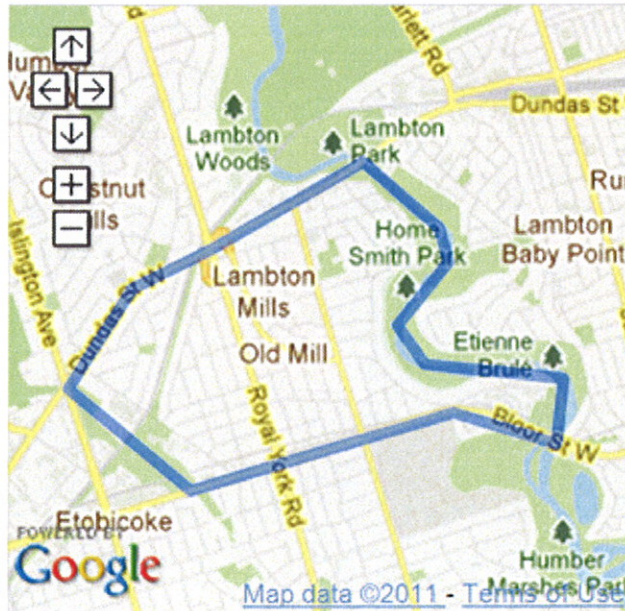


KINGSWAY SOUTH



Average 2008 sale price:

\$861,166

A sleepy, bucolic pocket, The Kingsway breeds fierce loyalty among its privacy-prizing residents, who value its generous lot sizes. The houses at the core are the result of an ambitious development project spanning 1924 to 1947, when Robert Home Smith sought to create a garden city in the 19th-century British style. The resulting 671 original homes, and those that followed, all seem to have at least some Tudor-Revival detailing. This uniformity—which extends to a Japanese maple on seemingly every front yard—is closely policed by eagle-eyed residents, who have been known to seek out stop-work orders if front-yard fences don't suit Smith's founding principles.

HOUSING STOCK: Most of the large Arts and Crafts and Tudor homes are on sizable leafy lots with discreet garages. Original Robert Home Smiths go for a premium.

BARGAIN ZONES: North of Usher, The Kingsway offers matchbox versions of the more baronial homes found in the south.

THE VERDICT: The whole area feels like a rural English village within the city. A lucky few have kitchen windows with eternally protected views of the Humber River. The latest census shows below-average numbers of high school- and college-age kids, making this one of the quietest corners of Toronto.

NEIGHBOURHOOD HOT SPOTS:

The Book Mark One of the city's great independent bookstores, the Book Mark is also the oldest, still going strong after 44 years. It continues to survive the Chapters-Indigo onslaught thanks to its loyal Kingsway customers, and has repaid them with friendly, knowledgeable staff and an exceptionally keen-eyed buyer. 2964 Bloor St. W., 416-233-2191.

Crème de la Crème The no-nonsense ladies who helm this midday establishment run a tight ship: top-notch eggs Benny and pancakes arrive swiftly, with little small talk. Don't even think of making a substitution. 2991 Bloor St. W., 416-237-9414.

Magic Spot Grill The burger-and-fries joint has been a favourite for generations of Kingsway high schoolers. 2973 Bloor St. W., 416-233-4244.

The Old Sod A popular, if somewhat dingy spot, this is where locals come to tip back a pint and catch the game. 2936 Bloor St. W., 416-239-3812.

NEARBY RESTAURANTS

MERLOT

The long, narrow room—adorned with French art, cinema posters and mismatched chairs—is packed just about ... (0.79 km away)

JUST GREEK

Serious foodies bemoan the lack of authentic, even decent Greek food in this city. (The ... (0.82 km away)

GREEN MANGO

One of four locations in Toronto, this casual yet sophisticated restaurant is packed with west-enders ... (0.82 km away)

NEARBY SHOPPING AND SERVICES

MA MAISON

For five years now, this adorable little café—cornflower blue and dijon yellow, French music and ... (0.79 km away)

DANIEL LE CHOCOLAT BELGE

Hailing from 10 generations of cocoa producers, Sue DeGrandis knows her chocolate from bean to ... (0.82 km away)

BAKE SALE

Located a few feet behind the display counter, the kitchen in this homey Kingsway bakery ... (1.03 km away)

COMMUTING

Gardiner and 427:

5.6 km

401 and 400:

7.0 km

King and Bay:

10.2 km

Subways:

Royal York Station 0.8 km

Old Mill Station 1.0 km

Islington Station 1.6 km

Commuting and subway distances measured from neighbourhood centre.