



**40 Halton St**  
**Toronto Ontario M6J 1R3**  
Toronto C01 Trinity-Bellwoods Toronto  
**SPIS:** No **Taxes:** \$9,003.80/2025 **DOM: 0**  
**List: \$1,995,000 For: Sale**

Semi-Detached **Front On:** N **Rms:** 7 + 3  
**Link:** **Acce:** **Bedrooms:** 3 + 1  
2-Storey **Washrooms:** 3  
1x3xMain, 1x3x2nd, 1x4xBsmt

**Lot:** 20.8 x 150 Feet **Irreg:**  
**Dir/Cross St:** Shaw and Dundas  
**Directions:** Shaw and Dundas

**MLS#:** C13148100 **PIN#:** 212740085  
**Possession Remarks:** Flexible  
**Legal:** PT LT 15-16 PL 371 CITY WEST AS IN CT423099; CITY OF TORONTO

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air, Heat Pump / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> 100+ <b>Year Built:</b> 1890 <b>Apx Sqft:</b> 1500-2000 <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Stone <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Main <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 2 <b>Drive:</b> Lane <b>Drive Park Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>UFFI:</b> No <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fenced Yard, Library, Park, Public Transit, Rec Centre, School <b>Interior Feat:</b> Deck <b>Exterior Feat:</b> Water Softener, Sump Pump, Carpet Free <b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector	<b>Zoning:</b> <b>Cable TV:</b> <b>Hydro:</b> <b>Gas:</b> <b>Phone:</b> <b>Water:</b> Municipal <b>Water Supply Type:</b> <b>Sewer:</b> Sewers <b>Spec Desig:</b> Unknown <b>Farm/Agr:</b> <b>Waterfront:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Oth Struct:</b> <b>Survey Type:</b> None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.1	x 17.85	Hardwood Floor Bay Window
2	Dining	Main	12.63	x 13.75	Hardwood Floor Open Concept Window
3	Kitchen	Main	14.21	x 11.45	Tile Floor Stainless Steel Appl Window
4	Family	Main	14.07	x 9.97	Laminate W/O To Yard Window
5	Br	2nd	9.42	x 13.16	Hardwood Floor Window W/O To Balcony
6	Br	2nd	11.35	x 13.65	Hardwood Floor Double Closet Window
7	Prim Bdrm	2nd	15.62	x 13.09	Hardwood Floor Double Closet Window
8	Rec	Bsmt	14.53	x 29.99	Laminate Window
9	Br	Bsmt	10.47	x 11.32	Laminate Window Pot Lights

**Client Remks:** Nestled in the highly sought-after Trinity Bellwoods neighbourhood, this stunning fully renovated Victorian home offers the perfect blend of timeless charm and modern luxury. Situated on a generous 20.08 x 150 ft lot and offering approximately 2,785 sq. ft. of total living space, this 3-bedroom, 3-bathroom residence has been completely gutted and meticulously renovated from top to bottom with permits, all of which have been fully closed-providing peace of mind and exceptional quality throughout. Much larger than it appears, this remarkable home features a bright and spacious open-concept main floor with soaring ceilings, elegant hardwood floors, and seamless flow between the living and dining areas. The chef-inspired kitchen is equipped with quartz countertops, stainless steel appliances, and ample storage. A full bathroom with laundry and a cozy family room addition with a striking exposed brick wall complete the space, leading out to a private, fully fenced backyard. Upstairs, you'll find three generously sized bedrooms, including one with a walkout to a private deck, as well as a beautifully designed spa-like bathroom. Thoughtfully designed access panels for plumbing have also been incorporated into both the primary and child's closets for added convenience and future accessibility. The fully finished basement has been professionally dug down and features a separate entrance. This level includes a large egress window, laminate flooring, an expansive recreation room, an additional bedroom, and a luxurious bathroom with a deep soaking tub and separate shower. Tucked behind the utility room is an enormous hidden storage area. Additional features include updated windows, a water softener, dual heating systems with a gas furnace servicing the main and basement levels, three heat pumps serving the second floor, and central air conditioning for year-round comfort. The detached garage provides parking for two small cars. Steps to shops, restaurants and TTC!

**Inclusions:** Fridge, Stove, Range Hood, Built-in dishwasher, Microwave, Washer, Dryer, All Electric Light Fixtures, bathroom mirrors, Gas furnace, Central Air Conditioning, 3 heat pumps, Hot water tank, Water softener, garage door opener

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