



<b>880 Davenport Rd</b> <b>Toronto Ontario M6G 2B6</b> Toronto C02 Wychwood Toronto <b>Taxes:</b> \$4,327.50/2025 <b>Sold Date:</b> 11/21/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 3			<b>Sold:</b> \$850,077 <b>List:</b> \$799,000
Semi-Detached	<b>Fronting On:</b> N <b>Link:</b> 2-Storey	<b>Rms:</b> 7 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 <b>Irreg:</b> 1x4x2nd, 1x4xBsmt	<b>Acreage:</b> 18.91 x 77.77 Feet
	<b>Dir/Cross St:</b> Davenport & Christie <b>Directions:</b> Davenport east of Christie		

MLS#: C12555892

PIN#: 212600162

Legal: PT BLK C PL D1362 TORONTO PT 1 & 2, 64R14826; S/T CA671045; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> <b>Year Built:</b> 1925 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-1100 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Block <b>Assessment:</b> 2025 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Vinyl Siding <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b> <b>Sewers</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	42.95	x 17.22	Electric Fireplace	Hardwood Floor	Combined W/Dining
2	Dining	Main	41.01	x 28.41	Combined W/Living	Window	Hardwood Floor
3	Kitchen	Main	67.81	x 24.87	Breakfast Bar	Stainless Steel Appl	O/Looks Backyard
4	Prim Bdrm	2nd	50.26	x 30.35	Hardwood Floor	Double Closet	B/I Closet
5	2nd Br	2nd	32.51	x 31.2	Hardwood Floor	Window	Closet
6	3rd Br	2nd	32.28	x 31.43	Window		
7	Rec	Bsmt	56.07	x 46.03			

**Client Remks:** Cottage on a Cloud! First time buyers, this one is for you! Steps from Christie and Davenport, you'll find this 3 bed, 2 bath chic and adorable light filled home! The elegant Missoni floral wallpaper throughout adds unmistakable character and style. Updated kitchen, 3 ample sized bedrooms, open concept living/dining room. Finished basement has tons of possibilities. Cute little backyard for entertaining, this one is not to be missed! Many upgrades done including new front garden tiers, new roof, and updated laundry area. Easy walking distance to multiple grocery stores including Fiesta Farms, Farm Boy, & Loblaws. 20 minute walk to the best Toronto has to offer including Christie Pits Park, restaurants, bars, and galleries on Geary Ave, & Christie station (TTC).

**Inclusions:** all appliances: washer, dryer, dishwasher, fridge, stove, all ELFS, electric insert for fireplace, hooks in front hall, shelving in kitchen

**Listing Contracted With:** GFA REALTY LTD, 416-515-1200



**449 Christie St**  
**Toronto Ontario M6G 3C7**

Toronto C02 Wychwood Toronto

**Taxes:** \$4,327.50/2025

**For:** Sale

**Sold:** \$761,000  
**List:** \$799,000

**Sold Date:** 11/17/2025

**% Dif:** 95

**SPIS:** N

**Last Status:** SLD

**DOM:** 49

Duplex

**Fronting On:** E

**Rms:** 6 + 2

**Link:**

**Acreage:**

**Bedrooms:** 3

2-Storey

16.41 x 97.36 Feet

**Washrooms:** 2

**Irreg:**

1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Christie/Davenport **Directions:** On Christie, south of Davenport

**MLS#:** C12431693

**PIN#:** 212590003

**Legal:** PLAN D1368 PT LOTS 1 to 3

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 0	<b>Cable TV:</b>
<b>Basement:</b> Apartment / Separate Entrance	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Gas:</b>
<b>Heat:</b> Water / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> Wall Unit	<b>Tot Prk Spcs:</b> 0	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1920	<b>Prop Feat:</b>	<b>Waterfront:</b>
<b>Yr Built Source:</b> MPAC	<b>Interior Feat:</b> Carpet Free, Accessory	<b>Retirement:</b>
<b>Apx Sqft:</b> 700-1100	Apartment	<b>HST Applicable to:</b> Included In
<b>Roof:</b> Asphalt Shingle		<b>Sale Price:</b>
<b>Foundation:</b> Unknown		<b>Farm/Agr:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>		<b>Survey Type:</b> Available
<b>Laundry lev:</b>		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.98	x 9.55	Hardwood Floor	Formal Rm	French Doors
2	Dining	Ground	11.68	x 8.04	Hardwood Floor	Formal Rm	Window
3	Kitchen	Ground	12.93	x 7.87	Laminate	W/O To Yard	
4	Prim Bdrm	2nd	13.42	x 10.79	Hardwood Floor	Closet Organizers	
5	2nd Br	2nd	11.55	x 8.17	Hardwood Floor	Window	
6	3rd Br	2nd	11.52	x 7.64	Vinyl Floor	Stainless Steel Sink	
7	Living	Bsmt	12.43	x 10.24	Combined W/Br	Open Concept	Vinyl Floor
8	Kitchen	Bsmt	14.53	x 9.38	Vinyl Floor	Double Sink	Open Concept

**Client Remks:** Rare Offer! This semi-detached duplex offers tremendous potential for investors, renovators, or buyers looking to customize their own home. Two self-contained units with separate entrances. The property features a three-bedroom unit on the ground and 2nd floors, and a bachelor unit in the basement. There is potential for one parking space in the garage once it is renovated with right-of-way access from Davenport. This property needs updates and TLC. The 3rd bedroom is currently used as a kitchen, but can be easily converted back to a bedroom. Here are some recent updates: The roof shingles were replaced under 10 years ago, and the Hot water tank(2024) is owned. Heat Pump with 2 heads provides air conditioning and was installed within 10 years. This property boasts a convenient location, offering proximity to George Brown College, the TTC, supermarkets, restaurants, and shops. This home is ideal for renovators, investors, or end-users seeking to purchase a duplex with income potential. Whether you want to rent both units out or live in one and rent the other, this is a golden opportunity. Don't miss this rare chance!

