

	76 Pearson Ave Toronto Ontario M6R 1G5 Toronto W01 Roncesvalles Toronto SPIS: N Taxes: \$6,568.10/2025 DOM: 0		List: \$1,269,000 For: Sale			
	Semi-Detached Link: 2-Storey Lot: 20.17 x 103 Feet Irreg: Dir/Cross St: Sorauren and Pearson Directions: Sorauren and Pearson		Front On: N Acre: Rms: 7 Bedrooms: 3 Washrooms: 2 1x3x2nd, 1x1xBsmt			
	BOSLEY REAL ESTATE LTD. Brokerage					
MLS#: W12485601 PIN#: 213380237						
Possession Remarks: To close in 2025						
Legal: PT LT 1-3 PL 399 PARKDALE AS IN WG100515 EXCEPT PEARSON AV PL 627 PARKDALE; CITY OF TORONTO						
Broker Open House: Saturday, November 1 2025 2:00 PM - 4:00 PM Opn Hse Note: Saturday and Sunday 2 -4 pm						
Kitchens: 1 Fam Rm: N Basement: Separate Entrance / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1906 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone, Concrete Block Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp: N		Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Porch Interior Feat: Other Security Feat: Smoke Detector		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Oth Struct: Survey Type: None		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.24	x 10.99	Fireplace	Large Window
2	Dining	Main	12.34	x 12.34	Hardwood Floor	Window
3	Kitchen	Main	12.83	x 15.26	Laminate	Window
4	Den	Main	9.25	x 8.99	Window	W/O To Yard
5	Prim Bdrm	2nd	11.58	x 12.5	Hardwood Floor	Bay Window Closet
6	2nd Br	2nd	10.07	x 9.91	Hardwood Floor	Window Closet
7	3rd Br	2nd	9.84	x 15.16	Hardwood Floor	Window
8	Rec	Bsmt	37.34	x 14.4	Unfinished	
Client Remks: Charming Roncesvalles Semi with Character & Modern Comforts! First time offered in over 70 years, this beautifully maintained wide 2-storey semi-detached home blends timeless character with everyday comfort in one of Toronto's most sought-after neighbourhoods. Featuring solid brick construction, original oak strip hardwood floors, and elegant French doors separating the living and dining rooms, this home exudes warmth, quality, and pride of ownership.The main floor offers generous principal rooms perfect for entertaining, a bright, oversized kitchen with plenty of space to gather, and a versatile rear addition-ideal as a home office, playroom, or mudroom. Upstairs, three spacious bedrooms offer abundant natural light and excellent closet space.The unfinished basement, with approximately 6.5 ft ceiling height, presents great potential for additional living space, a recreation room, or a secondary suite (with proper approvals). A separate rear entrance is already in place. Recent updates include newer windows, a high-efficiency gas furnace, and an AC system-ensuring year-round comfort and energy efficiency. The private, fenced backyard provides an inviting outdoor retreat, perfect for gardening, play, or summer entertaining. Set on a quiet, tree-lined street just steps from the vibrant shops, cafes, and restaurants of Roncesvalles Village. Walk to TTC, High Park, top-rated schools (Fern JK - 8) and parks. A rare opportunity to own a piece of Roncesvalles history-filled with original charm, ready for your personal touch, and perfectly positioned in one of Toronto's most beloved communities.						
Inclusions: Fridge, Stove, Washer, Dryer (all "as is"), All Electric light fixtures, Gas burner and equipment, air conditioner						
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-530-1100						