



74 Spadina Rd 204 Toronto Ontario M5R 2T5 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$3,189.79 / 2025 For: Sale SPIS: N DOM: 11			Sold: \$650,000 List: \$650,000
Condo Apt Apartment Unit#: 4 Corp#: TSCC / 1629	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4xFlat	
Dir/Cross St: Spadina Road / Bloor Street West Directions: North on Spadina Rd from Bloor St W., just past Kendal Ave Prop Mgmt: Mareka Properties 416-255-7300			

MLS#: C12387494 **Sold Date:** 09/19/2025
PIN#: 126290010

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: 16-30 Apx Sqft: 800-899 Sqft Source: Floor Plans: 801 sq ft + 204 sq ft terrace Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$812.40 A/C: Window Unit Central Vac: N UFFI: Elev/Lift: Y Retirement: Under Contract: None HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free Security Feat: Security System	Balcony: Terr Ens Lndry: Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: \$100 Prk Lvl/Unit: Bldg Amen: Bike Storage, Visitor Parking, Elevator Com Elem Incl: Y
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15.58	x 19.91	Parquet Floor	W/O To Terrace	Open Concept
2	Dining	Flat	8.07	x 8.07	Parquet Floor	W/O To Terrace	Open Concept
3	Kitchen	Flat	7.74	x 7.91	Ceramic Floor	O/Looks Dining	Pantry
4	Prim Bdrm	Flat	12.99	x 10.5	Parquet Floor	W/O To Terrace	W/I Closet
5	2nd Br	Flat	13.25	x 9.15	Parquet Floor	Window	W/I Closet

Client Remks: A Rare Annex Find with Treetop Vibes! Step inside 800+ sq. ft. of classic character in an Art Deco-inspired mid-rise boutique building. This bright corner suite features two large bedrooms (each with walk-in closets) and one with its own walk out to the incredible terrace. Bonus storage throughout the entire unit...so much storage!!! Original parquet floors bring warmth, while a freshly painted canvas is ready for your personal touch. The real showstopper? A west-facing terrace of 200+ sq. ft. that feels like a private treehouse -- quiet, leafy, and perfect for morning coffee or evening unwinds. This corner unit offers up so many windows that bring in an abundance of natural light. And the location couldn't be better: just minutes on foot to Spadina & Dupont TTC, close to U of T, George Brown, shops, parks, and the JCC. Suites like this rarely hit the market -- come and get it while you can! Please note that a few images are staged with virtual enhancements and furnishings.

Inclusions: All appliances (As Is), window coverings, and electric light fixtures.

Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000



95 Prince Arthur Ave #224 Toronto Ontario M5R 3P6 Toronto C02 Annex Toronto % Dif: 87 Taxes: \$3,233.11 / 2024 For: Sale SPIS: N DOM: 7			Sold: \$650,000 List: \$750,000
Condo Apt Apartment Unit#: 24 Corp#: MTCC / 757	#Shares%: Locker#: #30 Locker Lev/Unit: P1 Locker Unit: 113 Level: 2	Rms: 4 Bedrooms: 1 Washrooms: 2 1x4xMain, 1x2xMain	
Dir/Cross St: Bloor & St. George Directions: Bloor & St. George Prop Mgmt: Goldview Property Management 416-631-1234			

MLS#: C12357449 **Sold Date:** 08/27/2025
PIN#: 117570041

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$669 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
--	---	---

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.16	x 12.6	Combined W/Dining	Laminate	O/Looks Garden
2	Dining	Main	13.12	x 12.63	Combined W/Living	Laminate	Large Window
3	Kitchen	Main	9.74	x 7.74	B/I Dishwasher	Ceramic Floor	Quartz Counter
4	Prim Bdrm	Main	23.92	x 11.42	His/Hers Closets	Laminate	