**Inclusions:** All existing electrical light fixtures, boiler furnace, heat pump, hot water tank, all window coverings, fridge and stove in basement, ladder in garage. All fixture and chattels are sold in As-Is condition

**Listing Contracted With:** RE/MAX EXCEL REALTY LTD. 905-475-4750



<b>463 Melita Cres</b> <b>Toronto Ontario M6G 3X9</b> Toronto C02 Wychwood Toronto <b>Taxes:</b> \$4,380.59/2025 <b>Sold Date:</b> 07/15/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 7			<b>Sold:</b> \$950,000 <b>List:</b> \$899,000
Att/Row/Twnhouse	<b>Fronting On:</b> E	<b>Rms:</b> 9	<b>For:</b> Sale
<b>Link:</b> 3-Storey	<b>Acreage:</b> 13.78 x 48 Feet	<b>Bedrooms:</b> 3	<b>% Dif:</b> 106
<b>Dir/Cross St:</b> Christie & Dupont <b>Directions:</b> Christie and Dupont			<b>Irreg:</b> 1x4x2nd, 1x4x3rd

**MLS#:** C12270872

**PIN#:** 212640534

**Legal:** CONSOLIDATION OF VARIOUS PROPERTIES PCL BLOCK 6-13 SEC M-1881; PT BLK 6 PL M-1881 DESIGNATED AS PARTS 5 & 6 - legal description cont'd on schedule B

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Partially Finished	<b>Park/Drive:</b>	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Year Built:</b> 1981	<b>Prop Feat: Interior Feat:</b> Storage	<b>HST Applicable to</b>
<b>Yr Built Source:</b> MPAC		<b>Sale Price:</b>
<b>Apx Sqft:</b> 700-1100		<b>Farm/Agr:</b>
<b>Lot Size Source:</b> MPAC		<b>Oth Struct:</b>
<b>Roof:</b> Asphalt Shingle		<b>Survey Type:</b>
<b>Foundation:</b> Poured Concrete		<b>Spec Desig:</b>
<b>Assessment:</b> 2024 <b>POTL:</b>		Available
<b>POTL Mo Fee:</b>		Unknown
<b>Laundry lev:</b> Lower		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	8.76	x 10.76	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	7.84	x 9.09	Hardwood Floor	Combined W/Living	Closet
3	Kitchen	Main	10.6	x 13.09	Open Concept	W/O To Patio	B/I Shelves
4	2nd Br	2nd	8.76	x 13.09	Closet	Hardwood Floor	Window
5	3rd Br	2nd	8.01	x 13.09	Closet	Large Window	Hardwood Floor
6	Prim Bdrm	3rd	11.32	x 13.09	4 Pc Ensuite	Double Closet	Window
7	Rec	Bsmt	7.58	x 12.66			
8	Utility	Bsmt	10.01	x 12.66			
9	Utility	Bsmt	7.41	x 6.07			

**Client Remks:** Magical Melita! All hail first time buyers, this one is for you! Steps from Christie and Dupont, you'll find this freehold 3 bedroom, 2 bath townhouse with parking near groceries, parks, and schools, it really doesn't get any better! Open concept main floor with updated kitchen, 3 ample sized bedrooms including a primary bedroom on its own floor with ensuite and double closet. Basement has tons of room for storage and an additional space that can be used as an office or spare room or both! Cute little backyard for entertaining, this one is not to be missed! Many upgrades done including backyard reno (2019) new roof (2020), basement waterproofing (2023), and more. Easy walking distance to multiple grocery stores including Fiesta Farms, Farm Boy, & Loblaws. 15 minute walk to the best Toronto has to offer including Christie Pits Park, the restaurants, bars, and galleries on Geary Ave, & Christie station (TTC).

**Inclusions:** fridge, stove, washer, dryer, built-ins at backdoor, all elfs except those listing in exclusions, all window coverings not belonging to stager

**Listing Contracted With:** GFA REALTY LTD, 416-515-1200



<b>43 Mount Royal Ave Toronto Ontario M6H 2S2</b>			<b>Sold: \$1,010,000 List: \$899,000</b>
Toronto C02 Wychwood Toronto			
<b>Taxes:</b> \$5,648.11/2025	<b>For:</b> Sale		<b>% Dif:</b> 112
<b>Sold Date:</b> 11/08/2025			
<b>SPIS:</b> N	<b>Last Status:</b> SLD	<b>DOM:</b> 24	
Semi-Detached	<b>Fronting On:</b> E	<b>Rms:</b> 8	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 26.23 x 96.05 Feet	<b>Bedrooms:</b> 3	<b>Washrooms:</b> 2
	<b>Irrg:</b>	1x4x2nd, 1x2xBsmt	
	<b>Dir/Cross St:</b> Oakwood Ave/Davenport Rd		
	<b>Directions:</b> Davenport east of Dufferin to north on Mount Royal		

