



55 Lorindale Ave 105
Toronto Ontario M5M 3C3
Toronto C04 Lawrence Park North Toronto % Dif: 97
Taxes: \$3,218.80 / 2024 **For:** Sale **SPIS:** N **DOM:** 14

Sold: \$725,000
List: \$749,000

Condo Apt
Apartment
Unit#: 105
Corp#: TSCC / 1444

#Shares%:
Locker#:
Locker Lev/Unit: Lev
Locker Unit:
Level: A

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xGround, 1x3xGround

Dir/Cross St: Yonge/Lawrence
Prop Mgmt: Times Management

MLS#: C12171510
Sold Date: 06/06/2025
PIN#:

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Heat Pump / Other
Apx Age:
Apx Sqft: 800-899
Sqft Source: per plans
Exposure: E
Assessment:
Spec Desig: Unknown
Phys Hdcap-Eqp:

Pets Perm: Restrict
Locker: Owned
Maint: \$864.14
A/C: Wall Unit
Central Vac: N
UFFI:
Elev/Lift:
Taxes Incl:
Heat Incl:
Cable TV Incl:
Bldg Ins Incl: Y
Cert Level:
GreenPIS:
Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions

Balcony: Open
Ens Lndry: Y
Lndy Lev:
Exterior: Concrete
Gar/Gar Spcs: Underground / 1
Park/Drive:
Park Type: Owned
Park/Drv Spcs: 0 **Tot Prk Spcs:** 1
#: #13
Park \$/Mo:
Prk Lvl/Unit: P1
Bldg Amen:
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.42	x 10.86	Open Concept Laminate
2	Dining	Ground	10.86	x 7.32	Laminate W/O To Patio
3	Kitchen	Ground	10.83	x 8.69	B/I Appliances Breakfast Bar
4	Prim Bdrm	Ground	12.47	x 9.12	Broadloom W/I Closet
5	2nd Br	Ground	14.01	x 8.6	Broadloom W/I Closet

Client Remks: Extraordinary opportunity! This quiet low rise boutique building is located at the end of a cul-de-sac, but is only steps from shops, restaurants and the Lawrence subway station! Lovely two bedroom and two bathroom condo on the ground level with a walk-out to a beautiful private patio. Enjoy the sunshine and the landscaped grounds! The spacious open concept living and dining rooms are sunny and bright and the well-equipped kitchen has a countertop with a breakfast bar. The primary bedroom has a king-sized bed that is built-in with a stylish headboard, built-in bedside tables and convenient under-bed drawers for storage. There is a spacious walk-in closet and a four-piece ensuite bathroom. The second bedroom also boasts a built-in queen sized bed with under-bed drawers for storage and also has a walk-in closet! Both bedrooms boast custom blackout blinds that are included. At almost 900 square feet, this property would make a perfect pied-a-terre, a wonderful starter condo for a single, couple or young family, or a down-sizer's dream! Located in district for Bedford Park Jr and Sr PS, LPCI or Northern. Short stroll underground on P1 level to exit adjacent Metro for your groceries! The locker is located on the same floor as the suite for the utmost in convenience. The underground parking space is located on P1 level and is the first one, closest to the elevator entrance! Stroll across the street to the library, Alexander Muir Park, shops and restaurants. Excellent walkability - This special suite is literally steps to everything!

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



3130 Yonge St 506
Toronto Ontario M4N 2K6
 Toronto C04 Lawrence Park North Toronto % Dif: 98
Taxes: \$3,853.39 / 2025 **For:** Sale **SPIS:** N **DOM:** 10
Sold: \$805,000
List: \$823,000

Condo Apt **#Shares%:** **Rms:** 6 + 0
 Other **Locker#:** **Bedrooms:** 3
Unit#: 11 **Locker Lev/Unit:** P2 **Washrooms:** 2
Corp#: TSCP / 1444 **Locker Unit:** #2 1x3xMain, 1x5xMain
Level: 5

Dir/Cross St: Yonge & Lawrence
Prop Mgmt: Times Property Mangement Inc

MLS#: C12174606**Sold Date:** 06/05/2025**PIN#:** 124440070

Kitchens:	1 + 0	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$984.75	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:	Y	#:	30
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Water Incl:	Y	Prk Lvl/Unit:	Level B
Phys Hdcap-Eqp:		CAC Incl:	Y	Bldg Amen:	Gym, Visitor Parking
		Y Prkg Incl:	Y	Com Elem Incl:	Y
		Energy Cert:			
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.41	x 4.99	Closet	Track Lights	Tile Floor
2	Living	Main	17.75	x 10.83	W/O To Balcony	Combined W/Dining	Laminate
3	Dining	Main	17.75	x 10.83	Combined W/Dining	Open Concept	Laminate
4	Kitchen	Main	10.24	x 8.23	Breakfast Bar	Granite Counter	Tile Floor
5	Prim Bdrm	Main	12.24	x 10.07	W/I Closet	5 Pc Ensuite	Broadloom
6	2nd Br	Main	10.5	x 9.42	Double Closet	North View	Broadloom
7	3rd Br	Main	9.91	x 8.5	W/I Closet	W/O To Balcony	Broadloom

