
	130 River St 1406 Toronto Ontario M5A 0R8 Toronto C08 Regent Park Toronto % Dif: 100 Taxes: \$1,602 / 2024 For: Sale SPIS: Y DOM: 39				Sold: \$379,000 List: \$379,000		
	Condo Apt Bachelor/Studio Unit#: 06 Corp#: Tsccl / 2978		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 14		Rms: 1 Bedrooms: 0 Washrooms: 1 1x3xMain		
	Dir/Cross St: River / Dundas St E Prop Mgmt: Duka Management						
	MLS#: C12016709 Sold Date: 04/21/2025 PIN#: 769780512						
	Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 0-499 Sqft Source: 364sf Exposure: W Assessment: 2024 Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: None Maint: \$227.94 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions		Retirement: N Water Incl: Hydro Incl: CAC Incl: Prkg Incl: Energy Cert:		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Gar/Gar Spcs: Underground / 0 Park/Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Media Room, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden Com Elem Incl: Y
#	Room	Level	Length (ft)	Width (ft)	Description		
Client Remks: This New Studio Unit Offers Open Concept Living And Dining, A Fabulous Kitchen With Contemporary Finishes & Quartz Countertops, High Ceilings, And A Lovely Balcony. Building Amenities Include A Gym With Indoor & Outdoor Spaces, Party Room, Outdoor Terrace, Arcade/Games Room, Work Lounge/Meeting Room, And So Much More! With TTC At Your Doorstep, Easy Access To Downtown, The DVP, And Riverdale Park West (Offering Dog Parks And Trails), This Location Is Unbeatable. Don't Miss Out On This Fantastic Opportunity Book Your Viewing Today!							
Extras: Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232							

	225 Sumach St 2810		Sold: \$428,000				
	Toronto Ontario M5A 0P8		List: \$439,900				
	Toronto C08 Regent Park Toronto % Dif: 97						
Taxes: \$1,795 / 2024		For: Sale	SPIS: N	DOM: 35			
Condo Apt		#Shares%:	Rms: 4				
Apartment		Locker#:	Bedrooms: 1				
Unit#: 10		Locker Lev/Unit:	Washrooms: 1				
Corp#: TSCC / 2834		Locker Unit:	1x4xFlat				
		Level: 28					
Dir/Cross St: DUNDAS/SUMACH							
Prop Mgmt: ICC Property Management Ltd							
MLS#: C12072749							
Sold Date: 05/14/2025							
Assignment: N							
Fractional Ownership: N							
PIN#: 768340735							
Kitchens:	1	Pets Perm:	Restrict	Balcony: Encl			
Fam Rm:	N	Locker:	None	Ens Lndry: Y			
Basement:	None	Maint:	\$346.28	Lndy Lev:			
Fireplace/Stv:	N	A/C:	Central Air	Exterior: Concrete			
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs: None / 0			
Apx Age:	0-5	UFFI:	No	Park/Drive: None			
Apx Sqft:	0-499	Elev/Lift:	Y	Park Type: None			
Sqft Source:	Other	Taxes Incl:	Y	Park/Drv Spcs: 0			
Exposure:	N	Water Incl:	Y	Tot Prk Spcs: 0			
Assessment:	\$251,000 / 2024	Heat Incl:	Y	Park \$/Mo:			
Spec Desig:	Unknown	Cable TV Incl:	Y	Prk Lvl/Unit:			
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Bldg Amen:			
		Cert Level:		Concierge, Exercise Room, Gym, Rooftop			
		GreenPIS:		Deck/Garden, Visitor Parking			
		Prop Feat:		Com Elem Incl: Y			
		Arts Centre, Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, School, School Bus Route					
Topography: Dry,Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	11.15	x 8.07	Laminate	W/O To Balcony	Sliding Doors
2	Dining	Flat	11.15	x 8.07	Laminate	Combined W/Living	Sliding Doors
3	Kitchen	Flat	11.15	x 9.58	Quartz Counter	B/I Appliances	Backsplash
4	Prim Bdrm	Flat	10.14	x 8.5	Laminate	Large Closet	Large Window
Client Remks: Welcome to Unit 2810 at DuEast Condos, a sleek 1-bedroom, 1-bathroom residence located in the heart of Regent Park, Toronto. This bright and spacious open-concept condo features large east-facing windows that fill the space with natural light. The modern kitchen is equipped with ample storage and a central island, ideal for both everyday use and entertaining. The cozy bedroom offers generous closet space. Residents have access to top-tier amenities, including a fitness center, rooftop terrace, community lounge, and 24-hour concierge. Situated close to parks, shops, restaurants, and public transit, this unit provides the best of urban living in a vibrant, evolving neighborhood.							
Extras:							
Listing Contracted With: CENTURY 21 FIRST CANADIAN CORP 519-673-3390							



736 Dundas St E 202 Toronto Ontario M5A 2C5 Toronto C08 Regent Park Toronto % Dif: 97 Taxes: \$1,959.90 / 2024 For: Sale SPIS: N DOM: 16			Sold: \$437,000 List: \$449,000
Condo Apt Loft Unit#: 2 Corp#: TSCC / 1903	#Shares%: Locker#: 26 Locker Lev/Unit: 1 Locker Unit: 26 Level: 2	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Dundas St E & River St Prop Mgmt: Taft Mgmt - Noel Clubb (416) 482-8001 x235			

MLS#: C12082960 PIN#: 129030048	Sold Date: 05/01/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: 16-30 Apx Sqft: 500-599 Sqft Source: 500 Exposure: E Assessment: 2024 Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$475 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Surface / 0 Park/Drive: Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.59	x 8.23	Large Window	East View	Open Concept
2	Kitchen	Flat	17.59	x 8.23	Large Window	Stainless Steel Appl	Open Concept
3	Prim Bdrm	Flat	17.59	x 8.23	Raised Rm	W/I Closet	O/Looks Living