**MLS#:** C12462329

**PIN#:** 212860348

**Legal:** PCL 321-1 SEC M355; PT LT 321 PL M355 TORONTO COMM AT THE N WLY ANGLE OF SAID LT

<b>Kitchens:</b> 2 + 1	<b>Exterior:</b> Alum Siding / Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Separate Entrance / Partially Finished	<b>Park/Drive:</b> Private	<b>Gas:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Private	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 1	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fireplace/Stove, Park, Public Transit, School	<b>HST Applicable to Sale Price:</b> Included In
<b>Lot Shape:</b> Irregular	<b>Interior Feat:</b> None	<b>Farm/Agr:</b>
<b>Roof:</b> Asphalt Shingle		<b>Oth Struct:</b>
<b>Foundation:</b> Brick		<b>Survey Type:</b>
<b>Assessment:</b> <b>POTL:</b>		<b>Spec Desig:</b>
<b>POTL Mo Fee:</b>		Available
<b>Laundry lev:</b> Lower		Unknown

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.93	x 12.73	Bay Window	Closed Fireplace	Pot Lights
2	Dining	Ground	12.3	x 12.66	Large Window	Pot Lights	Broadloom
3	Kitchen	Ground	15.94	x 11.48	Dropped Ceiling	Tile Floor	W/O To Yard
4	Prim Bdrm	2nd	12.76	x 15.22	Closet	Window	Broadloom
5	2nd Br	2nd	14.7	x 11.32	Closet	Window	Hardwood Floor
6	3rd Br	2nd	12.17	x 11.61	Closet	Window	Hardwood Floor
7	Kitchen	2nd	8.33	x 12.14	Backsplash	Broadloom	Window
8	Great Rm	Bsmt	15.42	x 13.98	Panelled	Broadloom	
9	Rec	Bsmt	11.75	x 14.93	Panelled	Tile Floor	W/O To Yard
10	Kitchen	Bsmt	8.96	x 7.74	Tile Floor	Double Sink	Window
11	Cold/Cant	Bsmt	7.19	x 22.64	Concrete Floor	Separate Rm	

**Client Remarks:** Discover the potential in this charming 2-storey residence, situated mid-block on an elevated and quiet 26' x 96' irregular lot. Offering over 2,200 sq.ft. of total living space, this classic home presents an exceptional opportunity for renovation and transformation, ideal for investors, renovators, or buyers eager to create their dream home. A welcoming front porch opens to a spacious main floor with a warm and inviting first impression. The living and dining rooms feature wood trim details and original large-scale windows, preserving the homes timeless character. A standout design feature is the decorative fireplace, which adds character to the living room. Currently non-operational, it can be restored or styled creatively to suit your taste. The kitchen, located at the rear, offers direct access to a walk-out deck and garden, perfect for creating your ideal outdoor oasis. Upstairs, you'll find three generously sized bedrooms and a family bathroom that await your personal touch. The second kitchen is located in the primary bedroom, offering flexible options to convert it into a luxurious ensuite or a large walk-in closet. The lower level, built on a brick foundation, features a separate walkout to street level and provides excellent potential for additional living space or storage. Equipped with forced-air gas heating and central air conditioning. Located in coveted Wychwood neighbourhood, this property is steps to transit, excellent schools, Mount Royal Parkette, and countless amenities. Whether you choose to preserve and enhance the existing architectural residence or create a custom masterpiece from the ground up, this property provides the perfect canvas. Don't miss this rare chance to reimagine a classic home in one of Toronto's most sought-after neighbourhoods.

**Inclusions:** All Existing ELF and Window Coverings. Main Floor Kitchen Appliances (Fridge, Stove), 2nd Floor Kitchen Appliances (Gas Stove), Wood Console table in dining room, Custom wood single bed frame in primary bedroom, Wood book shelf in primary bedroom, Clothes Washer. All chattels and fixtures are sold in "as is" condition.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD, 905-845-4267



<b>1216 Davenport Rd</b> <b>Toronto Ontario M6H 2G8</b> Toronto C02 Wychwood Toronto <b>Taxes:</b> \$5,057.09/2024 <b>Sold Date:</b> 07/26/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 24			<b>Sold:</b> \$850,000 <b>List:</b> \$899,000 <b>For:</b> Sale <b>% Dif:</b> 95
Semi-Detached	<b>Fronting On:</b> N	<b>Rms:</b> 6 + 2	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 15.83 x 100 Feet	<b>Bedrooms:</b> 3 + 1	<b>Washrooms:</b> 2
<b>Dir/Cross St:</b> Ossington Ave & Davenport Rd			1x3x2nd, 1x3xBsmt
<b>Directions:</b> West on Davenport from Ossington Ave			

**MLS#:** C12255421

**PIN#:** 212860298

**Legal:** PLAN M355 PT LOT 338

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Park/Drive:</b> None	<b>Gas:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> None	<b>Water:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b>
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fenced Yard, Hospital, Park, Place Of Worship, Public Transit, School	<b>HST Applicable to</b> Included In
<b>Roof:</b> Asphalt Shingle	<b>Exterior Feat:</b> Patio, Porch	<b>Sale Price:</b>
<b>Foundation:</b> Concrete Block	<b>Interior Feat:</b> Auto Garage Door	<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:	Remote, Carpet Free	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Smoke Detector	<b>Survey Type:</b> Unknown
<b>Laundry lev:</b> Lower		<b>Spec Desig:</b> Unknown

