



**7 Fleming Cres**  
**Toronto Ontario M4G 2A9**  
 Toronto C11 Leaside Toronto  
**SPIS: No Taxes: \$11,482.13/2025 DOM: 0**  
**List: \$2,395,000 For: Sale**

Detached **Front On: E** **Rms: 7 + 1**  
**Link: N** **Acres:** **Bedrooms: 3**  
 2-Storey **Washrooms: 3**  
 1x2xMain, 1x4x2nd, 1x3xLower

**Lot: 30 x 135 Feet Irreg: widens to 37.18 at rear**  
**Dir/Cross St: Bayview/Eglinton**  
**Directions: Prime South Leaside, Bayview east on Fleming**

**MLS#: C12989170 PIN#: 103870165**  
**Possession Remarks: TBA**  
**Legal: PT LT 178 PL 2121 TWP OF YORK; PT LT 177 PL 2121 TWP of York AS IN TB845265; TORONTO**  
**Broker Open House: Tuesday, April 14 2026 11:30 AM - 1:00 PM**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Water / Gas <b>A/C:</b> Central Air <b>Central Vac:</b> No <b>Apx Age:</b> 51-99 <b>Year Built:</b> 1937 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1500-2000 <b>Lot Shape:</b> Irregular <b>Lot Size Source:</b> GeoWarehouse <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Concrete Block <b>Assessment:</b> <b>POTL:</b> <b>POTL Mo Fee:</b> <b>Elevator/Lift:</b> <b>Laundry Lev:</b> Lower <b>Phys Hdcap-Eqp:</b>	<b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Drive Park Spcs:</b> 4 <b>Tot Prk Spcs:</b> 4 <b>UFFI:</b> <b>Pool:</b> None <b>Energy Cert:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Exterior Feat:</b> Deck, Landscaped <b>Interior Feat:</b> Bar Fridge, Storage	<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> <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	19.42	x 14.83	Bay Window	B/I Bookcase	O/Looks Dining
2	Dining	Main	14.5	x 1315.62	Window	Panelled	Hardwood Floor
3	Kitchen	Main	17.85	x 8.76	Eat-In Kitchen		
4	Den	Main	8.33	x 8.07	Window	2 Pc Bath	O/Looks Backyard
5	Prim Bdrm	2nd	16.34	x 11.91	Window	Closet Organizers	Hardwood Floor
6	2nd Br	2nd	11.91	x 11.75	Window	Double Closet	Hardwood Floor
7	3rd Br	2nd	12.93	x 10.17	Window	Double Closet	Hardwood Floor
8	Rec	Lower	21.75	x 19.59	3 Pc Bath	Closet	

**Client Remks:** This gracious, tastefully renovated family home on one of Leaside's most coveted streets offers an exceptional blend of timeless character and thoughtful modern updates. Rich in charm, this residence showcases original details including leaded and stained glass windows, etched French doors, and classic gumwood wainscoting, seamlessly complemented by custom built-ins designed for both aesthetics and functionality. The principal rooms are bright, spacious, and beautifully proportioned for everyday living and elegant entertaining. The expansive living room features a full wall of custom cabinetry, while the dining room is enhanced by original gumwood built-ins for extra storage and to hold a convenient wine fridge. The renovated eat-in kitchen offers quartz countertops and abundant cabinetry. A charming den or sitting room overlooks the deep rear garden, with a discreetly tucked powder room completing the main level. Upstairs, the second floor offers three generously sized bedrooms, all with ample closet space, along with two additional hallway closets for added storage. The three bedrooms share a stylishly renovated four-piece bath. The finished lower level provides excellent additional living space, featuring a large, light-filled family room, a three-piece bath, and a dedicated laundry room, ideal for growing families. The beautifully landscaped deep backyard is perfect for entertaining, with a large deck, stone dining area, built-in gas fireplace, and an attractive storage shed. Ideally located just one block from the shops, cafes, and restaurants of Bayview Avenue, and within the highly sought-after Bessborough Elementary and Middle School district, this is a wonderful opportunity to enjoy the very best of Leaside living.

**Inclusions:** LG electric stove, Jennair fridge, Asko dishwasher, Electrolux washer, GE dryer, wine fridge in dining room, Ecobee thermostat, built-in ceiling speakers, Ecobee thermostat, built-in speakers in kitchen ceiling, built-in fireplace in back garden, in-ground sprinkler system in back garden, owned water heater, all electric light fixtures, all window coverings

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191