



40 Fuller Ave
Toronto Ontario M6R 2C3
Toronto W01 Roncesvalles Toronto
SPIS: No **Taxes:** \$9,094.29/2025 **DOM:** 0
List: \$1,249,000 For: Sale

Detached **Front On:** W **Rms:** 8 + 2
Link: N **Acres:** **Bedrooms:** 4
2 1/2 Storey **Washrooms:** 2
1x4x2nd, 1x3xBsmt

Lot: 18.19 x 104.21 Feet Irreg:
Dir/Cross St: Marion/South of Pearson
Directions: Marion/South of Pearson

MLS#: W13430926 **PIN#:** 213390166
Possession Remarks: Flexible
Legal: PT LT 13-14 PL 467 PARKDALE AS IN CA730893; T/W CA730893; CITY OF TORONTO
Broker Open House: Saturday, June 13 2026 2:00 PM - 4:00 PM
Opn Hse Note: Saturday & Sunday from 2PM - 4PM

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Heat Pump, Radiant / Gas A/C: Wall Unit Central Vac: No Apx Age: 100+ Year Built: 1890 Yr Built Source: MPAC Apx Sqft: 1500-2000 Lot Size Source: GeoWarehouse Roof: Membrane, Asphalt Shingle Foundation: Stone Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp: No	Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Street Only Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Fenced Yard, Library, Park, Public Transit, Rec Centre, School Exterior Feat: Deck Interior Feat: ERV/HRV, Carpet Free Security Feat: Carbon Monoxide Detectors, Smoke Detector	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	12.99	x 13.48	Hardwood Floor	Fireplace	Bay Window
2	Dining	Main	13.48	x 9.84	Hardwood Floor	Open Concept	Window
3	Kitchen	Main	19.26	x 9.84	Hardwood Floor	Quartz Counter	W/O To Yard
4	Family	2nd	12.01	x 10.5	Hardwood Floor	Window	
5	Prim Bdrm	2nd	12.17	x 14.01	Hardwood Floor	Closet	Bay Window
6	2nd Br	2nd	9.32	x 10.17	Hardwood Floor	Window	O/Looks Backyard
7	3rd Br	3rd	8.01	x 13.58	Hardwood Floor	Window	
8	4th Br	3rd	15.42	x 13.75	Hardwood Floor	Window	Closet
9	Rec	Bsmt	16.24	x 12.24	Laminate	Window	Pot Lights

Client Remks: A spectacular 2.5-storey Victorian in the heart of Roncesvalles Village, masterfully renovated from top to bottom while preserving its timeless character. Originally built in 1890 and thoughtfully redesigned by Etude Studios, this exceptional home seamlessly blends historic charm with sophisticated modern luxury. The main floor impresses with soaring 10-foot ceilings, herringbone engineered hardwood floors, custom built-ins, designer lighting and a stunning custom fireplace mantle. At the heart of the home is a chef-inspired kitchen featuring custom cabinetry and premium Thermador appliances, including a high-end induction range and oversized refrigerator. A dramatic Reynaers folding glass wall opens completely to create seamless indoor-outdoor living, extending the dining space to a large composite deck and beautifully fenced private backyard. The second floor is designed for comfortable family living, featuring a luxurious primary suite with exposed brick, custom cabinetry and a private terrace, an additional spacious bedroom, a beautifully appointed bathroom and a generous family room. The third floor offers two additional bright bedrooms, ideal for children, guests or home offices. Two custom-designed bathrooms showcase premium fixtures and hardware from Perrin & Rowe, Rejuvenation and other luxury brands. The professionally finished lower level include radiant heated floors, an exposed stone foundation wall and abundant storage. Comfort and efficiency are paramount with radiant in-floor heating throughout the basement, main and second floor levels, complemented by five Heat pumps (heat & Air conditioning) providing customized climate control throughout the home. Additional upgrades include custom lighting, a custom front door and hardware, new roof, eavestroughs and exterior paneling completed in 2024, new composite decking and fencing, and refinished front porch and entry.

Inclusions: Thermador Induction Stove, Thermador Fridge, Thermador Dishwasher, Smeg Microwave Oven, Washer, Dryer, Bathroom mirrors, Window coverings and rods, All Electric Light Fixtures, Gas Boiler and Equipment, 5 Heat pumps, TV brackets