Client Remks: Great opportunity to call the Dunhill Club home at 95 Prince Arthur Ave. in the dynamic and vibrant Annex. Situated in a serene neighbourhood with close proximity to the Bloor/Yorkville shopping arcade, Royal Ontario Museum & fine dining. Steps to two subway stations and the UofT St. George campus. Bright and spacious corner suite overlooking the well maintained courtyard garden to help rejuvenating the mind and the body. Carpet free with laminated floor throughout. Recent upgrades of quartz counter-tops with new faucets and plumbing fixtures in the kitchen and the two washrooms. A locker is handy to conveniently add to extra storage. Heat, hydro and water are included in the monthly maintenance fee. This sought after building features 24/7 concierge/security, an updated/modern party/meeting room, a recently renovated roof top terrace with a welcoming hot tub/BBQ facilities and visitor parking.

Inclusions: Existing: fridge, stove, range hood exhaust fan, B/I dishwasher, washer & dryer, window coverings and blinds, all ELF's

Listing Contracted With: SKYBOUND REALTY 416-900-6566



95 Prince Arthur Ave 723 Toronto Ontario M5R 3P6 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$3,762.90 / 2025 For: Sale SPIS: N DOM: 34			Sold: \$750,000 List: \$799,000
Condo Apt Apartment Unit#: 23 Corp#: MTCC / 757	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 7	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Bloor St & Huron St Directions: Bloor St & Huron St Prop Mgmt: Goldview Property Management			

MLS#: C12437849 **Sold Date:** 11/04/2025
PIN#: 117570175

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: 866 sqft - Floor Plan Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$745.20 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Storage Area Lockers	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	11.25	x 8.23	Stone Floor Closet
2	Living	Flat	17.26	x 11.84	Broadloom Se View Combined W/Dining
3	Dining	Flat	17.26	x 11.84	Broadloom Se View Combined W/Living
4	Solarium	Flat	9.15	x 7.91	Broadloom Open Concept Large Window
5	Prim Bdrm	Flat	13.68	x 10.99	Broadloom Double Closet 4 Pc Bath
6	Kitchen	Flat	16.24	x 8.01	Renovated Breakfast Area B/I Desk
7	Bathroom	Flat	7.51	x 5.74	Renovated

Client Remks: Rarely Available Corner Suite At The Dunhill Club, 95 Prince Arthur Avenue, Where Generous Scale And Timeless Design Meet The Ultimate Urban Lifestyle. This Renovated South/East Corner Residence, Filled With Natural Light Throughout The Day, Offers Over 860 Square Feet Of Refined And Highly Functional Interior Living Space With Serene Treetop Views And Outlooks Onto Some Of The City's Most Architecturally Significant Buildings. The Well-Proportioned Rooms Transition Seamlessly From The Expansive Living And Dining Areas To The Custom-Designed Kitchen, Appointed With Abundant Cabinetry, Premium Stainless-Steel Appliances, A Built-In Desk And Breakfast Nook. The Primary Bedroom Is Spacious And Thoughtfully Arranged, Complete With A Double Closet. The Elegant Bathroom Showcases Timeless Finishes, A Custom-Built Vanity And Stone Flooring And Backsplash. Life At The Dunhill Club Combines The Charm Of Boutique Living With The Conveniences Of Modern Amenities. Recently Enhanced Common Areas Include A Rooftop Terrace With Sweeping City Views, A Hot Tub And Barbecue Area, A Stylish Party Room And Ample Visitor Parking. Perfectly Situated In The Heart Of The Annex, This Address Is Steps From Bloor Streets Finest Dining, Shopping, And Cultural Destinations And Multiple Subway Lines. With A Walk Score Of 98 And A Bike Score Of 100, Everything You Need Is Just Outside Your Door. This Is A Rare Opportunity To Own A Corner Suite With Striking City Views In This Buildingan Offering That Pairs Sophistication With An Unparalleled Lifestyle In One Of Torontos Most Historic And Sought-After Neighbourhoods.