Client Remks: The Tannery Lofts are a "brick and beam" loft conversion in the Regent Park neighbourhood. The building was formerly a factory for cigar packaging and later soap, but is likely named after buildings in the area that had been tanneries. This small boutique 7 storey building was originally constructed in 1913 and converted in 2007. The Tannery Lofts checks all the hard loft boxes with stunning 13 foot high ceilings, huge warehouse windows for great natural light and features exposed brick walls, ducts, and timber beam ceiling. Unit 202 was freshly painted throughout with new 12mm wood-like vinyl floors and new carpet in the bdrm, all within the last few months. The bedroom is slightly raised up a half level overlooking the living area with a walk-in closet. This unit includes en-suite laundry and stainless steel kitchen appliances, lots of all white kitchen cabinetry, a black kitchen sink and a built-in work space. It also includes a large locker. Regent Park is a neighbourhood that was once considered the southern part of Cabbagetown. During the 1930s, South Cabbagetown was targeted by Toronto city planners for a grand urban renewal program called Regent Park and in more recent time a major revitalization project has been underway. The Tannery Lofts is just down the street from the new facilities of the "Regent Park Aquatic Centre" a multi-purpose swimming facility and the "Daniels Spectrum" for local art exhibits, community events venue & more. And the Regent Park Athletic Grounds w/programs for ball/floor hockey, basketball, soccer, baseball, lacrosse++. The Dundas Streetcar is right outside, so you can get to Yonge-Dundas Square & the subway in ten minutes. Or you can head east to Leslieville. The Tannery Lofts are a fantastic choice for anyone looking for a unique loft experience with heritage style at an unbelievable price for living in downtown Toronto!

Extras: Listing Contracted With: <u>BOSLEY REAL ESTATE LTD.</u> 416-322-8000


225 Sumach St 2410
Toronto Ontario M5A 3K3
Sold: \$450,000
List: \$459,900

Toronto C08 Regent Park Toronto % Dif: 98

Taxes: \$1,823.98 / 2024 **For:** Sale**SPIS:** N**DOM:** 9

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#: 88**Bedrooms:** 1**Unit#:** 10**Locker Lev/Unit:** 2**Washrooms:** 1**Corp#:** TSCC / 2834**Locker Unit:**

1x4

Level: 24**Dir/Cross St:** Dundas St E & Sumach St**Prop Mgmt:** ICC Property Management**MLS#:** C12014221**Sold Date:** 03/21/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$335.79	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	0-499	Elev/Lift:		Park Type:	None
Sqft Source:	Floor Plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	N	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Games Room, Gym, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Arts Centre, Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		


Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Bathroom	Main	7.09	x 6.2	Tile Floor	4 Pc Bath	Pot Lights
2	Kitchen	Main	9.19	x 10.1	Laminate	Stainless Steel Appl	Quartz Counter
3	Dining	Main	10.76	x 8.17	Laminate	Centre Island	Combined W/Kitchen
4	Living	Main	10.76	x 8.17	Laminate	W/O To Balcony	Window Flr to Ceil
5	Prim Bdrm	Main	10.17	x 8.66	Laminate	Closet	Window Flr to Ceil

Client Remks: Welcome To The Revitalized, Rejuvenated, Reinvigorated Regent Park! DuEast By Daniels Corp Is Situated In The Heart Of The Fast-Growing Residential Neighbourhood In Downtown Toronto, With Every Possible Amenity and Convenience At Your Fingertips! This 1-Bed, 1-Bath Model Offers Smart, Functional Layout, Cleverly Designed With No Wasted Space. Upgraded Kitchen With S/S Appliances, Quartz Counters, Custom Stone Backsplash, Sleek Cabinetry, & Centre Island For Ensuite Dining. Expansive Floor-To-Ceiling Windows & 9-Foot Ceilings Provide A Bright, Airy Vibe And The Allure Of More Space Than You'd Expect For This Floor Plan! Fantastic 177 Square Foot Balcony With Picturesque City & North Toronto Views. Exceptional Amenities Include Concierge, Fitness Centre, Outdoor Patio With BBQs, Media Room, Art Studio, Party Room, & More! Low-Maintenance Living At Its Finest Come Have A Look!

Extras:**Listing Contracted With:** BOSLEY - TORONTO REALTY GROUP INC. 416-642-2660

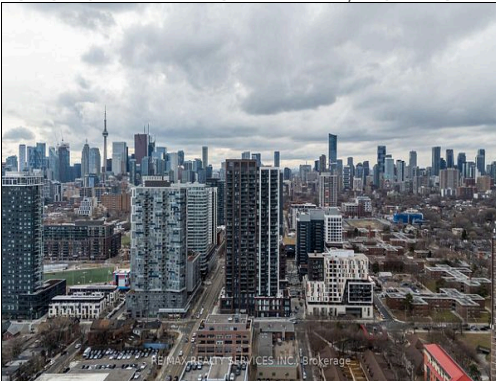


	225 Sumach St 1310		Sold: \$458,000	
	Toronto Ontario M5A 0P8		List: \$469,000	
	Toronto C08 Regent Park Toronto % Dif: 98			
	Taxes: \$1,766.77 / 2024		For: Sale	SPIS: N
	DOM: 24			
	Condo Apt	#Shares%:	Rms: 4	
	Apartment	Locker#:	Bedrooms: 1	
	Unit#: 10	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCC / 2834	Locker Unit:	1x4xFlat		
	Level: 13			
Dir/Cross St: Dundas St E/ Sumach St				
Prop Mgmt: ICC Property Management 416-546-3462				