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	24.41	x 13.42	Laminate	Pot Lights
2	Dining	Main	24.41	x 13.42	Laminate	Pot Lights
3	Kitchen	Main	11.09	x 10.33	Stainless Steel Appl	Backsplash
4	Prim Bdrm	2nd	13.25	x 11.52	Laminate	Bay Window
5	2nd Br	2nd	13.85	x 7.84	Laminate	Window
6	3rd Br	2nd	11.15	x 5.41	Laminate	Window
7	4th Br	Bsmt	13.09	x 7.91	Laminate	Separate Rm
8	Rec	Bsmt	27.99	x 12.17	Laminate	Pot Lights

**Client Remarks:** Welcome to 1216 Davenport Rd, a beautiful 3+1 bedroom, 2 bathroom home nestled in the sought-after Wychwood neighbourhood. This spacious and light-filled semi-detached property is a legal duplex, currently set up as a single-family residence, offering flexibility for future income potential. This elegant and stylish home boasts modern comfort with a thoughtful layout. The main floor features sleek laminate flooring, pot lights throughout, and a spacious living and dining area perfect for entertaining. The contemporary kitchen offers stainless steel appliances, a chic backsplash, and convenient walkout access to the backyard. Upstairs, you will find 3 generously sized bedrooms and a 3-piece bathroom. The fully finished basement adds valuable living space with a 4th bedroom, a large rec room, and an additional 3-piece bathroom. Ideally located within walking distance to Hillcrest Park, Dovercourt Park, and Humewood Park, and close to TTC, schools, local shops, grocery stores, dining, and all the vibrant amenities of St. Clair Ave W. This home truly offers the best of urban living in a family-friendly community!

**Inclusions:** All appliances (fridge, stove, dishwasher, washer & dryer), all electrical light fixtures, all window coverings.

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



**888 Davenport Rd**  
**Toronto Ontario M6G 2B6**

Toronto C02 Wychwood Toronto

**Taxes:** \$5,482.22/2025

**For:** Sale

**Sold:** \$1,078,000  
**List:** \$899,900

**Sold Date:** 07/17/2025

**% Dif:** 120

**SPIS:** N

**Last Status:** SLD

**DOM:** 7

Semi-Detached

**Fronting On:** N

**Rms:** 7 + 1

**Link:**

**Acreage:**

**Bedrooms:** 3 + 1

3-Storey

19.92 x 74 Feet

**Washrooms:** 2

**Irrig:**

1x4x2nd, 1x4xBsmt

**Dir/Cross St:** Davenport/Christie **Directions:** Davenport/Christie

**MLS#:** C12275983

**PIN#:** 212600158

**Legal:** PT LT 16-17 PL D1362 TORONTO AS IN CT914440; T/W & S/T CT914440; CITY OF TORONTO

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Full	<b>Park/Drive:</b> None	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> None	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 0	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1925	<b>Prop Feat:</b> Fireplace/Stove, Park, Public	<b>Waterfront:</b>
<b>Yr Built Source:</b> Other	Transit, School	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Exterior Feat:</b> Landscaped, Porch	<b>Under Contract:</b> None
<b>Lot Size Source:</b> MPAC	<b>Interior Feat:</b> Water Heater Owned	<b>HST Applicable to</b> Included In
<b>Roof:</b> Asphalt Shingle		<b>Sale Price:</b>
<b>Foundation:</b> Concrete Block		<b>Farm/Agr:</b>
<b>Assessment:</b> 2024 <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	13.71	x 5.51	Hardwood Floor	Pot Lights	W/O To Porch
2	Kitchen	Main	18.18	x 7.25	Tile Floor	Quartz Counter	Stainless Steel Appl
3	Living	Main	26.35	x 9.74	Hardwood Floor	Gas Fireplace	Combined W/Dining
4	Dining	Main	26.35	x 9.74	Hardwood Floor	Combined W/Living	W/O To Yard
5	Prim Bdrm	2nd	15.68	x 9.32	Hardwood Floor	Closet Organizers	Large Window
6	2nd Br	2nd	10.33	x 9.78	Hardwood Floor	Closet	Large Window
7	3rd Br	2nd	10.27	x 9.81	Hardwood Floor	Large Window	O/Looks Backyard
8	4th Br	3rd	17.78	x 15.39	Broadloom	Open Concept	Skylight

**Client Remks:** Welcome to lucky 888 Davenport Road! This spacious, bright semi has been thoughtfully updated and cared for, ready for its next owners. Perfect for a growing family. Three bedrooms and a large, modern bathroom on the second floor. The converted third floor can be used as a fourth bedroom, an office or a recreational loft space. While there is potential for even more space in the basement, the best part is that it's completely move-in ready. The backyard oasis boasts lovely greenery providing both privacy and shade. The view of the Toronto city skyline from the bedroom windows never gets old. This home is centrally located between St. Clair and Christie with several libraries, parks and schools nearby including Hillcrest, Wychwood Barns, with Christie subway station and Christie Pits just down the street. Come and see this unique home on the hill!