Inclusions: Stainless-Steel Refrigerator, Stove, Dishwasher, Miele Washer, Miele Dryer, Electric Light Fixtures and All Window Treatments.

Listing Contracted With: SOTHEYB'S INTERNATIONAL REALTY CANADA 416-960-9995



95 Prince Arthur Ave 311 Toronto Ontario M5R 3P6 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$4,079.61 / 2025 For: Sale SPIS: N DOM: 0			Sold: \$810,000 List: \$859,900
Condo Apt Apartment Unit#: 11 Corp#: MTCC / 757	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Bloor & St George Directions: Entrance on Prince Arthur Prop Mgmt: Goldview Property Management			

MLS#: C12256394 **Sold Date:** 07/02/2025
PIN#: 117570055

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: MPAC Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$803.33 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N Accessibility Feat: Open Floor Plan,Elevator,Hard/Low Nap Floors,Level Entrance,Level Within Dwelling HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Storage Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level B - 45 Bldg Amen: Concierge, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	27	x 11.25	Combined W/Dining
2	Dining	Main	27	x 11.25	Hardwood Floor
3	Kitchen	Main	9.02	x 7.55	Stainless Steel Sink
4	Prim Bdrm	Main	24.02	x 11.32	W/I Closet
5	Solarium	Main	11.48	x 9.02	French Doors

Client Remks: The perfect opportunity to own in one of Toronto's most distinct and beautiful areas The Annex. Meticulously maintained building and unit offers 899 sq ft of interior living space plus a balcony overlooking the trees. Natural light flows through the unit creating a cozy living space. The expansive primary bedroom houses a large walk-in closet as well as room for a chest of drawers and more. The Solarium off of the living room provides flexibility as a second bedroom or office for those who require a spacious home office. Abundant closet space throughout as well as a desirable spa like four piece bathroom. The open concept kitchen creates a seamless living space. Maintenance fees include all the utilities! Quiet building with 24 hour security and visitor parking. Steps from the St George subway entrance; close to the ROM, Yorkville shopping & cafes; U of T; hospitals - prime downtown location nestled away on a quiet street! Best of all worlds! Maintenance fees include ALL utilities!!

Listing Contracted With: RE/MAX HALLMARK BIBBY GROUP REALTY 416-481-0888




232 St George St 15
Toronto Ontario M5R 2N5
 Toronto C02 Annex Toronto % Dif: 97
Taxes: \$3,348.15 / 2025 **For:** Sale **SPIS:** N **DOM:** 50
Sold: \$875,000
List: \$899,900
 Condo Townhouse **#Shares%:** **Rms:** 5
 Stacked Townhse **Locker#:** **Bedrooms:** 2
Unit#: 10 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 1139 **Locker Unit:** 1x4xMain, 1x2xMain
Level: 2
Dir/Cross St: St. George Street and Dupont
Directions: Just South of Bernard Ave on St George St
Prop Mgmt: Canlight Property Management

MLS#: C12252977 **Sold Date:** 08/19/2025
PIN#: 121390021

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Previous Listing Exposure: Ew Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$882.78 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Visitor Parking Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.85	x 13.68	Fireplace	Laminate	Large Window
2	Dining	Main	15.85	x 13.68	Combined W/Living	Open Concept	Laminate
3	Kitchen	Main	10.83	x 9.09	Modern Kitchen	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	Main	11.68	x 10.93	B/I Closet	4 Pc Ensuite	W/O To Balcony
5	2nd Br	Main	10.17	x 8.92	Closet	Laminate	Large Window

