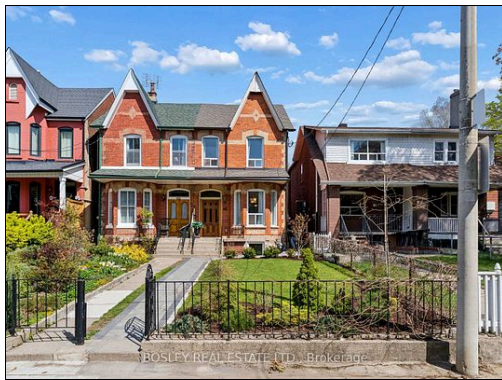




40 Halton St Toronto Ontario M6J 1R3 Toronto C01 Trinity-Bellwoods Toronto SPIS: No Taxes: \$9,003.80/2025		List: \$2,198,000 For: Sale DOM: 36
Semi-Detached Link: 2-Storey	Front On: N Acre:	Rms: 7 + 3 Bedrooms: 3 + 1 Washrooms: 3 1x3xMain, 1x3x2nd, 1x4xBsmt
Lot: 20.8 x 150 Feet Irreg: Dir/Cross St: Shaw and Dundas Directions: Shaw and Dundas		

MLS#: C13210256 **PIN#:** 212740085
Possession Remarks: Flexible
Legal: PT LT 15-16 PL 371 CITY WEST AS IN CT423099; CITY OF TORONTO

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 Yr Built Source: MPAC 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 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	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 heart of Toronto's coveted Trinity Bellwoods neighbourhood, this stunning fully renovated Victorian seamlessly blends timeless character with modern luxury. Situated on an impressive 20.08 x 150 ft lot and offering approximately 2,785 sq. ft. of total living space, this exceptional 3-bedroom, 3-bathroom home has been completely gutted and rebuilt with permits, all fully closed, ensuring outstanding quality and peace of mind. Deceptively spacious, the home features a bright open-concept main floor with soaring ceilings, rich hardwood floors, and effortless flow between the living and dining areas. The chef's kitchen is beautifully appointed with quartz countertops, stainless steel appliances, abundant cabinetry, and generous workspace. A main-floor bathroom with laundry and a welcoming family room addition, highlighted by a striking exposed brick wall, complete the level and open onto a private, fully fenced backyard. The second floor offers three generous bedrooms, including one with a walkout to a private deck, along with a beautifully renovated spa-inspired bathroom. Thoughtful design details include discreet access panels for plumbing incorporated into both the primary and secondary bedroom closets, providing convenient future accessibility. The professionally lowered and underpinned basement features a separate entrance, large egress window, expansive recreation room, additional bedroom, and a luxurious bathroom complete with a deep soaker tub and separate shower. Hidden behind the utility room is an enormous storage area rarely found in homes of this vintage. Additional upgrades include updated windows, a water softener, dual heating systems with a gas furnace serving the main and lower levels, three heat pumps servicing the second floor, and central air conditioning for year-round comfort. The detached garage provides parking for two small vehicles.

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