**Inclusions:** Existing Electrical Light Fixtures. Existing Window Coverings Including Custom Bamboo Roller Shade Blinds. S/S Electrolux Fridge & Oven, S/S Bosch Glass Cooktop & Dishwasher, S/S Hood Range, S/S Electrolux Fridge Basement, S/S Samsung Washer & Dryer. Ikea Pax Unit In Primary Bedroom. Lower Cabinets Basement. Water Heater Owned

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



<b>46 Marchmount Rd</b> <b>Toronto Ontario M6G 2A9</b> Toronto C02 Wychwood Toronto <b>Taxes:</b> \$5,165.49/2025 <b>Sold Date:</b> 08/21/2025 <b>SPIS:</b> N			<b>Sold:</b> \$925,000 <b>List:</b> \$995,000
Semi-Detached	<b>Fronting On:</b> N <b>Link:</b> 2-Storey	<b>Rms:</b> 6 + 3 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 <b>Irreg:</b> Irregular	<b>For:</b> Sale <b>% Dif:</b> 93
	<b>16 x 80 Feet</b> <b>Dir/Cross St:</b> Ossington and Davenport		<b>Directions:</b> Off of Davenport east of Shaw
<b>MLS#:</b> C12218112 <b>PIN#:</b> 212640390			

**Fractional Ownership:** N

**Legal:** PT LT 30-31 PL D1319 TORONTO \*see Schedule A

<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1912 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1100-1500 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Rolled, Asphalt Shingle <b>Foundation:</b> Stone <b>Assessment:</b> 2024 POTL: <b>POTL Mo Fee:</b> <b>Laundry lev:</b> Lower	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>UFFI:</b> <b>Pool:</b> None <b>Prop Feat: Exterior Feat:</b> Patio <b>Interior Feat:</b> None	<b>Zoning:</b> <b>Cable TV:</b> <b>Gas:</b> <b>Water:</b> <b>Water Supply Type:</b> <b>Sewer:</b> <b>Waterfront:</b> <b>Retirement:</b> <b>Under Contract:</b> Hot Water Heater, Other <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown	<b>Hydro:</b> <b>Phone:</b> <b>Municipal</b>
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**Easements/Restrict:** Easement

#	Room	Level	Length (ft)	Width (ft)	<b>Description</b>	
1	Living	Main	18.57	x 13.25		
2	Kitchen	Main	13.09	x 12.24	Eat-In Kitchen	Linoleum
3	Dining	Main	12.01	x 10.01	Hardwood Floor	
4	Prim Bdrm	2nd	13.48	x 12.01	Hardwood Floor	Large Window
5	2nd Br	2nd	11.42	x 10.24	Hardwood Floor	Closet
6	3rd Br	2nd	13.42	x 7.91	Hardwood Floor	
7	Kitchen	Bsmt	12.34	x 11.84	Ceramic Floor	
8	Rec	Bsmt	12.24	x 11.84		
9	Laundry	Bsmt	9.58	x 8.92		

**Client Remks:** Discover the potential of this 3-bedroom, 2-bathroom Semi-detached home in the heart of the beautiful Wynchwood neighborhood. Perfect for those looking to renovate or customize to their own taste. Nestled on a quiet family friendly street, Wynchwood is known for its sense of community, making it an ideal location for families. There is a separate basement entrance with kitchen for a future in law apartment or income potential. A flex room on main level could be used as a dining room, den or 4th bedroom. An opportunity to make this your dream home in one of Toronto's most sought-after neighborhoods! The foundation was waterproofed in 2018, AC 2019 and the main roof was replaced in 2020. The home is unfurnished, furniture has been added digitally to show the potential room use.

**Inclusions:** Central Air Conditioner, washer dryer, and downstairs stove, refrigerator and chest freezer.

**Listing Contracted With:** CENTURY 21 REGAL REALTY INC. 416-849-5360

 <small>FOREST HILL REAL ESTATE INC., Brokerage</small>	<b>169 Rushton Rd</b> <b>Toronto Ontario M6G 3H9</b> Toronto C02 Wychwood Toronto <b>Taxes:</b> \$5,121/2025 <b>Sold Date:</b> 11/05/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 9		
	Att/Row/Twnhouse	<b>Fronting On:</b> E <b>Link:</b> 2-Storey	<b>Rms:</b> 6 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x3x2nd, 1x3xBsmt

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

**MLS#:** C12483961

**PIN#:** 212620539

**Legal:** PLAN D1346 PT LOT 21 PT LOT 22

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>A/C:</b> None <b>Central Vac:</b> N <b>Apx Age:</b> 100+ <b>Year Built:</b> 1913 <b>Apx Sqft:</b> 700-1100 <b>Lot Shape:</b> Rectangular <b>Lot Size Source:</b> MPAC <b>Roof:</b> Shingles <b>Foundation:</b> Concrete <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Laundry lev:</b>	<b>Exterior:</b> Brick / Shingle <b>Gar/Gar Spcs:</b> Other / 1 <b>Park/Drive:</b> <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>UFFI:</b> No <b>Pool:</b> None <b>Prop Feat:</b> Fireplace/Stove <b>Interior Feat:</b> Storage	<b>Zoning:</b> <b>Cable TV:</b> A <b>Gas:</b> A <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Waterfront:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Farm/Agr:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None <b>Spec Desig:</b> Unknown
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	8.66	x 11.68	
2	Dining	Main	8.23	x 13.16	
3			9.58	x 12.66	
4	Br	2nd	12.5	x 9.88	
5	2nd Br	2nd	7.35	x 10.83	
6	3rd Br	2nd	8.6	x 6.99	
7	Rec	Bsmt	10.76	x 23.16	
8	Laundry	Bsmt	6.27	x 8.17	

**Client Remarks:** Charming & turnkey on coveted Rushton Rd! This sun-drenched 3-bed gem is perfectly nestled in a close-knit, vibrant community. Sip your morning coffee on the west-facing porch & wave hello to friendly neighbours! Inside, enjoy modern bright windows, cedar shingle charm, a chef-inspired kitchen with quartz counters & walkout to a private backyard oasis. Spacious primary w/ wall-to-wall closets, finished basement for added living space & separate entrance with opportunity. Laneway parking for 1. Walk to Wychwood Barns, top schools, cafes & transit. This is the one you've been waiting for just move in & enjoy.