Client Remks: Welcome to the sweet spot of Toronto living where campus culture, heritage architecture, and city convenience all intersect. Tucked away on one of the most storied streets in the Annex, Suite 15 at 232 St. George isn't just a condo it's your front-row seat to the University of Toronto and everything that makes this neighbourhood buzz. This is a home that feels different from the moment you walk in literally. With its own private entrance, there's no lobby, no elevator, and no long wait between you and your front door. Whether you're carrying groceries, a bike, or just want that townhouse-style ease, this boutique building delivers the kind of quiet luxury thats hard to find downtown. Inside, modern finishes meet functional design in a 2-bedroom, 2-bathroom layout that lives comfortably whether you're hosting, working from home, or enjoying a quiet night in. The standout kitchen is sleek and stylish, anchored by a waterfall peninsula that doubles as both prep space and conversation hub. Custom built-in cabinetry in the kitchen, primary bedroom, and laundry area keeps your daily essentials tucked away because design is in the details. It's no exaggeration to say this is one of the most coveted pockets of the city. The Annex is a rare mix of energy and elegance: charming Victorian homes, independent shops, cultural institutions, bookstores, cafes, and parks all blend together in a way that feels distinctly Toronto. Walk a few blocks and you'll hit Bloor Street, the Royal Ontario Museum, or the entrance to the citys subway network. And yes, the University of Toronto is close by but the draw here is so much bigger than any one institution. Refined finishes and a truly unbeatable address, Suite 15 is ideal for couples, professionals, and anyone looking to own a piece of a neighbourhood that continues to define classic Toronto living. Step into a space that feels like home from day one. The Annex is calling.
Inclusions: Refrigerator, stove, dishwasher, stackable washer & dryer, all electrical fixtures, all closet & cupboard inserts and all window coverings. One parking spot.
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000

	190 St. George St 1106 Toronto Ontario M5R 2N4 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$3,841.11 / 2024 For: Sale SPIS: N DOM: 35		Sold: \$875,000 List: \$929,000		
	Condo Apt Apartment Unit#: 06 Corp#: YCC / 40	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: #33 Level: 11	Rms: 5 Bedrooms: 1 Washrooms: 1 1x3xMain		
Dir/Cross St: Bloor St W & St George Directions: Exit at St. George Station and walk :) Prop Mgmt: ICC Property Management Ltd.					
MLS#: C12302000 Sold Date: 08/27/2025 PIN#: 110400064					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1971 Yr Built Source: MPAC Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,147.96 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: N Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: #60 Bldg Amen: Bbqs Allowed, Bike Storage, Exercise Room, Visitor Parking Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 190 St George St, a celebrated, quiet, tree-lined mid-century modern boutique building in the heart of the Annex, designed by renowned architect Joseph A. Medewski. Located just steps from two subway lines, this boutique residence offers a perfect balance of timeless design and urban convenience. This sub-penthouse 1-bedroom, 1-bathroom suite offers 725 sq ft of impeccably renovated interior space, plus an oversized west-facing terrace perfect for enjoying unobstructed, forever views of the city skyline that impress both day and night. Interiors by Design Fellow Inc., with over \$100,000 invested in premium upgrades. The suite features a refined, open-concept layout filled with natural light from floor-to-ceiling windows. The kitchen is sleek and functional, with custom cabinetry, modern appliances, and high-end finishes. The tranquil bedroom is generously sized and can comfortably accommodate a king-sized bed, while the fully renovated washroom adds elegant, contemporary touches. Suite corridors to be renovated. Parking and a locker are included, providing everyday convenience in a prime downtown location, just moments to Yorkville, U of T, Bloor Street shopping, the ROM, and more. Inclusions: Refrigerator, stove, dishwasher, clothes washer, clothes dryer, all existing window coverings, all existing electric fixtures.					
Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090					



95 Prince Arthur Ave 522 Toronto Ontario M5R 3P6 Toronto C02 Annex Toronto % Dif: 102 Taxes: \$4,613 / 2025 For: Sale SPIS: N DOM: 39			Sold: \$1,030,000 List: \$1,009,000
Condo Apt Apartment Unit#: 522 Corp#: mtcc / 757	#Shares%: Locker#: 31 Locker Lev/Unit: Level B Locker Unit: Level: 5	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 2x4xMain	
Dir/Cross St: Bloor and St George Directions: Bloor and St George Prop Mgmt: Goldview Property Management			


