 + 1  
**Bedrooms:** 4 + 1  
**Washrooms:** 4  
 1x3xBsmt

**Dir/Cross St:** St Clair Ave W & Christie Ave **Directions:** St Clair Ave W & Christie Ave

**MLS#:** C12022854

**PIN#:** 212600001

**Kitchens:** 1  
**Fam Rm:** Y  
**Basement:** Finished / Sep Entrance  
**Fireplace/Stv:** Y  
**Heat:** Radiant / Gas  
**A/C:** Wall Unit  
**Central Vac:** N  
**Apex Age:**  
**Apex Sqft:** 2500-3000  
**Assessment:** **POTL:**  
**POTL Mo Fee:**  
**Laundry lev:**

**Exterior:** Brick  
**Drive:** Mutual  
**Gar/Gar Spcs:** None / 0  
**Drive Park Spcs:** 1  
**Tot Prk Spcs:** 0  
**UFFI:**  
**Pool:** None  
**Prop Feat:**  
 Arts Centre, Family Room, Fenced Yard,  
 Fireplace/Stove, Park, Place Of Worship,  
 Public Transit, School

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

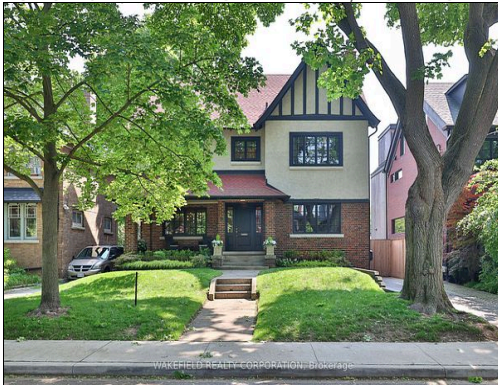
| #  | Room      | Level | Length (ft) | Width (ft) | Description          |                   |               |
|----|-----------|-------|-------------|------------|----------------------|-------------------|---------------|
| 1  | Living    | Main  | 17.98       | x 11.94    | Hardwood Floor       | Bay Window        | Gas Fireplace |
| 2  | Dining    | Main  | 18.01       | x 12.37    | Hardwood Floor       | Coffered Ceiling  | Pot Lights    |
| 3  | Kitchen   | Main  | 13.75       | x 9.19     | Stainless Steel Appl | Hardwood Floor    | Pot Lights    |
| 4  | Breakfast | Main  | 15.75       | x 6.33     | Breakfast Bar        | Pantry            | W/O To Deck   |
| 5  | 2nd Br    | 2nd   | 11.65       | x 10.96    | Hardwood Floor       | Double Closet     | Large Window  |
| 6  | 3rd Br    | 2nd   | 11.38       | x 10.89    | Hardwood Floor       | Double Closet     | Large Window  |
| 7  | Sunroom   | 2nd   | 18.18       | x 7.05     | Hardwood Floor       | O/Looks Backyard  | Pot Lights    |
| 8  | 4th Br    | 2nd   | 10.89       | x 10.27    | Hardwood Floor       | Double Closet     | Large Window  |
| 9  | Family    | 2nd   | 13.62       | x 10.93    | Hardwood Floor       | B/I Shelves       | Large Window  |
| 10 | Prim Bdrm | 3rd   | 16.47       | x 10.6     | 3 Pc Ensuite         | Cathedral Ceiling | W/I Closet    |
| 11 | Office    | 3rd   | 10.1        | x 6.59     | Bamboo Floor         | B/I Desk          | Large Window  |
| 12 | Rec       | Bsmt  | 25.95       | x 19.95    | Broadloom            | 3 Pc Bath         | Pot Lights    |

**Client Remks:** Welcome to an exceptional residence in the heart of Wychwood, one of midtown's most coveted neighborhoods! Set on a remarkable 143-ft deep lot, this stunning 4+1 bedroom, 4 bathroom home boasts an impressive 3,829 square feet of total living space, offering the perfect blend of comfort, style, and room to grow for your family. Upon entry, you are greeted by a spacious open foyer, featuring heated floors, a large double-door closet and a stylish powder room. The elegant living and dining area offers the perfect ambiance for hosting refined dinner parties, while the open-concept kitchen comes complete with Miele appliances, a built-in pantry and a charming breakfast bar overlooking the serene backyard. The second level presents three generously proportioned bedrooms, including two with a unique tandem connection to a versatile office or art studio - a space where creativity and productivity can flourish. A spacious family room, easily convertible into an additional bedroom, provides the ideal setting for cozy movie nights. Perched on the third level, the primary suite is a true sanctuary, featuring a walk-in closet, a dedicated double-station office area, a chic lounge/dressing space, and a fabulous ensuite with an expansive glass-enclosed shower. The finished lower level offers a versatile recreation room, full bathroom, laundry room, and a generous storage space - perfect for modern family living. Step into your private backyard retreat, a serene oasis with a spacious deck and lush greenery. Just steps from St. Clair Avenue West, this home offers easy access to transit, renowned restaurants, amazing cafes and the vibrant Wychwood Barns, featuring playground, splash pad, off-leash dog run and a weekly farmer's market. With an excellent selection of public and private schools nearby, this is the perfect setting for families seeking both convenience and community. A rare offering in an unparalleled location - don't miss this extraordinary opportunity to make it yours!