Client Remks: In a market plagued with small, poorly planned new condos comes this refreshing 1005 square foot suite at Yonge and Lawrence. Thoughtfully planned and executed in 2002, the floor plan has three full bedrooms (with closets and windows), and a perfectly sized living/dining room that accommodates large-scale furnishings. Using no stretch of the imagination, this suite holds the opportunity for buyers in many segments of life: families, downsizers, and first-time buyers. With only 78 suites in the building, hallways on each level are lined with respectful and established residents. In the suite, a generous foyer with a coat closet opens to the U-shaped kitchen with upgraded and supremely durable granite countertops. The kitchen overlooks the shared living and dining areas, with generous wall space for artwork or a large television, and a walk-out to the wrap-around terrace. The primary bedroom has new broadloom, a walk-in closet, and a five-piece ensuite with a separate tub/shower combination. Two other bedrooms (one currently staged as a home office) each have closets and share access to the three-piece bathroom. There is also a walk-out from the third bedroom/den to the terrace. This unit was purchased directly from the builder and has had just one owner since conception. Thats a testament to this condo offering and the lifestyle conveniences that surround it. Take the subway to or from work with ease, as access to the Yonge line is less than a block away. Large and small grocers lie in each direction. Pubs, cafes, restaurants, parks, ravine trails, veterinarians, medical practices, its all here and within walking distance to this building. Underground parking for one car is included, as is exclusive use of one underground locker.

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


3130 Yonge St PH5
Toronto Ontario M4N 2K6
Sold: \$890,000
List: \$899,000

Toronto C04 Lawrence Park North Toronto % Dif: 99

Taxes: \$4,120 / 2025 **For:** Sale**SPIS:** N**DOM:** 8

Condo Apt

#Shares%:**Rms:** 8 + 0

Other

Locker#:**Bedrooms:** 2 + 0**Unit#:** PH5**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCP / 1444**Locker Unit:**

1x4xMain, 1x5xMain

Level: 6**Dir/Cross St:** Yonge & Lawrence**Prop Mgmt:** Times Property Management**MLS#:** C12083020**Sold Date:** 04/23/2025**PIN#:** 124440077

Kitchens:	2 + 0	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,035.45	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:	16-30	UFFI:		Park/Drive:	
Apx Sqft:	1000-1199	Elev/Lift:	N	Park Type:	Owned
Sqft Source:	Floor Plan	Taxes Incl:		Park/Drv Spcs:	1
Exposure:	N	Heat Incl:		#:	#1
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Gym, Visitor Parking
		GreenPIS:		Com Elem Incl:	
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.25	x 8.4	
2	Living	Main	20.24	x 12.57	
3	Den	Main	11.29	x 8.1	
4	Prim Bdrm	Main	10.79	x 12.4	
5	Br	Main	9.51	x 11.38	
6	Laundry	Main	6	x 2.99	
7	Bathroom	Main	8.63	x 9.06	5 Pc Ensuite
8	Bathroom	Main	7.81	x 5.45	4 Pc Bath

Client Remks: Located In A Coveted Boutique Building Just North Of Lawrence Avenue, This Fresh & Move-In Ready Penthouse Offers Elegance And Comfort At Every Turn. Featuring Hardwood Floors Throughout And Floor-To-Ceiling Windows In The Living Room, Natural Light Pours Into This Beautifully Appointed Suite. The Open-Concept Kitchen Boasts A Sleek Breakfast Bar, Perfect For Effortless Entertaining And Casual Dining. The Spacious Primary Bedroom Showcases A Luxurious 5-Piece Ensuite Complete With A Deep Soaker Tub, Glass-Enclosed Shower Stall, And A Generously Sized Walk-In Closet. Both Additional Bedrooms, Along With A Versatile Den, Offer Ample Space For Family, Guests, Or A Home Office. A Thoughtfully Designed Laundry Area With Extra Pantry Storage Is Discreetly Tucked Away Just Off The Kitchen. With 1,121 Square Feet Of Refined Living Space, This Penthouse Also Features A Large Wrap-Around Balcony Enhanced By A Privacy Awning And A Custom Stone Step-Up, Creating An Ideal Outdoor Retreat. Included Are Owned Parking Conveniently Situated Right At The Entrance/Elevator And A Spacious Oversized Locker. Enjoy Being Within Walking Distance To Shops, Restaurants, Parks, The Library, And Some Of The Areas Top-Rated Schools. Building Amenities Include A Well-Equipped Fitness Center, Recreation Room, Security System, And Ample Visitor Parking.