MLS#: C11893302	Sold Date: 01/08/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$309.32	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Fan Coil / Gas	Central Vac: N	Gar/Gar Spcs: None / 0
Apx Age:	UFFI:	Park/Drive: None
Apx Sqft: 0-499	Elev/Lift:	Park Type: None
Sqft Source: 441sqf+115sqf balcony	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: N	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Assessment:	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level:	Bike Storage, Concierge, Games Room, Gym, Party/Meeting Room, Rooftop Deck/Garden
	GreenPIS: N	Com Elem Incl: Y
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to DuEast Condos Built by Daniels. Bright and Cozy 1Br Condo with Practical Layout.Perfect for First Time Homebuyers to Enter the Market! The Unit Features Modern Kitchen with Island, Bedroom with Ample Closet Space, 4Pc Bathroom and En-Suite Laundry. Freshly Painted Through Out and Deep Cleaned: Just Move in and Enjoy! Building Amenities: Gym, Bike Storage, 24Hrs Concierge, Roof Top Terrace, Party Room, Close to Park, Shops, Restaurants. 93 Transit Score, 97 Walk Score. You don't need a car! Don't Waste Money on Rent Anymore.					
Extras: Full Size S/S Fridge, Integrated Dishwasher, S/S Microwave, Cook Top, Hood Fan, Full Size White LG Washer+Dryer. Existing Window Coverings, Existing Light Fixtures.Freshly Painted, Deep Cleaned:Move in Ready Maint. Fee includes Water, Heat.					
Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232					

	130 River St 912 Toronto Ontario M5A 0R8 Toronto C08 Regent Park Toronto % Dif: 96 Taxes: \$1,986.06 / 2024 For: Sale SPIS: N DOM: 28				Sold: \$467,500 List: \$489,000	
	Condo Apt Apartment Unit#: 12 Corp#: TSCC / 2978		#Shares%: Locker#: Locker Lev/Unit: 2 Locker Unit: 64 Level: 9		Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xMain	
	Dir/Cross St: DUNDAS ST AND RIVER ST Prop Mgmt: Duka Property Management					
MLS#: C12125118 Sold Date: 06/02/2025 PIN#: 769780710						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 563 Sq Ft + 91 Sqft of Balcony Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Owned Maint: \$386.01 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions		Retirement: Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Energy Cert:		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Games Room, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.99	x 8.99	Laminate	Balcony
2	Kitchen	Main	10.99	x 9.02	B/I Appliances	Quartz Counter
3	Prim Bdrm	Main	8.99	x 9.02	Laminate	Closet
4	Bathroom	Main	0	0	4 Pc Bath	Combined W/Kitchen O/Looks Living Window
Client Remks: "Welcome to Artworks Condos, where modern living meets convenience in the heart of Regent Park! This bright & spacious 1-bedroom unit boasts a well-designed 575 sq. ft. of living space, complemented by a generous 91 sq. ft. balcony. Perfect Layout Condo with clear and desirable North-East exposure, this suite is flooded with natural light throughout the day. The open-concept kitchen features sleek countertops, a stylish center island, high-end finishes, perfect for cooking a entertaining. Spacious living room offers ample room for relaxation & hosting guests, with a convenient walkout to the balcony, creating an ideal indoor-outdoor flow. The large window in the living room allow for an abundance of natural light to fill the space. Primary bedroom is spacious & includes a floor-to-ceiling window that invites abundant natural light. Enjoy a beautifully upgraded washroom with modern fixtures. Laminate flooring and 9-ft ceilings that enhance the sense of space. Artworks Condos offer exceptional amenities, including a state-of-the-art gym, a games/arcade room, a party room s, a children's play area, Outdoor Terrace, Co-Working Space, pet wash station and many more. Living here means being steps away from the vibrant Regent Park, Pam McConnell Aquatic Centre, St. Lawrence Market, Distillery District, trendy cafes, restaurants, and shops. Public transit is right at your doorstep, with easy access to streetcars, buses, the subway, and highways. With Ryerson University, Eaton Centre, and groceries all nearby, this is the ultimate location for those who want a dynamic urban lifestyle. Don't miss your chance to own in one of Toronto's most sought-after neighborhoods.						
Extras:						
Listing Contracted With: RE/MAX REALTY SERVICES INC. 905-456-1000						




736 Dundas St E 101 Toronto Ontario M5A 2C5 Toronto C08 Regent Park Toronto % Dif: 94 Taxes: \$2,278.80 / 2024 For: Sale SPIS: N DOM: 33			Sold: \$470,000 List: \$499,000
Condo Apt Loft Unit#: 01 Corp#: TSCC / 1903	#Shares%: Locker#: 21 Locker Lev/Unit: Locker Unit: 21 Level: 1	Rms: 3 Bedrooms: 1 Washrooms: 1 1x3xMain	
Dir/Cross St: River & Dundas St E Prop Mgmt: Taft Management Inc/z			

MLS#: C12054465	Sold Date: 05/04/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: Previous Listing Exposure: E Assessment: Spec Desig: Other Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$504.49 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Surface Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: \$140 Prk Lvl/Unit: \$140/Month Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	1223.75	x 8.2	Large Window
2	Kitchen	Flat	13.09	x 9.81	Granite Counter Stainless Steel Appl
3	Br	Flat	11.78	x 11.58	B/I Closet

Client Remks: Did You Say Hard Loft? This Is Your Chance to Own This Authentic One- Bedroom Hard Loft Located At Tannery Lofts! Featuring Warm Exposed Brick, High Wooden Ceilings And Wood Beams With Large East Facing Windows You'll Enjoy Calling This Home. Modern Features Include Granite Counter Tops, Stainless-Steel Appliances and Undermount Lighting in the Kitchen, To Pair With A Large Bedroom With Custom Built-In Closets, Along With a Recently Renovated Bathroom Featuring Spa Shower and Updated Fixtures. This Convenient Location Has TTC Access Right At Your Door Step And Is Just Minutes From Downtown, Nature Trails and Beaches, and Shops And Restaurants Alike. Parking Is Available and A Private Locker Right Across the Hall is Included. Move-In And Enjoy All This Spectacular Loft and Location Have to Offer. Includes All Light Fixtures, Window Coverings, Nest Thermostat, & Locker.
Extras: Listing Contracted With: RARE REAL ESTATE 416-233-2071