**Extras:**

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





**11 Conrad Ave**  
**Toronto Ontario M6G 3G4**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$13,943.06/2025  
**Sold Date:** 06/25/2025  
**SPIS:** N  
**Last Status:** SLD  
**DOM:** 13

**Sold: \$4,395,000**  
**List: \$4,495,000**

**For:** Sale **% Dif:** 98

Detached **Fronting On:** E **Rms:** 10 + 2  
**Link:** N **Acreage:** **Bedrooms:** 4 + 1  
 2-Storey 50 x 133 Feet **Washrooms:** 4  
**Irreg:** 1x2xGround, 1x4x2nd, 1x3x2nd,  
 1x2xBsmt

**Dir/Cross St:** Hillcrest & Christie **Directions:** West on Hillcrest, North on Conrad

**MLS#:** C12216612

**PIN#:** 212630171

|                                      |                               |                               |
|--------------------------------------|-------------------------------|-------------------------------|
| <b>Kitchens:</b> 1                   | <b>Exterior:</b> Brick        | <b>Zoning:</b>                |
| <b>Fam Rm:</b> Y                     | <b>Drive:</b> Private         | <b>Cable TV:</b>              |
| <b>Basement:</b> Finished            | <b>Gar/Gar Spcs:</b> None / 0 | <b>Gas:</b>                   |
| <b>Fireplace/Stv:</b> Y              | <b>Drive Park Spcs:</b> 3     | <b>Water:</b>                 |
| <b>Heat:</b> Water / Gas             | <b>Tot Prk Spcs:</b> 3        | <b>Water Supply:</b>          |
| <b>A/C:</b> Central Air              | <b>UFFI:</b>                  | <b>Sewer:</b> Sewers          |
| <b>Central Vac:</b> N                | <b>Pool:</b> None             | <b>Waterfront:</b>            |
| <b>Apx Age:</b>                      | <b>Prop Feat:</b>             | <b>Retirement:</b>            |
| <b>Year Built:</b> 1925              | Family Room, Fireplace/Stove  | <b>Farm/Agr:</b>              |
| <b>Yr Built Source:</b> MPAC         |                               | <b>Oth Struct:</b>            |
| <b>Apx Sqft:</b> 3000-3500           |                               | <b>Survey Year:</b> 1999      |
| <b>Assessment:</b> 2024 <b>POTL:</b> |                               | <b>Survey Type:</b> Available |
| <b>POTL Mo Fee:</b>                  |                               | <b>Spec Desig:</b> Unknown    |
| <b>Laundry lev:</b> Lower            |                               |                               |

| #  | Room      | Level  | Length (ft) | Width (ft) | Description   |                  |                    |
|----|-----------|--------|-------------|------------|---------------|------------------|--------------------|
| 1  | Living    | Ground | 21.65       | x 14.99    | Fireplace     | Pot Lights       | Hardwood Floor     |
| 2  | Dining    | Ground | 14.99       | x 13.32    | Wainscoting   | Hardwood Floor   |                    |
| 3  | Kitchen   | Ground | 15.75       | x 13.32    | Breakfast Bar | Modern Kitchen   |                    |
| 4  | Other     | Ground | 18.18       | x 21.42    |               |                  |                    |
| 5  | Prim Bdrm | 2nd    | 13.58       | x 14.99    | W/I Closet    | 4 Pc Ensuite     |                    |
| 6  | Office    | 2nd    | 8.73        | x 7.22     | B/I Desk      | B/I Bookcase     | W/O To Deck        |
| 7  | 2nd Br    | 2nd    | 16.99       | x 13.32    | B/I Bookcase  | B/I Desk         | W/I Closet         |
| 8  | 3rd Br    | 2nd    | 15.42       | x 7.68     | Double Closet |                  |                    |
| 9  | 4th Br    | 2nd    | 14.99       | x 9.25     | W/I Closet    | O/Looks Backyard |                    |
| 10 | Family    | Bsmt   | 16.24       | x 20.41    | B/I Bookcase  |                  |                    |
| 11 | Office    | Bsmt   | 11.25       | x 14.01    | B/I Bookcase  | B/I Desk         | Above Grade Window |
| 12 | Utility   | Bsmt   | 14.76       | x 14.01    | B/I Shelves   |                  |                    |
| 13 | Laundry   | Bsmt   | 13.48       | x 12.24    | 2 Pc Ensuite  | B/I Shelves      |                    |

**Client Remks:** One of the most admired houses in the Hillcrest neighbourhood is available! In 2020 the current owners completed an extensive, thoughtful and meticulous renovation. The truly beautiful result is a sophisticated, modern and light feeling home with a nod to the Arts and Craft influence of its original architecture. 4 or 5 bedrooms with two office areas - one with French doors to a huge treetop deck . On the main floor overlooking the landscaped garden with a small water fountain is a stunning 21.5 x 18 ft three season patio room with glass pendant lighting, a long service bar with built-in Napoleon BBQ and drinks fridge. Currently with a table that seats 6 to 8 for al fresco dining in the early Spring and well into the Fall. Heaters included. Lower level family room with built-ins to tuck away the TV and your gaming area. Full temperature-controlled wine storage. The owner is a serious cook and the kitchen is well equipped with excellent appliances and a hidden appliance cupboard so it always looks uncluttered. So much more to say but I've run out of space and have not said anything about how fabulous the neighbourhood is and that this house is less than a block to Hillcrest Park. Come and see it.

**Extras:**

**Listing Contracted With:** WAKEFIELD REALTY CORPORATION 416-488-5590