



40 Halton St
Toronto Ontario M6J 1R3
Toronto C01 Trinity-Bellwoods Toronto
SPIS: No **Taxes:** \$9,003.80/2025 **DOM: 0**
List: \$2,485,000 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#: C13084462 **PIN#:** 212740085
Possession Remarks: Flexible
Legal: PT LT 15-16 PL 371 CITY WEST AS IN CT423099; CITY OF TORONTO
Broker Open House: Thursday, May 7 2026 4:00 PM - 6:00 PM **Opn Hse Note:** THURSDAY 4-6 AND SAT AND SUN 2-4PM

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air, Heat Pump / Gas A/C: Central Air Central Vac: No Apx Age: 100+ Year Built: 1890 Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Main Phys Hdcap-Eqp: No	Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Lane Drive Park Spcs: 0 Tot Prk Spcs: 2 UFFI: No Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck Interior Feat: Water Softener, Sump Pump, Carpet Free	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: 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 area, 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, this 3-bedroom, 3-bathroom residence has been meticulously updated from top to bottom-nothing has been left untouched. The main floor features a bright and spacious open-concept layout 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 convenient 2-piece powder room and a cozy family room with a striking exposed brick wall complete the space, leading out to a private, fully fenced backyard-perfect for entertaining. Upstairs, you'll find three generously sized bedrooms, including one with a walkout to a private deck. A beautifully designed spa-like 3-piece bathroom also graces this second floor. The fully finished basement has been professionally dug down and includes a large egress window, laminate flooring, an expansive recreation room, an additional bedroom, and a luxurious 4-piece bathroom with a deep soaking tub. Additional features include updated windows, a water softener, dual heating systems with a gas furnace for the main and basement levels, plus three heat pumps serving the second floor, and central air conditioning for year-round comfort. The detached garage provides parking for two small cars. Just steps to Ossington and Trinity Bellwoods Park, this home offers exceptional style, comfort, and location. This gorgeous home has been totally renovated from top to bottom with permits and all permits are closed. Don't miss the cold room behind the utility room - huge space for storage.

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