

Printed On: 01/05/2026 1:04:01 PM



76 Pearson Ave Toronto Ontario M6R 1G5 Toronto W01 Roncesvalles Toronto SPIS: N Taxes: \$6,568.10/2025 DOM: 0		
Semi-Detached	Front On: N	Rms: 7
Link: 2-Storey	Acre:	Bedrooms: 3
		Washrooms: 2
Lot: 20.17 x 103 Feet Irreg: Dir/Cross St: Sorauren and Pearson Directions: Sorauren and Pearson		

MLS#: W12660890 **PIN#:** 213380237

Possession Remarks: Flexible

Legal: PT LT 1-3 PL 399 PARKDALE AS IN WG100515 EXCEPT PEARSON AV PL 627 PARKDALE; CITY OF TORONTO

Broker Open House:	Saturday, January 10 2026	2:00 PM - 4:00 PM	Open Hse Note: Sat and Sun 2PM - 4PM
Public Open House:	Saturday, January 10 2026	2:00 PM - 4:00 PM	
	Sunday, January 11 2026	2:00 PM - 4:00 PM	

Kitchens: 1	Exterior: Brick	Zoning:
Fam Rm: N	Gar/Gar Spcs: None / 0	Cable TV:
Basement: Separate Entrance / Unfinished	Park/Drive:	Hydro:
Fireplace/Stv: N	Drive: Street Only	Gas:
Heat: Forced Air / Gas	Drive Park Spcs: 0	Phone:
A/C: Central Air	Tot Prk Spcs: 0	Water: Municipal
Central Vac: N	UFFI: No	Water Supply Type:
Apx Age: 100+	Pool: None	Sewer: Sewers
Year Built: 1906	Energy Cert:	Spec Desig: Unknown
Yr Built Source: MPAC	Cert Level:	Farm/Agr:
Apx Sqft: 1100-1500	GreenPIS:	Waterfront:
Lot Size Source: GeoWarehouse	Prop Feat: Hospital, Library, Park, Public Transit, Rec Centre, School	Retirement: N
Roof: Asphalt Shingle	Exterior Feat: Porch Interior Feat: Other	HST Applicable to: Included In
Foundation: Stone, Concrete Block	Security Feat: Smoke Detector	Sale Price:
Assessment:		Oth Struct:
POTL:		Survey Type: None
POTL Mo Fee:		
Elevator/Lift:		
Laundry Lev: Lower		
Phys Hdcap-Eqp:		

#	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
6	2nd Br	2nd	10.07	x 9.91	Hardwood Floor	Window
7	3rd Br	2nd	9.84	x 15.16	Hardwood Floor	Window
8	Rec	Bsmt	37.34	x 14.4	Unfinished	
9	Other	Bsmt	9.32	x 8.66		

Client Remarks: Charming Roncesvalles Semi with Timeless Character. Offered for the first time in over 70 years, this beautifully maintained extra wide 2-storey semi showcases enduring craftsmanship and thoughtful updates in one of Toronto's most coveted neighbourhoods. Solid brick construction, original oak strip hardwood floors, and classic French doors between the living and dining rooms reflect the home's warmth, quality, and pride of ownership. The main floor features generous principal rooms ideal for entertaining, a bright and spacious eat-in kitchen, and a versatile rear addition perfect for a home office, playroom, or mudroom. Upstairs, three well-proportioned bedrooms are filled with natural light and offer excellent closet space. The unfinished basement with approximately 6.5 ft ceilings provides outstanding potential to create additional living space, a recreation room, or future secondary suite (subject to approvals). A separate rear entrance adds flexibility. Recent improvements include newer windows, a high-efficiency gas furnace, and an AC/heat pump system for year-round comfort and energy efficiency. Enjoy a private, fully fenced backyard-ideal for gardening, play, or summer entertaining. Situated on a quiet, tree-lined street just steps to the vibrant shops, cafes, and restaurants of Roncesvalles Village. Walk to TTC, High Park, local parks, and highly regarded schools. A rare opportunity to own a cherished Roncesvalles home-rich in original charm, well cared for, and ready for your personal vision. Lot Size: 20.17 ft. x 103 ft. School Catchment: Fern Avenue Jr & Sr Public School (JK-8)

Inclusions: Fridge, Stove, Washer, Dryer (all "as is"), All Electric light fixtures, Gas burner and equipment, Heat pump

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