MLS#: C12208360 **Sold Date:** 07/18/2025
PIN#:


Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Lot Size Source: Other Sqft Source: Truplan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$963 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Storage Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A - #41 Bldg Amen: Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.59	x 11.61	Combined W/Dining	Large Window	Ne View
2	Dining	Main	21.59	x 11.61	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	10.99	x 10.01	Centre Island	Custom Counter	Breakfast Bar
4	Prim Bdrm	Main	18.01	x 10.01	4 Pc Ensuite	W/I Closet	
5	2nd Br	Main	10.89	x 8.89	Pot Lights	Hardwood Floor	B/I Shelves
6	Den	Main	9.42	x 8.89	Large Window	East View	Hardwood Floor

Client Remks: Live stylishly at 95 Prince Arthur a sleek, updated 2-bedroom + office condo tucked on a quiet block between the Annex and Yorkville. Offering open-concept living, this sun-filled suite serves up a renovated kitchen with a stunning Italian marble island, quartz counters + backsplash, and a glass slider opening to a flexible office or creative space. Two generous bedrooms, modern baths, and floor-to-ceiling windows complete the vibe. Bonus: There's a rough-in for a door frame between the second bedroom and the office easily converted into a walk-through or connected space for added flexibility. The building brings it too; rooftop terrace with BBQs + hot tub, lush garden, party/meeting room, 24-hour concierge, visitor parking, and more. Maintenance fees cover all utilities. Comes with parking and a large locker. Steps to U of T, the ROM, Yorkville's best boutiques and cafes, hospitals, and the subway. Urban life, with a side of calm.

Inclusions: See Schedule C
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191

			103B Walmer Rd Toronto Ontario M5R 2X6 Toronto C02 Annex Toronto % Dif: 101 Taxes: \$6,172.95 / 2024 For: Sale SPIS: N DOM: 14			Sold: \$1,335,000 List: \$1,319,000									
			Condo Townhouse 2-Storey Unit#: 5 Corp#: TSCP / 2100			#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 30 Level: 1			Rms: 7 Bedrooms: 2 + 1 Washrooms: 3 1x2x2nd, 1x4x3rd, 1x3x3rd						
			Dir/Cross St: Bloor St W & Spadina Rd Directions: Just west of Spadina Rd at Bernard Ave Prop Mgmt: Summa Property Management												
MLS#: C12274185 Sold Date: 07/23/2025 PIN#: 761000005															
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2010 Apx Sqft: 1600-1799 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Ew Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:				Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$800.17 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free, Storage Area Lockers				Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Y Energy Cert:				Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick / Stone Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: A -12 / A - 13 Bldg Amen: Com Elem Incl:			
#	Room	Level	Length (ft)	Width (ft)	Description										
1	Living	2nd	14.27	x 10.86	Hardwood Floor	Gas Fireplace	Bay Window								
2	Dining	2nd	11.93	x 9.74	Hardwood Floor	Open Concept	Gas Fireplace								
3	Kitchen	2nd	12.79	x 12.2	Hardwood Floor	Centre Island	Breakfast Bar								
4	Breakfast	2nd	9.94	x 8.7	Hardwood Floor	Juliette Balcony	Pot Lights								
5	Powder Rm	2nd	5.73	x 5.11	Tile Floor	Stone Counter	Pot Lights								
6	Laundry	2nd	0	0	Closet										
7	Prim Bdrm	3rd	14.94	x 13.61	Hardwood Floor	4 Pc Ensuite	Double Closet								
8	Bathroom	3rd	0	0	4 Pc Ensuite	Marble Floor	Soaker								
9	2nd Br	3rd	13.57	x 10.28	Hardwood Floor	W/O To Terrace	Double Closet								
10	3rd Br	3rd	8.12	x 7.26	Hardwood Floor	Skylight	Double Doors								
11	Bathroom	3rd	0	0	3 Pc Bath	Marble Floor	Stone Counter								
Client Remks: Welcome to Prime Annex! A Rare Gem in the Heart of Toronto! This exceptional townhome boasts 1,600 sq ft of bright, spacious living space across two floors. Enjoy a chef's kitchen with a central island, a cozy gas fireplace, and soaring 9-foot ceilings in the living room. Upstairs, find three versatile bedrooms. The back bedroom opens onto a private deck, while the spacious primary suite features cathedral ceilings, a skylight, generous closet space, and an ensuite bath. The third bedroom offers endless possibilities as a nursery, office, or creative space. Additional perks include two-car parking, extra storage, and visitor parking. All of this in a prime location near top schools, parks, two subway lines, and surrounded by beautiful architectural homes. Don't miss this rare opportunity! Inclusions: Fridge, stove, microwave hoodfan, dishwasher, wine rack, stackable washer & dryer, window blinds, electrical light fixtures, closet organizers, alarm system.															
Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300															