20 Tubman Ave E 808

Toronto Ontario M5A 0M8

Toronto C08 Regent Park Toronto % Dif: 109

Taxes: \$1,895.51 / 2024 For: Sale SPIS: N DOM: 6

Sold: \$470,000

List: \$429,800

MLS#: C12132551		Sold Date: 05/14/2025			
PIN#:					
Kitchens:	1	Pets Perm:	Restrict		
Fam Rm:	Y	Locker:	Owned		
Basement:	None	Maint:	\$410.16		
Fireplace/Stv:	N	A/C:	Central Air		
Heat:	Forced Air / Gas	Central Vac:	N		
Apx Age:	0-5	UFFI:			
Apx Sqft:	500-599	Elev/Lift:	Y		
Sqft Source:	MPAC	Taxes Incl:			
Exposure:	E	Water Incl:	Y		
Assessment:		Heat Incl:	Y		
Spec Desig:	Unknown	Cable TV Incl:			
Phys Hdcap-Eqp:		CAC Incl:	Y		
		Bldg Ins Incl:	Y		
		Prkg Incl:			
		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School			
Balcony:	Open	Ens Lndry:	Y		
Lndy Lev:	Main	Exterior:	Brick / Concrete		
Gar/Gar Spcs:	Underground / 0	Park/Drive:	None		
Park Type:	None	Park \$/Mo:			
Park/Drv Spcs:	0	Tot Prk Spcs:	0		
Prk Lvl/Unit:		Bldg Amen:	Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Gym, Visitor Parking		
Com Elem Incl:	Y				
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.65	x 9.61	Combined W/Dining Window Flr to Ceil W/O To Balcony
2	Dining	Main	8.79	x 9.55	Combined W/Kitchen Laminate Pot Lights
3	Kitchen	Main	4.99	x 9.55	B/I Appliances Quartz Counter Open Concept
4	Br	Main	9.38	x 9.58	Hardwood Floor Double Closet Large Window
Client Remks: Welcome to this bright and modern 1-bedroom, 1-bathroom suite with a locker, perfectly situated in the revitalized Regent Park Community. Flooded with natural light from floor-to-ceiling windows, this stunning unit boasts an oversized east-facing balcony with partial water views, an ideal spot to start your day with a coffee or relax in the evening. Designed for both elegance and functionality, the condo features beautiful laminate flooring throughout the unit, adding warmth and sophistication, alongside sleek, contemporary finishes. The open-concept kitchen is equipped with built-in appliances, quartz countertops, and modern custom cabinetry, perfect for cooking and entertaining. The spacious bedroom offers a cozy retreat, while the well-appointed bathroom keeps things simple and stylish. Enjoy top-tier building amenities, including a state-of-the-art gym, media room, meeting and party spaces, rock climbing, and a pet washing station because your furry friend deserves VIP treatment too. Living in Regent Park means being part of one of Toronto's most exciting and evolving neighbourhoods. This vibrant and rapidly growing community gives you access to fantastic local amenities like The Regent Park Aquatic Centre, Daniels Spectrum arts and cultural hub, and Regent Park Athletic Grounds, featuring a soccer field, basketball courts, and an ice rink. With easy access to transit, parks, shops, and dining, this condo is perfect for first-time buyers, investors, or anyone looking for a stylish urban home. Make Wyatt Condos your new home and enjoy the perfect blend of style, comfort, and city living!					
Extras:					
Listing Contracted With: STRATA REAL ESTATE 416-720-8080					



34 Tubman Ave 807		Sold: \$500,108
Toronto Ontario M5A 0R2		List: \$519,000
Toronto C08 Regent Park Toronto % Dif: 96		
Taxes: \$2,190 / 2024	For: Sale	SPIS: N DOM: 7
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#: 128	Bedrooms: 1
Unit#: 07	Locker Lev/Unit:	Washrooms: 1
Corp#: TSCC / 2834	Locker Unit:	1x4
	Level: 08	
Dir/Cross St: Dundas & Sumach		
Prop Mgmt: ICC PROPERTY MANAGEMENT		

MLS#: C11967459	Sold Date: 02/18/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$422.77	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 500-599	Elev/Lift:	Park Type: None
Sqft Source:	Retirement:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
565 interior - Builder Floor plan	Taxes Incl: Water Incl: Y	Park \$/Mo:
Exposure: E	Heat Incl: Y Hydro Incl: Y	Prk Lvl/Unit:
Assessment:	Cable TV Incl: CAC Incl: Y	Bldg Amen:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl:	Concierge, Gym, Party/Meeting Room, Rooftop
Phys Hdcap-Eqp:	Cert Level: Energy Cert:	Deck/Garden
	GreenPIS:	Com Elem Incl: Y
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.5	x 10.37	W/O To Balcony	Open Concept
2	Dining	Main	12.5	x 10.37	Open Concept	
3	Kitchen	Main	12.5	x 10.37	Centre Island	Stainless Steel Appl
4	Prim Bdrm	Main	10.37	x 9.58	Closet	Window

Client Remks: Experience the charm and convenience of boutique living at Du East Condos. Built by top builder Daniels Corporation, this perfectly laid out, open-concept, 1 bed, 1 bath, 565 Sq Ft condo with an eat-in kitchen, floor-to-ceiling windows and plenty of light throughout. Well-proportioned living space allows for a large TV and room to entertain comfortably. The kitchen features integrated appliances, quartz countertops and a built-in island. The extra-large bathroom leaves plenty of space for added storage and customizations. Generous primary bedroom with a double mirrored closet and views of your large balcony that spans the width of the condo. Enjoy the convenience of amenities such as a gym, yoga room, party room, bike/Pet Wash, games room, bike storage and concierge. The location is excellent, minutes to the DVP, public transit, parks, schools, shopping, restaurants, and many more. 5 minute walk to George Brown College. 10-minute drive from Toronto Metropolitan University and Eaton Centre, across PAM McConnel Aquatic Center. ****EXTRAS**** Exceptional Condo Amenities: Gym, Yoga Room, Games Room, Visitor Parking, Children's Play Area, Guest Suites, Party Room, Bike Storage, Rooftop Patio/BBQ Area. 1 Locker

Extras:
Listing Contracted With: <u>KELLER WILLIAMS REFERRED URBAN PIERRE CARAPETIAN GROUP REALTY</u> 416-424-3434