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-901-5700



<b>7 Ellsworth Ave</b> <b>Toronto Ontario M6G 2K4</b> Toronto C02 Wychwood Toronto <b>Taxes:</b> \$6,581/2024 <b>Sold Date:</b> 09/19/2025 <b>SPIS:</b> N			<b>Sold:</b> \$1,100,000 <b>List:</b> \$1,199,000
Triplex	<b>Fronting On:</b> S	<b>For:</b> Sale	<b>% Dif:</b> 92
<b>Link:</b> 2-Storey	<b>Acreage:</b> 40.29 x 63.85 Feet	<b>Rms:</b> 12 + 2	<b>Bedrooms:</b> 6 + 2
	<b>Irreg:</b>	<b>Washrooms:</b> 3	1x3x2nd, 1x3xMain, 1x3xBsmt
<b>Dir/Cross St:</b> Bathurst and St.Clair Ave			<b>Directions:</b> Bathurst and St.Clair Ave

**MLS#:** C12410289

**PIN#:** 212610493

**Fractional Ownership:** N

**Legal:** PART OF LOTS 57 AND 58, PLAN 1306, BEING PART 1 ON REFERENCE PLAN 66R-26731. CITY OF TORONTO

<b>Kitchens:</b> 3	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> None / 0	<b>Cable TV:</b>
<b>Basement:</b> Apartment	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b>	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Phone:</b>
<b>A/C:</b> None	<b>Tot Prk Spcs:</b> 0	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Water Supply Type:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat: Interior Feat:</b> None	<b>Waterfront:</b>
<b>Lot Size Source:</b> MPAC		<b>Retirement:</b>
<b>Roof:</b> Metal		<b>HST Applicable to:</b> Not Subject to HST
<b>Foundation:</b> Block		<b>Sale Price:</b>
<b>Assessment:</b> POTL: N		<b>Farm/Agr:</b>
<b>POTL Mo Fee:</b>		<b>Oth Struct:</b>
<b>Laundry lev:</b>		<b>Survey Type:</b> None
		<b>Spec Desig:</b> Unknown

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Welcome to 7 Ellsworth Avenue, a solid brick 2-storey triplex in the heart of Toronto's, Wychwood neighbourhood. This property features a whopping 40-foot frontage, three self-contained units and 2,300 sq. ft. above grade. The upper floor unit has 3 large bedrooms and a spacious den that can be used as an additional bedroom or office. The sun-drenched main floor unit also has 3 large bedrooms and a fantastic living area, perfect for entertaining or relaxing. The below grade unit boasts 2-bedrooms and its own private entrance. Each unit includes its own ensuite washer/dryer. Recent updates include a metal roof with 47 years remaining on warranty and fiberglass entry doors at the front and back. 3 storage sheds included. Buy as an investment property and enjoy the best cap rate in the city or live in 1unit, while renting out the rest or convert to a single-family home! Conveniently located close to transit, shopping, and amenities, also just a short walk to St. Clair West subway station, in one of Toronto's most vibrant neighbourhoods.					
<b>Inclusions:</b> 3 Refrigerators, 3 Stoves, 3 Washers, 3 Dryers, 1 Dishwasher					
<b>Listing Contracted With:</b> VALERY REAL ESTATE INC. 416-699-0825					



<b>911 Davenport Rd</b> <b>Toronto Ontario M6G 2B7</b> Toronto C02 Wychwood Toronto <b>Taxes:</b> \$8,035.52/2025 <b>Sold Date:</b> 09/14/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 18			<b>Sold:</b> \$1,000,000 <b>List:</b> \$1,199,000
Semi-Detached	<b>Fronting On:</b> S	<b>Rms:</b> 5 + 2	
<b>Link:</b> 2-Storey	<b>Acreage:</b> 15.08 x 107.75 Feet	<b>Bedrooms:</b> 1	<b>Washrooms:</b> 3
<b>Dir/Cross St:</b> Davenport Rd & Christie St <b>Directions:</b> Davenport Rd & Christie St			1x3xBsmt, 1x2xBsmt, 1x2x2nd

**MLS#:** C12365992

**PIN#:** 212640486

**Legal:** PT LT 10 PL D1423 TORONTO AS IN CA488679; CITY OF TORONTO

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b> R(d0.6)(x739)	
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b> Hydro:	
<b>Basement:</b> Full	<b>Park/Drive:</b>	<b>Gas:</b> Phone:	
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Lane	<b>Water:</b> Municipal	
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>	
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b> Sewers	
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>	
<b>Apx Age:</b> 51-99	<b>Pool:</b> None	<b>Retirement:</b>	
<b>Year Built:</b> 1928	<b>Prop Feat:</b> Arts Centre, Library, Park, Public Transit, Rec Centre, School	<b>HST Applicable to</b> In Addition To	
<b>Apx Sqft:</b> 1100-1500	<b>Exterior Feat:</b> Landscaped, Patio, Porch	<b>Sale Price:</b>	
<b>Roof:</b> Membrane	<b>Interior Feat:</b> Separate Heating Controls, Storage, Water Heater Owned	<b>Farm/Agr:</b>	
<b>Foundation:</b> Concrete Block	<b>Security Feat:</b> Smoke Detector, Carbon Monoxide Detectors	<b>Oth Struct:</b>	
<b>Assessment:</b> <b>POTL:</b>		<b>Survey Type:</b> Unknown	
<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	36.84	x 13.25	Large Window	Moulded Ceiling
2	Office	Ground	11.84	x 13.25	Large Window	W/O To Porch
3	Kitchen	Bsmt	12.99	x 12.93	B/I Dishwasher	Sliding Doors
4	Br	Bsmt	10.93	x 12.93	Window	
5	Office	2nd	11.09	x 13.25	Closet	Large Window
6	Office	2nd	13.48	x 10.5	Window	Window
7	Kitchen	2nd	17.09	x 9.91	Window	W/O To Roof