Extras:**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300


40 Sylvan Valley Way 316
Toronto Ontario M5M 4M3
Sold: \$900,000
List: \$929,000

Toronto C04 Bedford Park-Nortown Toronto % Dif: 97

Taxes: \$3,991.31 / 2024 **For:** Sale**SPIS:** N**DOM:** 6

Condo Apt

#Shares%:**Rms:** 7

2-Storey

Locker#: #85**Bedrooms:** 2 + 1**Unit#:** 16**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** YCC / 503**Locker Unit:** RM10

1x4x2nd, 1x2xGround

Level: 2**Dir/Cross St:** Avenue Rd & Lawrence Ave**Prop Mgmt:** GPM Management (416) 229-4923**MLS#:** C12019928**Sold Date:** 03/19/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,177.76	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	OWNER	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y Hydro Incl: Y	#:	179
Assessment:		Cable TV Incl:	Y CAC Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	P1
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Car Wash, Games Room, Gym, Party/Meeting Room, Squash/Racquet Court, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Electric Car Charger, Ensuite Laundry, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, Terraced, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.42	x 11.15	Sunken Room	Parquet Floor	W/O To Terrace
2	Dining	Ground	8.53	x 8.2	Parquet Floor	O/Looks Living	Open Concept
3	Den	Ground	11.81	x 8.53	Combined W/Dining	Open Concept	2 Pc Bath
4	3rd Br	Ground	15.09	x 8.53	Parquet Floor	Double Doors	W/W Closet
5	Prim Bdrm	2nd	13.12	x 11.48	W/I Closet	4 Pc Bath	
6	2nd Br	2nd	13.12	x 8.53	Double Closet		
7	Laundry	2nd	6.89	x 4.92			

Client Remks: Come see us now! Fresh, new upgrades since last listed! Ground level opportunity in much-coveted Bedford Glen w walkout to lush and private terrace where a BBQ is allowed! Two-level 2+1 bedroom suite with a main level third teen bdrm/office with gorgeous barn doors - perfect for a guest room or additional work-from-home space. Fully reno'd kitchen w new appls, custom cabinetry, counters & backsplash & full pantry! Two pce powder room for guests. Double door w/o to patio! Prim bedroom boasts a walk-through closet with makeup area & extra sink. Semi-ens 4pce bath has been fully updated. Separate laundry room on second level. Parking and locker included. Unsurpassed amenities including a gym, golf driving room, squash court, saunas, party room, ping pong, billiards, a workshop, games room, car wash bay and more. Enjoy the quiet side of the complex away from the noise of Avenue Rd traffic. Spectacularly landscaped ravine property where you can embrace the tranquil waterfall and koi ponds!

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


40 Sylvan Valleyway 103
Toronto Ontario M5M 4M3
Sold: \$999,000**List: \$979,000**

Toronto C04 Bedford Park-Nortown Toronto % Dif: 102

Taxes: \$4,799.59 / 2024 **For:** Sale**SPIS:** N**DOM:** 6

Condo Apt

#Shares%:**Rms:** 9

2-Storey

Locker#:**Bedrooms:** 2**Unit#:** 3**Locker Lev/Unit:** B**Washrooms:** 3**Corp#:** YCC / 503**Locker Unit:** 5-37