130 River St 3012 Toronto Ontario M5A 0R8 Toronto C08 Regent Park Toronto % Dif: 106 Taxes: \$1,986.06 / 2024 For: Sale SPIS: N DOM: 28			Sold: \$530,000 List: \$499,990
Condo Apt Apartment Unit#: 12 Corp#: TSCC / 2978	#Shares%: Locker#: Locker Lev/Unit: 3 Locker Unit: 35 Level: 30	Rms: 5 Bedrooms: 1 Washrooms: 1 1x3xMain	
Dir/Cross St: DUNDAS ST AND RIVER ST Prop Mgmt: Duka Property Management			


MLS#: C11938902 PIN#: 769780710	Sold Date: 02/21/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: 575 sq ft + 91 sq ft balcony - Builder Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$386.01 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y 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: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.99	x 8.99	Laminate Balcony Combined W/Kitchen
2	Kitchen	Main	10.99	x 9.02	B/I Appliances Quartz Counter Combined W/Living
3	Prim Bdrm	Main	8.99	x 9.02	Laminate Closet
4	Bathroom	Main	0	0	3 Pc Bath
5	Study	Main	0	0	B/I Shelves Laminate

Client Remks: Welcome to Artworks condos! Gorgeous 1 bedroom condo at the newest addition to Daniel's Regent Park. This spacious 1br condo boasts 575 sq ft plus a 91 sq ft balcony overlooking Toronto's east side. This condo features a very functional and well proportioned one bedroom layout (a real bedroom - with a window) with a beautiful clear east facing view towards Leslieville and the lake. Lots of storage space in the front closet as well as an above ground storage locker located on the third floor for all your extra boxes and luggage. Live a clutter-free vibrant urban lifestyle with everything this neighbourhood has to offer. Start your day with a coffee from the popular Le Beau croissanterie across the street, come back for a workout at the nicest condo gym this city has to offer, and continue to work remotely from the massive co-working space on the 4th floor. Amenities include a gym, arcade room, children's play area, outdoor terrace, co-working space, dog washing station and much much more! Streetcar right outside your condo connecting you to TMU & Eaton Centre.

Extras: Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-699-9292
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RIGHT AT HOME REALTY, Brokerage

130 River St 1401
Toronto Ontario M5A 0R8
Toronto C08 Regent Park Toronto % Dif: 99
Taxes: \$2,472.92 / 2024 **For:** Sale **SPIS:** N **DOM:** 10

Sold: \$535,000
List: \$539,900

Condo Apt
Apartment
Unit#: 1
Corp#: TSCC / 2978

#Shares%:
Locker#:
Locker Lev/Unit: 2
Locker Unit: 42
Level: 14

Rms: 4 + 1
Bedrooms: 1 + 1
Washrooms: 1
1x4xMain

Dir/Cross St: River St and Dundas St
Prop Mgmt: Duka Management

MLS#: C11975649
PIN#: 769780507

Sold Date: 02/28/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 594 (MPAC) Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$397 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y 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: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.33	x 11.32	B/I Appliances Backsplash Combined W/Dining
2	Dining	Main	10.33	x 11.32	Combined W/Kitchen Centre Island
3	Living	Main	11.09	x 8.76	Window W/O To Balcony
4	Br	Main	10.83	x 8.76	Window Closet
5	Den	Main	4.92	x 8.17	

Client Remks: Stylish City Living in Toronto's East End! This stunning 1-bedroom + den condo is perfect for first-time buyers, work-from-home professionals, and city enthusiasts! Maximizing every inch of space, this modern unit blends functionality with sleek design. Begin your day with a cup of coffee on the east-facing balcony, offering unobstructed views! The open-concept living, dining, and kitchen areas are ideal for entertaining, while the den provides a dedicated home office space for those who work from home. Contemporary finishes throughout elevate the space, adding a touch of elegance. Situated just steps from transit, cafes, restaurants, and the dynamic energy of Toronto's East End, this property brings the best of urban living to your doorstep. Plus, a storage locker is included for extra space. Don't miss your chance to own this stylish, functional, and perfectly located condo!

Extras:

Listing Contracted With: RIGHT AT HOME REALTY 416-383-9525

**25 Cole St 525****Toronto Ontario M5A 4M3**

Toronto C08 Regent Park Toronto % Dif: 98

Taxes: \$2,296 / 2024 **For:** Sale**SPIS:** N**DOM:** 22**Sold: \$537,500****List: \$549,000**

Condo Apt

#Shares%:**Rms:** 5 + 1

Apartment

Locker#: 38**Bedrooms:** 1 + 1**Unit#:** 25**Locker Lev/Unit:** 5**Washrooms:** 1**Corp#:** TSCC / 2062**Locker Unit:** 34

1x4xFlat

Level: 5**Dir/Cross St:** Dundas And Parliament**Prop Mgmt:** GPM Property Management Inc. 416-546-6295**MLS#:** C12145136**Sold Date:** 06/04/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$567.69	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Fan Coil / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	573sf + 119sf balcony = 692sf	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	#:	Level B, Unit 175 (P2-266)
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	P2 / 266
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.75	x 10.24	Laminate	W/O To Balcony	O/Looks Park
2	Dining	Flat	17.75	x 10.24	Laminate	Open Concept	Ceiling Fan
3	Kitchen	Flat	10.24	x 10.24	Stainless Steel Appl	Granite Counter	Laminate
4	Br	Flat	10.24	x 9.74	O/Looks Park	Large Closet	Laminate
5	Den	Flat	6.99	x 6.5	Laminate	Separate Rm	
6	Other	Flat	20.01	x 5.74	O/Looks Park	West View	Concrete Floor

Client Remks: Bright 1 bed + den with balcony & peaceful views over 20,000sf private park with mature trees and greenery at One Cole. Built with special care and amenities to showcase the inauguration of Regent Park's transformation. Well maintained with exceptional amenities, elevator ratio to number of suites (5 elevators for 293 units!) and reserve fund. Includes parking & locker. Efficient floor plan features 9 ceilings, large u-shaped kitchen with full-size appliances, functional room sizes including spacious den for office/guest room and storage locker conveniently located seconds down the hall on 5th floor (rare & much cleaner than underground garage!). Bright and versatile Sky Lounge just two floors below in lofted space with WiFi and green wall for mixing up your work-from-home or meeting with friends. Private Skypark with beautiful landscaping, seating and BBQ stations. Well managed building with 24 hr concierge & spacious gym. Indoor access to FreshCo. Dundas Streetcar at doorstep and DVP entrance close drive away. Energetic community with shops, cafes, parks, free swimming at Pam McConnell Aquatic Centre, community & art hubs, sports fields and farmers market. Quick walk to Eaton Centre, subway, Cabbagetown, Corktown and Financial District. Environmentally friendly building with many health and energy optimizing features. Some photos are virtually staged. A blank canvas with excellent "bones"/views/parking/locker, waiting to be made your home.