**Client Remarks:** A rare chance to own your own storefront in Toronto's desirable Wychwood Park. Run your cafe, gallery, or boutique downstairs while living in a bright, spacious apartment above. Or keep the interior design company that currently rents the second floor and lease the lower levels to a new commercial tenant. Options abound with zoning variances that permit an office, retail store, gallery or eating establishment, as well as residential use. The ground floor and basement space, renovated in 2017, was designed to be functional as both a working or a living space. It was recently used as an architectural office. The bright main level has full glazing facing north to Hillcrest Park. The original tin ceiling, nine feet overhead, has been preserved. A back door leads to a landscaped south-facing garden and the detached concrete block garage, accessed via a laneway. The basement was also renovated in 2017. It has large south-facing windows and is remarkably bright throughout the day. There are two renovated bathrooms. Plumbing for laundry facilities is provided in the storage area under the stairs. The gas hot water heater was replaced in 2021, the high-efficiency furnace a few years prior to this. The second floor was renovated by Niche Design, the interior design firm that is the current tenant. A separate heat pump system allows for independent control of the second floor heating and cooling. This is more than a property; it's a lifestyle. Located in a vibrant neighbourhood known for its shops, restaurants, and strong community vibe, this mixed-use building is a smart purchase for entrepreneurs, creatives, and families alike.

**Inclusions:** Custom roller blinds to ground floor and basement windows. Electric light fixtures. RCA refrigerator, GE dishwasher, NuTone ducted range-hood. Basement wardrobe.

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



**133 Ellsworth Ave**  
**Toronto Ontario M6G 2K5**  
 Toronto C02 Wychwood Toronto  
**Taxes:** \$6,387.12/2025      **For:** Sale      **% Dif:** 109  
**Sold Date:** 11/25/2025      **Last Status:** SLD      **DOM:** 8  
**SPIS:** N      **Fronting On:** S      **Rms:** 7 + 3  
**Semi-Detached**      **Link:**      **Bedrooms:** 3 + 1  
**2-Storey**      **Acreage:** 16 x 101 Feet      **Washrooms:** 2  
**Irreg:** 1x4x2nd, 1x4xBsmt  
**Dir/Cross St:** Wychwood / St Clair      **Directions:** Bathurst/St Clair

**MLS#:** C12550510

**PIN#:** 212610324

**Legal:** Pt Lt 35-36 Pl 1089 Wychwood Bracondale..See Sch B

<b>Kitchens:</b> 1 + 1	<b>Exterior:</b> Brick	<b>Zoning:</b> Residential
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Carport / 0	<b>Hydro:</b>
<b>Basement:</b> Finished / Separate Entrance	<b>Park/Drive:</b>	<b>Phone:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 2	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 2	<b>Sewer:</b> Sewers
<b>Central Vac:</b> N	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 1100-1500	<b>Prop Feat:</b> Fireplace/Stove, Library, Park, Public Transit, Rec Centre, School	<b>Under Contract:</b> Hot Water Tank-Gas
<b>Roof:</b> Shingles	<b>Interior Feat:</b> None	<b>HST Applicable to Sale Price:</b> Included In
<b>Foundation:</b> Concrete		<b>Farm/Agr:</b>
<b>Assessment:</b> 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	12.99	x 12.76	Hardwood Floor	Gas Fireplace	Combined W/Dining
2	Dining	Main	12.99	x 12.4	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	14.67	x 10.66	W/O To Yard	Quartz Counter	Stainless Steel Appl
4	Prim Bdrm	2nd	12.99	x 12.01	Hardwood Floor	Large Window	Closet
5	2nd Br	2nd	10.01	x 9.42	Hardwood Floor	Closet	
6	3rd Br	2nd	10.66	x 8.5	Hardwood Floor	Closet	Combined W/Solarium
7	Study	2nd	6.66	x 6.27	O/Looks Backyard	Hardwood Floor	Combined W/Br
8	Rec	Bsmt	16.77	x 12.5	Combined W/Kitchen	Pot Lights	Laminate
9	Br	Bsmt	10.6	x 8.17	Laminate	Pot Lights	Closet

**Client Remarks:** The Search Has Ended - Your Dream Home Awaits! This stunning home is thoughtfully designed for comfort, style, and modern living. Step inside to an inviting open-concept layout featuring hardwood floors, a chef's kitchen, and a cozy gas fireplace. An enclosed mudroom provides the perfect transition space as you enter the home. Upstairs, enjoy brand-new hardwood and custom closets with built-ins in the primary bedroom. The lower level features a luxuriously reimagined, brand-new 4-piece bathroom, a full kitchen, and a completely separate entrance-offering excellent potential for rental income. Spend your days unwinding or entertaining in the professionally landscaped backyard, thoughtfully designed to create a serene and welcoming outdoor retreat. Located on one of the best streets in Wychwood and zoned for Hillcrest Community Public School, this home puts you just 50 steps from the beloved Wychwood Barns and a 1-minute walk to St. Clair West's exceptional dining, cafes, and stylish shops-offering a lifestyle as dynamic as it is welcoming. Don't miss this opportunity to live in one of Toronto's most sought-after communities and arguably the best family friendly street!