1x2xGround, 1x3x2nd,

Level: 1

1x3x2nd

Dir/Cross St: Ave & Lawrence Off Douglas**Prop Mgmt:** General Property Mgmt Site Office: 416-781-5373**MLS#:** C11976228**Sold Date:** 02/24/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	Y	Locker:	Ensuite+Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,528.73	Lndy Lev:	Upper
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1400-1599	Elev/Lift:	Y	Park Type:	Owned / Exclusive
Sqft Source:	1520 SF As Per Floorplan	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	W	Water Incl:	Y	Tot Prk Spcs:	2
Assessment:		Hydro Incl:	Y	#:	159
Spec Desig:	Unknown	CAC Incl:	Y	#:	158
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Park \$/Mo:	
		Prkg Incl:	Y	Prk Lvl/Unit:	B/3 / P3-L1
		Cert Level:		Bldg Amen:	Bbqs Allowed, Games Room, Gym,
		GreenPIS:			Party/Meeting Room, Squash/Racquet Court,
		Prop Feat:	Ensuite Laundry, Family Room, Fireplace/Stove,		Visitor Parking
			Park, Pets Allowed with Restrictions, Public	Com Elem Incl:	Y
			Transit, Ravine, School, Terraced, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.09	x 9.42	Open Concept	2 Pc Bath	Hardwood Floor
2	Den	Ground	19.09	x 9.42	Open Concept	B/I Shelves	Hardwood Floor
3	Kitchen	Ground	11.58	x 8.69	Renovated	B/I Appliances	Backsplash
4	Family	Ground	19.09	x 15.09	Open Concept	Fireplace	Hardwood Floor
5	Dining	Ground	19.09	x 15.09	Open Concept	W/O To Terrace	Hardwood Floor
6	Prim Bdrm	2nd	14.11	x 11.22	Double Closet	3 Pc Ensuite	Large Window
7	2nd Br	2nd	12.63	x 8.63	Separate Rm	3 Pc Bath	Large Window
8	Laundry	2nd	6.1	x 4.1	Separate Rm	B/I Shelves	
9	Other	2nd	7.12	x 4.1	Separate Rm	B/I Shelves	

Client Remks: In beautiful Beford Glen, fabulous fully renovated ground floor 2 bdrm, 3 bath unit expanding over 2 stories w/hardwood floors throughout and popcorn ceilings were removed on main flr! This lovely unit offers a renovated all white kitchen, new backsplash & SS Miele appliances; built in double wall-oven, built-in cooktop, SS hood and lots of counter space. With 1520 SF, the living rm and den/sitting rm (which can also be used as a home office) offers you flexibility of use. A modern glass railing overlooks the cozy sunken family rm w/its fireplace & dining with a walking out to a 21 x 12 ft terrace, leading to a walking trail thru this magnificent property. The primary bdrm has a walk-in closet & new 3 PC spa-inspired ensuite with a separate glass shower stall. The other 3 PC spa bathroom boasts an oversized glass shower stall. There's a pwdr rm on main floor. The upstairs laundry room is separate with lots of built-in shelves. Plus a storage/multi-purpose rm on the upper level, in addition to an oversized storage under the stairs on the main level. This suite has everything you can ask for and the grounds even more than you can imagine. This complex's connection with the outdoors really takes things to another level, giving residents of this boutique condo a little slice of a private paradise in the heart of the city. Imagine coming home to a wooden arch bridge crossing over a pathway following the path of a buried creek, lined with lush greenery and a waterfall & fish pond! Condo owners can enjoy amenities like meeting/party rooms, a gym, a squash court, an indoor golf range & a security system. Monthly fees include all utilities including cable. And this unit boasts 2 car parking & 1 locker. You will embrace the lifestyle here and be part of a community with many activities including an active book club, attend monthly film nights or enjoy weekly social gatherings plus much more.

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000



250 Lawrence Ave W TH106			Sold: \$1,038,000
Toronto Ontario M5M 1B1			List: \$1,128,900
Toronto C04 Lawrence Park North Toronto % Dif: 92			
Taxes: \$0 / 2025 For: Sale		SPIS: N	DOM: 107
Condo Townhouse	#Shares%:	Rms: 4	
2-Storey	Locker#:	Bedrooms: 2 + 1	
Unit#: 6	Locker Lev/Unit:	Washrooms: 3	
Corp#: TSCC / 3024	Locker Unit:	1x2xMain, 1x3x2nd,	
	Level: 1	1x4x2nd	
Dir/Cross St: Lawrence & Avenue			
Prop Mgmt: Del Property Management			

MLS#: C11931306	Sold Date: 05/07/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Apx Sqft: 1000-1199 Sqft Source: Builder's Plan Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$680 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: 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	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 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	16.4	x 19.69	Combined W/Dining
2	Br	Main	9.02	x 9.84	
3	Den	2nd	8.73	x 9.06	
4	Br	2nd	9.84	x 14.76	

Client Remks: Experience luxury living in this rare and elegant 2-storey condo townhouse at 250 Lawrence. This spacious unit features 2 bedrooms + den, 2.5 bathrooms, and soaring 15' ceilings on the main floor, which opens to a 125 sq. ft. outdoor terrace. The second-floor primary bedroom offers a large walk-in closet, a 4-piece ensuite, and a private balcony. Ideally located near Toronto's top private schools (Havergal, TFS, Crescent, and more). Enjoy easy access to fine dining, boutique shopping, Pusateri's Fine Foods, and the scenic Douglas Greenbelt and nearby parks. 1 PARKING Included **EXTRAS** Amenities: Co Working Lounge, Party Room, Roof Top Lounge & Bbq, Concierge, Dog Wash Station,& Gym/Yoga Studio. 1 Parking Included
Extras: Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 905-883-1988