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



35 Tubman Ave 818 Toronto Ontario M5A 0T1 Toronto C08 Regent Park Toronto % Dif: 108 Taxes: \$2,651.75 / 2024 For: Sale SPIS: N DOM: 16			Sold: \$540,000 List: \$499,900
Condo Apt Apartment Unit#: 18 Corp#: TSCC / 2978	#Shares%: Locker#: #37 Locker Lev/Unit: 3 Locker Unit: 119 Level: 8	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Dundas St. W/ River St. Prop Mgmt: Duka Property Management			

MLS#: C11988510	Sold Date: 03/13/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: Builder (580 + 120 balcony) Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$386.63 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: N 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: Ensuite Laundry, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School, School Bus Route	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.89	x 10.01	Laminate	W/O To Balcony	Open Concept
2	Kitchen	Main	10.01	x 8.99	B/I Dishwasher	Open Concept	Centre Island
3	Br	Main	10.99	x 8.89	Laminate	Mirrored Closet	
4	Den	Main	8.76	x 8.01	Laminate	Open Concept	
5	Dining	Main	10.89	x 10.01	Laminate	Combined W/Living	

Client Remks: Experience modern downtown living in this stunning 1+Den condo at Artsy Boutique by Daniels! This bright and spacious unit features high ceilings, an open-concept kitchen with a stylish island, and modern stainless steel appliances. Enjoy a large balcony and a functional layout perfect for urban living. The unit comes with a locker for added storage space. Located in the heart of the revitalized Regent Park, you're just steps from the TTC, MLSE Athletic Grounds, Pam McConnell Aquatic Centre, and a variety of grocery, retail, and dining options. The building offers top-tier amenities, including a 24/7 concierge, mega gym with outdoor fitness area, yoga room, co-working space, kids zone, party room, arcade, and outdoor terrace. Live in one of Toronto's most exciting neighborhoods!

Extras: Listing Contracted With: RE/MAX EXCEL REALTY LTD. 905-475-4750



1 Cole St #802			Sold: \$555,000		
Toronto Ontario M5A 4M2			List: \$525,000		
Toronto C08 Regent Park Toronto % Dif: 106					
Taxes: \$2,345.29 / 2024		For: Sale	SPIS: N	DOM: 14	
Comm Element Condo		#Shares%:	Rms: 4		
Apartment		Locker#:	Bedrooms: 1 + 1		
Unit#: 02		Locker Lev/Unit:	Washrooms: 1		
Corp#: TSCC / 2062		Locker Unit:	1x4xFlat		
		Level: 8			
Dir/Cross St: Dundas St E. + Parliament					
Prop Mgmt: GPM Management					

MLS#: C12105873	Sold Date: 05/09/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$641.84	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 6-10	UFFI: No	Park/Drive: None
Apx Sqft: 600-699	Elev/Lift: Y	Park Type: Owned
Sqft Source: Builders Floor Plan	Taxes Incl: Y	Park/Drv Spcs: 0
Exposure: Ne	Heat Incl: Y	Tot Prk Spcs: 1
Assessment:	Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	CAC Incl: Y	Prk Lvl/Unit:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Bldg Amen:
	Prkg Incl: Y	Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	Cert Level:	Com Elem Incl: Y
	Energy Cert: N	
	GreenPIS:	
	Prop Feat:	
	Arts Centre, Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Closet Laminate Open Concept
2	Living	Main	17.39	x 7.55	Laminate W/O To Balcony
3	Dining	Main	9.19	x 6.56	Combined W/Dining W/O To Balcony
4	Kitchen	Main	8.86	x 7.55	Breakfast Bar Granite Counter Stainless Steel Appl
5	Prim Bdrm	Main	10.17	x 9.19	Laminate Large Window
6	Den	Main	9.19	x 8.86	

Client Remks: Spacious Corner Unit with Parking & Locker in the Heart of Regent Park! This One Bedroom + Den Suite Features Two Generously Sized Balconies with Stunning Unobstructed Views. Enjoy an Open Concept Floor Plan with Floor-to-Ceiling Windows, Granite Countertops, Stainless Steel Appliances, and Updated Lighting. Located in the Award-Winning Daniels Building Offering Top-Tier Amenities: 24-Hour Concierge, Fully Equipped Gym, Party Room, Two-Storey Lounge, Guest Suites, and an Impressive Outdoor Skypark with BBQs. Just Steps to Transit, Parks, Shops, and All the Best of Downtown Living.