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, hood vent, all electric light fixtures, all window coverings, backyard shed

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-901-5700



<b>35 Acres Ave</b> <b>Toronto Ontario M6G 4B4</b> Toronto C02 Wychwood Toronto <b>Taxes:</b> \$6,605.80/2025 <b>Sold Date:</b> 10/01/2025 <b>SPIS:</b> N <b>Last Status:</b> SLD <b>DOM:</b> 21			<b>Sold:</b> \$1,380,000 <b>List:</b> \$1,400,000
Semi-Detached	<b>Fronting On:</b> S	<b>Rms:</b> 7 + 2	
<b>Link:</b> 3-Storey	<b>Acreage:</b> 20.34 x 76.84 Feet	<b>Bedrooms:</b> 4 + 1	<b>Washrooms:</b> 3
<b>Irreg:</b> <b>Dir/Cross St:</b> Ossington & Dupont <b>Directions:</b> North of Dupont; East of Ossington			2x4, 1x3

**MLS#:** C12394555

**PIN#:** 212650029

**Legal:** PCL 53-2 SEC A197Y; PT LT 53 PL A197Y TORONTO; PT LT 54 PL A197Y TORONTO PT 13, 66R18192; T/W A ROW OVER PA

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick	<b>Zoning:</b>
<b>Fam Rm:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1	<b>Cable TV:</b> Hydro:
<b>Basement:</b> Finished	<b>Park/Drive:</b> None	<b>Gas:</b> Phone:
<b>Fireplace/Stv:</b> Y	<b>Drive:</b> Lane, None	<b>Water:</b> Municipal
<b>Heat:</b> Forced Air / Gas	<b>Drive Park Spcs:</b> 0	<b>Water Supply Type:</b>
<b>A/C:</b> Central Air	<b>Tot Prk Spcs:</b> 1	<b>Sewer:</b> Sewers
<b>Central Vac:</b> Y	<b>UFFI:</b>	<b>Waterfront:</b>
<b>Apx Age:</b>	<b>Pool:</b> None	<b>Retirement:</b>
<b>Apx Sqft:</b> 2000-2500	<b>Prop Feat:</b> Central Vacuum, Fenced	<b>HST Applicable to</b> Included In
<b>Roof:</b> Unknown	Yard, Fireplace/Stove, Hospital, Park,	<b>Sale Price:</b>
<b>Foundation:</b> Unknown	Public Transit, Rec Centre, School	<b>Farm/Agr:</b>
<b>Assessment:</b> POTL:	<b>Interior Feat:</b> Carpet Free, Central	<b>Oth Struct:</b>
<b>POTL Mo Fee:</b>	Vacuum, Auto Garage Door Remote, Floor	<b>Survey Type:</b> Unknown
<b>Laundry lev:</b>	Drain, Guest Accommodations, In-Law	<b>Spec Desig:</b> Unknown
	Capability, Separate Hydro Meter, Sump	
	Pump, Water Heater, Water Meter	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	25	x 8.99	Eat-In Kitchen	Ceramic Floor	W/O To Deck
2	Living	Main	25.49	x 14.01	Laminate	Pot Lights	Combined W/Dining
3	Dining	Main	25.49	x 14.01	Laminate	Bay Window	Combined W/Living
4	Prim Bdrm	3rd	21	x 16.99	Hardwood Floor	W/I Closet	4 Pc Ensuite
5	Br	2nd	15.49	x 14.99	Hardwood Floor	Vaulted Ceiling	Double Closet
6	Br	2nd	13.98	x 8.5	Hardwood Floor	Closet	California Shutters
7	Br	2nd	10.99	x 8.5	Hardwood Floor	Closet	California Shutters
8	Family	Bsmt	21.85	x 17.19	Laminate	Pot Lights	Window
9	5th Br	Bsmt	12.99	x 10.99	Laminate	Pot Lights	Closet
10	Laundry	Bsmt	13.48	x 6	Concrete Floor		

**Client Remks:** The Most for the least! Don't miss this one! 2538 Sq ft includes finished high basement with 5th bedroom & updated 3 pc bath with plumbing & wired for a kitchen or wet bar. Great guest area, children's play area or great family room too. Potential for a rental suite too. Immaculate! Bright! Open concept! Sliding door walkout to back yard deck from kitchen. Marble counter, backsplash & breakfast bar & stainless steel appliances!(gas stove) & updated kitchen with wall to wall pantry! Beautiful landscaped backyard with gas barbecue line, detached garage & direct access to Garrison Creek Park. Gas fireplace (stunning antique beveled-glass oak mantel)Updated mechanicals with new washing machine & gas dryer & built-in central vacuum. Short walk to Trendy Geary Av restaurants, Shaw Bike Route, Christie Park, Wychwood barns, Casa Loma, Korea town & subway. Option to purchase fully furnished with all accessories (dishes, pots & pan etc).

**Inclusions:** Stainless steel fridge; gas stove; new B/I dishwasher; new washer & gas dryer and microwave fan hood. BBQ line & BBQ; Central Vac.

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