



725 Manning Ave
Toronto Ontario M6G 2W5
Toronto C02 Annex Toronto
SPIS: N **Taxes:** \$5,489.75/2025 **DOM: 0**

Semi-Detached **Front On:** E **Rms:** 6 + 1
Link: **Acce:** **Bedrooms:** 3
2-Storey **Washrooms:** 2
1x4x2nd, 1x3xBsmt

Lot: 15.65 x 124.9 Feet **Irreg:**
Dir/Cross St: Bloor and Christie
Directions: Bloor and Christie

MLS#: C12919034 **PIN#:** 212560222
Possession Remarks: 60 - 90 Days/TBA
Legal: PT LT 81 PL 219 DESIGNATED AS PTS 2 & 3 PL 66R27915; S/T & T/W CA17797 CITY OF TORONTO
Broker Open House: Saturday, March 28 2026 2:00 PM - 4:00 PM **Opn Hse Note:**
Saturday and Sunday - 2-4pm

<p>Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1903 Yr Built Source: MPAC Apx Sqft: 700-1100 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block, Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp: N</p>	<p>Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Drive: Lane Drive Park Spcs: 1 Tot Prk Spcs: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Library, Park, Public Transit, Rec Centre, School Exterior Feat: Landscaped Interior Feat: Other Security Feat: Carbon Monoxide Detectors, Smoke Detector</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: N HST Applicable to: Included In Sale Price: Oth Struct: Survey Type: Available</p>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.66	x 8.6	Hardwood Floor Large Window
2	Dining	Main	11.52	x 10.07	Hardwood Floor Window Open Concept
3	Kitchen	Main	15.68	x 8.92	Tile Floor W/O To Yard Quartz Counter
4	Br	2nd	12.4	x 7.09	Parquet Floor Large Window
5	Br	2nd	9.32	x 9.25	Hardwood Floor Window Closet
6	Prim Bdrm	2nd	9.09	x 12.5	Hardwood Floor Closet Window
7	Rec	Bsmt	12.66	x 11.42	Laminate Window

Client Remks: Located in highly sought-after Seaton Village, this beautifully renovated 2-storey semi with laneway parking offers the perfect blend of style, comfort, and convenience. Featuring 3 spacious bedrooms and 2 full bathrooms, this home is ideal for families and professionals alike. The main floor boasts a bright, open-concept living and dining area with elegant hardwood floors, flowing seamlessly into a stylish, updated kitchen with a walkout to a deck-perfect for entertaining. Enjoy a large, private backyard and stunning perennial landscaping in both the front and back. The finished basement (over 6' height) adds valuable living space with a cozy recreation room and a 3-piece bath-ideal for guests, a home office, or additional family space. Extensively upgraded for peace of mind and modern living, including: new windows (2024), beautifully redone front and backyard landscaping with new walkways, lawn, and perennial gardens (2024), front porch upgrade (2024), chimney maintenance (2024), and roof (2015). The home was further enhanced with a new city water line, upgraded access pipes, and an anti-flood backwater valve (2025). Move-in ready home with clean lines and lots of opportunity to showcase your style. Situated just steps from Christie Pits Park and public transit, this unbeatable location puts you minutes from shopping, dining, and entertainment. Walk to the Bloor subway, bike lanes, Fiesta Farms, Loblaws, and two fantastic community centres-St. Alban's (year-round rink and indoor pool) and Bob Abate (renowned for its kids' programs). Includes parking for one car. A true gem in one of Toronto's most vibrant neighbourhoods-don't miss this opportunity!

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All electric light fixtures, Gas burner and Equipment, Central Air conditioning,
Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100