Extras:
Listing Contracted With: THE AGENCY 416-847-5288

**225 Sumach St 2708
Toronto Ontario M5A 0P8**

Toronto C08 Regent Park Toronto % Dif: 105

Taxes: \$2,517.81 / 2024 **For:** Sale**SPIS:** Y**Sold:** \$600,000**List:** \$569,900**DOM:** 0

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 08**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 2834**Locker Unit:**

1x4xFlat

Level: 27**Dir/Cross St:** Dundas St E & Sumach St**Prop Mgmt:** ICC Property Management Ltd**MLS#:** C11935040**Sold Date:** 01/22/2025**PIN#:**

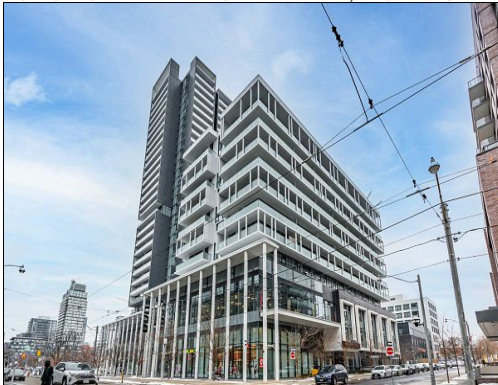
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$519.41	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	0-5	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	Per Builder Floorplan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Games Room, Guest Suites, Party/Meeting Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	8.79	x 6.5	Modern Kitchen
2	Living	Flat	10.73	x 13.75	Combined W/Dining
3	Dining	Flat	10.73	x 13.75	Combined W/Living
4	Prim Bdrm	Flat	9.09	x 9.94	W/I Closet
5	Den	Flat	9.88	x 5.68	Laminate

Client Remks: Introducing an exceptional opportunity to own this new luxurious, tastefully upgraded one-bedroom plus den suite. Boasting a bright, open layout with floor-to-ceiling windows, the unit offers stunning west-facing views of downtown Toronto, perfect for enjoying breathtaking sunsets over the city skyline. Every detail of this suite has been meticulously crafted, featuring wide plank wood flooring throughout, a modern kitchen with quartz countertops, custom backsplash, top-of-the-line stainless steel appliances, and ample storage space. Located just five minutes from the Eaton Centre and the heart of downtown, this highly sought-after neighborhood has undergone significant revitalization, with new amenities including an aquatic center, ice rink, soccer field, and more. With convenient access to major highways and public transit, commuting throughout the city and beyond is effortless. This suite also includes one parking space and a storage locker for added convenience. Don't miss out on this remarkable opportunity to own in one of Toronto's most vibrant areas. Additionally, for potential investors, there is no rent control, making this a prime investment opportunity.

Extras: Beautiful Unobstructed Views. No Rent Control. Includes Parking & Locker

Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. 416-762-4200


34 Tubman Ave 606
Toronto Ontario M5A 0R2
Sold: \$600,000
List: \$591,000

Toronto C08 Regent Park Toronto % Dif: 102

Taxes: \$2,396 / 2024 **For:** Sale**SPIS:** N**DOM:** 32

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 606**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 2834**Locker Unit:**

1x4xFlat

Level: 6**Dir/Cross St:** Dundas St & River St**Prop Mgmt:** ICC Property Management**MLS#:** C11923520**Sold Date:** 02/15/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Encl
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$502	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	600-699	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	1
As per builders layout, attached.		Heat Incl:	Y	Park \$/Mo:	
Exposure:	W	Cable TV Incl:		Prk Lvl/Unit:	
Assessment:		Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Games Room, Guest Suites
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Flat	9.38	x 9.68	Laminate
2	Dining	Flat	10.7	x 12.99	Laminate
3	Den	Flat	7.28	x 6.99	Laminate
4	Kitchen	Flat	0	0	Granite Counter Backsplash Pot Lights
5	Bathroom	Flat	0	0	Ceramic Floor

Client Remks: Stunning 1+1 Bed 1 Bath Condo At The Beautiful Boutique Condos In The Heart Of Regent Park. Built By The Daniels Corporation, This Open Concept Unit Has It All; Upgraded Light Fixtures, 9 Ft. Ceilings, Flr To Ceiling Windows, Spacious Den/Office Space - Or Easily Convert It Into A Second Bedroom! Bright Kitchen W/Integrated Appl, Center Island, Quartz Countertops, Under mount Sink & Custom Backsplash. Well-Sized Master Bdrm W/Double Mirrored Closet And Flr To Ceiling Windows, and upgraded custom closets. Amenities Intl: Gym, Yoga Room, Games Room, Visitor Parking, Children's Play Area, Guest Suites, Party Room, Bike Storage, Rooftop Patio/BBQ Area And 24 Hr Concierge. Excellent Location Close To The DVP, Public Transit, Parks, Schools, Shopping, Restaurants And More. ****EXTRAS**** Low Maintenance Fees Including Heat And Water. One Locker, One reserved/assigned parking.

Extras:**Listing Contracted With:** HOMELIFE/MIRACLE REALTY LTD 905-455-5100



130 River St 1304			Sold: \$664,000		
Toronto Ontario M5A 0R8			List: \$679,000		
Toronto C08 Regent Park Toronto % Dif: 98					
Taxes: \$3,054.28 / 2024		For: Sale	SPIS: N	DOM: 96	
Condo Apt		#Shares%:	Rms: 5		
Apartment		Locker#: #395	Bedrooms: 2		
Unit#: 04		Locker Lev/Unit: P3	Washrooms: 2		
Corp#: TSCP / 2978		Locker Unit:	1x3xMain, 1x4xMain		
		Level: 13			
Dir/Cross St: River St & Dundas St E					
Prop Mgmt: Duka Property Management					

MLS#: C11977252	Sold Date: 05/25/2025
PIN#: 769780498	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$504.82	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: New	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 700-799	Elev/Lift:	Park Type: Owned
Sqft Source: Builder's Floorplans	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: W	Heat Incl: Y	#: #174
Assessment:	Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	CAC Incl:	Prk Lvl/Unit: P3
Phys Hdcap-Eqp:	Y Prkg Incl: Y	Bldg Amen:
	Energy Cert:	Bus Ctr (Wifi Bldg), Games Room, Gym, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ
	GreenPIS:	Com Elem Incl: Y
	Prop Feat:	
	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	11.98	x 11.98	Laminate	W/O To Balcony	Open Concept
2	Dining	Flat	11.98	x 11.98	Laminate	Combined W/Living	
3	Kitchen	Flat	11.98	x 11.98	Laminate	Quartz Counter	B/I Appliances
4	Prim Bdrm	Flat	9.68	x 9.15	Window Flr to Ceil	3 Pc Ensuite	Double Closet
5	2nd Br	Flat	10.01	x 8.07	Laminate	Double Closet	Window Flr to Ceil

