



111 Seaton St **List: \$1,380,000 For: Sale**
Toronto Ontario M5A 2T2
 Toronto C08 Moss Park Toronto
Taxes: \$6,686/2025 **SPIS:** No
DOM: 1 **Last Status:** NEW

Detached **Front On:** E
Link: N **Acre:**
 3-Storey 16 x 95 Feet
Irreg:
Dir/Cross St: Dundas St E & Shuter St
Directions: Dundas St E & Shuter St

Rms: 8 + 1
Bedrooms: 3 + 1
Washrooms: 3
 1x4x2nd, 1x5x2nd, 1x6xBsmt

MLS#: C13146632 **Sellers:** Galina Serebryakova & Christopher Bostwick
Public Open House: Saturday, May 23 2026 2:00 PM - 4:00 PM **Contact After Exp:** No
 Sunday, May 24 2026 2:00 PM - 4:00 PM
Holdover: 90 **Possession:** Flexible
PIN#: 210900105 **Rmrks:** TBA
Additional PIN#: **Occup:** Owner
Legal: Pt Lot 12, Plan 82. Toronto As In Ct857094 **ARN#:** 190407210002200

<p>Kitchens: 1 Fam Rm: Y Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Assessment: POTL: Elevator/Lift: Garage: Yes Laundry Lev: Phys Hdcp-Eqp:</p>	<p>Exterior: Brick / Vinyl Siding Drive: Gar/Gar Pk Spcs: Detached / 1 Drive Pk Spcs: 0 Tot Pk Spcs: 1 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fenced Yard, Fireplace/Stove, Hospital, Library, Park, Public Transit, School HST Applicable to Included In Sale Price: Exterior Feat: Awnings, Deck, Hot Tub, Privacy Interior Feat: Sauna, Water Heater Roof: Shingles Foundation: Concrete</p>	<p>Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Lot Size Source: MPAC Survey Type: Unknown</p>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.51	x 4.66	Stained Glass	Crown Moulding	
2	Living	Main	15.16	x 14.5	Gas Fireplace	Hardwood Floor	Open Concept
3	Dining	Main	12.5	x 11.91	Crown Moulding	Hardwood Floor	Open Stairs
4	Kitchen	Main	10.17	x 10.07	Renovated	W/O To Patio	Window
5	Prim Bdrm	2nd	15.58	x 11.61	4 Pc Ensuite	Closet	
6	Br	2nd	10.83	x 10.1	Closet	Window	
7	Family	3rd	14.57	x 13.16	Skylight	Open Concept	
8	Office	3rd	14.6	x 12.47	Open Concept	Window	
9	Sunroom	3rd	13.19	x 10.86	Greenhouse Window	O/Looks Backyard	
10	Rec	Bsmt	14.27	x 13.16	6 Pc Bath	Closet	Sauna
11	Laundry	Bsmt	12.01	x 11.58	Ceramic Floor	Window	

Client Remks: Welcome to This Beautifully Designed 3-storey Detached Home in Historic Moss Park, Where Timeless Style Meets Modern Downtown Living. Offering 3+1 Bedroom and 3 Bathrooms, the Home is Filled With Natural Light and Thoughtfully Designed Spaces That Feel Warm, Inviting, and Effortlessly Refined. The Sunroom is a True Highlight, a Bright and Peaceful Space Perfect for Slow Mornings With Coffee or Relaxing Evenings With a Glass of Wine. Outside, the Private Low-maintenance Backyard Features a Soothing Hot Tub, While the Newly Built Laneway-access Garage Adds a Rare Level of Convenience in the City. Just Minutes From Downtown, Transit, Cafes, Parks, and Toronto's Vibrant East End, This Home Offers a Lifestyle That Feels Both Connected and Tucked Away. Stylish, Sophisticated, and Made for Modern City Living.

Extras:
Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hot tub
Exclusions:
Rental Items:
Showing Requirements: Lockbox

Brkage Remks: Showings Required 24 Hours Notice, 5% Deposit By Bank Draft. Include Schedule B & Form 801 In Offers All Offers Sent To Kristian.utley@theagencyre.com and meradsafaiian@gmail.com With 24 Hours Irrevocable. Thanks For Showing

Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: 645 Sqft Below Grade Source: Sqft Above Grade Finished: 1980 Sqft Above Grade Source: Owner
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THE AGENCY Ph: 416-847-5288 **Fax:**
31 Scarsdale Rd. Unit 6 Toronto M3B1J8
KRISTIAN UTLEY, Salesperson 437-448-0180
MERAD SAFAEIAN, Broker 416-837-0311 THE AGENCY

Contract Date: 05/19/2026	Condition:	Ad: Yes
Expiry Date: 09/19/2026	Cond Expiry:	Escape:
Last Update: 05/19/2026	CB Comm: 2.5%	Original: \$1,380,000