


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

	<b>76 Pearson Ave</b>		<b>List: \$1,249,000 For: Sale</b>
	<b>Toronto Ontario M6R 1G5</b>		
	Toronto W01 Roncesvalles Toronto		
	<b>SPIS: N</b>	<b>Taxes: \$6,568.10/2025</b>	<b>DOM: 0</b>
	<b>Semi-Detached</b>	<b>Front On: N</b>	<b>Rms: 7</b>
	<b>Link:</b>	<b>Acres:</b>	<b>Bedrooms: 3</b>
	<b>2-Storey</b>		<b>Washrooms: 2</b>
			<b>1x3x2nd, 1x1xBsmt</b>
	<b>Lot: 20.17 x 103 Feet Irreg:</b>		
	<b>Dir/Cross St: Sorauren and Pearson</b>		
	<b>Directions: Sorauren and Pearson</b>		

**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 **Opn 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

<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> Separate Entrance / Unfinished	<b>Park/Drive:</b>	<b>Hydro:</b>
<b>Fireplace/Stv:</b> N	<b>Drive:</b> Street Only	<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> No	<b>Water Supply Type:</b>
<b>Apx Age:</b> 100+	<b>Pool:</b> None	<b>Sewer:</b> Sewers
<b>Year Built:</b> 1906	<b>Energy Cert:</b>	<b>Spec Desig:</b> Unknown
<b>Yr Built Source:</b> MPAC	<b>Cert Level:</b>	<b>Farm/Agr:</b>
<b>Apx Sqft:</b> 1100-1500	<b>GreenPIS:</b>	<b>Waterfront:</b>
<b>Lot Size Source:</b> GeoWarehouse	<b>Prop Feat:</b> Hospital, Library, Park, Public	<b>Retirement:</b> N
<b>Roof:</b> Asphalt Shingle	<b>Transit, Rec Centre, School</b>	<b>HST Applicable to</b> Included In
<b>Foundation:</b> Stone, Concrete Block	<b>Exterior Feat:</b> Porch <b>Interior Feat:</b> Other	<b>Sale Price:</b>
<b>Assessment:</b>	<b>Security Feat:</b> Smoke Detector	<b>Oth Struct:</b>
<b>POTL:</b>		<b>Survey Type:</b> None
<b>POTL Mo Fee:</b>		
<b>Elevator/Lift:</b>		
<b>Laundry Lev:</b> Lower		
<b>Phys Hdcap-Eqp:</b>		

#	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	
9	Other	Bsmt	9.32	x 8.66		

**Client Remks:** 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