			397 Brunswick Ave 5 Toronto Ontario M5R 2Z2 Toronto C02 Annex Toronto % Dif: 96 Taxes: \$10,389.85 / 2025 For: Sale SPIS: N DOM: 22 Sold: \$2,100,000 List: \$2,179,000			
Condo Townhouse 3-Storey Unit#: 5 Corp#: MTCP / 1409			#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1		Rms: 8 Bedrooms: 3 Washrooms: 4 2x4xUpper, 1x2xMain, 1x4xLower	
Dir/Cross St: Spadina & Bloor St W Directions: Spadina & Bloor St W Prop Mgmt: MTCP						
MLS#: C12440379 Sold Date: 10/24/2025 PIN#:						
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2001 Apx Sqft: 2250-2499 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,100 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Water Heater Owned		Balcony: Encl Ens Lndry: Y Ndy Lev: Exterior: Brick Gar/Gar Spcs: Carport / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.01	x 15.75	Hardwood Floor	Crown Moulding Large Window
2	Dining	Main	13.16	x 12.14	Hardwood Floor	Crown Moulding
3	Kitchen	Main	14.73	x 9.15	Stainless Steel Appl	Eat-In Kitchen Granite Counter
4	Breakfast	Main	8.56	x 6.63		
5	Family	Main	12.99	x 15.75	W/O To Patio	Gas Fireplace Hardwood Floor
6	Prim Bdrm	Upper	24.38	x 15.75	4 Pc Ensuite	His/Hers Closets Large Window
7	2nd Br	Upper	12.99	x 10.47	W/O To Balcony	Double Closet
8	3rd Br	Upper	17.26	x 9.09	Double Closet	Large Window
9	Rec	Lower	20.8	x 15.75	W/O To Yard	4 Pc Ensuite Open Concept
Client Remks: Welcome to this expansive three-storey executive townhome, tucked away on a private court in Toronto's prestigious Annex neighbourhood. The main floor impresses with soaring 10-foot ceilings, crown moulding, hardwood flooring and oversized windows filling the home with natural light. The large eat-in kitchen offers ample cupboard space, granite counters, and quality appliances. The cozy family room has a walk-out to the outdoor patio overlooking the treelined, landscaped yard. Upstairs, you'll find three spacious bedrooms, including the primary with a four-piece ensuite, and his and her closets. The lower level has its own four-piece bath, versatility as a home office, gym, or media room and walk-out to the private gardens. Located on a quiet, tree-lined court, this home offers a perfect blend of privacy and convenience. The Annex is known for its vibrant restaurants, cafes, boutique shops, and cultural destinations. With multiple subway stations and streetcar lines just steps away, commuting anywhere in the city is effortless. Top-rated schools, parks, and the University of Toronto campus are all within walking distance. Inclusions: Fridge, Stove, Dishwasher, Hood-range/Microwave, Stacked Washer & Dryer, All Electrical Light Fixtures, All Existing Window Coverings.						
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016						