Client Remks: Welcome to Artworks Tower, located at 130 River St. This impeccably designed 2-bedroom, 2-bathroom suite offers a bright, open-concept layout that perfectly suits end-users and investors alike. With vacant possession and non-rent-controlled status, this is a prime opportunity to secure a stylish residence with flexible upside potential in one of Toronto's fastest-growing neighbourhoods. The efficient layout is enhanced by unobstructed west-facing views from the balcony, bringing in natural light and skyline vistas. The combined living/dining area connects seamlessly to a sleek, modern kitchen featuring quartz countertops, integrated appliances, and a central island - Ideal for daily life or entertaining. Both bedrooms are true, fully enclosed spaces (no glass partitions), each with floor-to-ceiling windows and closets. The primary suite includes a 3-piece ensuite with a glass-enclosed shower, while the second bathroom offers a deep soaking tub for added relaxation. A stacked washer and dryer complete the space. Included with the unit is underground parking and a private storage locker, adding immediate practicality and value. Residents enjoy top-tier amenities including a fully equipped gym with CrossFit zones, a 4th-floor outdoor terrace with dining and gardening spaces, a children's play area, co-working lounges with meeting rooms and a patio, a party room, and a retro arcade/game room. Located steps from TTC transit, with quick access to downtown, the DVP, and nearby Riverdale Park West with its trails and dog runs, this location offers the best of both city life and green space. Whether for living or leasing, this is a smart, future-focused investment.

Extras:
Listing Contracted With: <u>KELLER WILLIAMS ADVANTAGE REALTY</u> 416-465-4545



130 River St 1603			Sold: \$689,000		
Toronto Ontario M5A 0R8			List: \$689,000		
Toronto C08 Regent Park Toronto % Dif: 100					
Taxes: \$3,454.85 / 2025		For: Sale		SPIS: N	DOM: 8
Condo Apt		#Shares%:		Rms: 5	
Apartment		Locker#:		Bedrooms: 2	
Unit#: 03		Locker Lev/Unit: P3		Washrooms: 2	
Corp#: TBD / 0		Locker Unit: 377		1x3xFlat, 1x4xFlat	
		Level: 16			
Dir/Cross St: Dundas St E & River St					
Prop Mgmt: Duka Property Management					


MLS#: C12098632	Sold Date: 05/01/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$576	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 700-799	Elev/Lift:	Park Type: Owned
Sqft Source: Floor Plan	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Sw	Heat Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl:	Prk Lvl/Unit: P3/137
Spec Desig: Unknown	Bldg Ins Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level:	Com Elem Incl:
	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.6	x 10.7	Laminate	W/O To Balcony	Window Flr to Ceil
2	Kitchen	Flat	0	0	Laminate	Stainless Steel Appl	Combined W/Living
3	Prim Bdrm	Flat	9.84	x 10.1	Laminate	Large Closet	Window
4	2nd Br	Flat	12.4	x 8.1	Laminate	Closet	Window

Client Remks: Welcome to 130 River St! Step into this stunning 2-bedroom, 2-bathroom condo offering modern urban living at its finest. This gorgeous sun filled unit features an open-concept layout with floor-to-ceiling windows that flood the space with natural light. The sleek built-in appliances seamlessly blend into the stylish kitchen, perfect for both entertaining and everyday living. The primary suite includes a private ensuite, offering a peaceful retreat, while the second bedroom is spacious and versatile ideal for guests, a home office, or additional living space. Thoughtfully designed with an awesome layout that maximizes space and flow, this condo truly checks all the boxes. Enjoy incredible building amenities designed to elevate your lifestyle whether it's the fitness centre, rooftop terrace, party room, or co-working spaces, theres something here for everyone. Located in a vibrant, fast-growing neighbourhood, you're just steps from trendy cafes, restaurants, parks, and transit. With the revitalization of the Regent Park area and close proximity to downtown, 130 River St offers the perfect balance of convenience, culture, and community.

Extras:
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-494-7653



225 Wellesley St E 1002
Toronto Ontario M4X 1X8
Toronto C08 Cabbagetown-South St. James Town Toronto % Dif: 99
Taxes: \$2,868.31 / 2024 **For:** Sale **SPIS:** N **DOM:** 35

Sold: \$715,000
List: \$720,000

Condo Apt
Apartment
Unit#: 2
Corp#: TSCC / 2003

#Shares%:
Locker#:
Locker Lev/Unit: B
Locker Unit: 152
Level: 10

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xMain, 1x4xMain

Dir/Cross St: Wellesley & Sherbourne
Prop Mgmt: Brilliant Property Management Inc.

MLS#: C12016344
Sold Date: 04/17/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$766.20 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 146 Park \$/Mo: Prk Lvl/Unit: Unit 146Level C Bldg Amen: Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.37	x 9.81	South View	W/O To Balcony	Laminate
2	Dining	Ground	18.37	x 9.81	Combined W/Living	Laminate	
3	Kitchen	Ground	9.71	x 9.65	Granite Counter	Stainless Steel Appl	Pantry
4	Prim Bdrm	Ground	16.08	x 9.06	His/Hers Closets	4 Pc Ensuite	Laminate
5	2nd Br	Ground	12.2	x 9.06	Mirrored Closet	W/O To Balcony	Laminate

Client Remks: Welcome to "The Star Of Downtown" in the heart of Cabbagetown! Large 915 square feet split 2 bedrooms, 2 bathrooms suite with prime south view of the Toronto skyline and the CN Tower. Awesome open concept layout, large primary bedroom with "His & Hers" closets and 4-piece ensuite. Just a few minutes drive to the DVP, this building is steps to absolutely everything Downtown living requires. Walk to schools, supermarket, TTC - Wellesley and Sherbourne stations. Parking & Locker Included. Don't miss out! ****EXTRAS**** Stainless steel fridge, stove, dishwasher, and hood fan, All electrical light fixtures and window blinds. Stacked washer and dryer.

Extras:
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-465-7850

**25 Cole St 1105****Toronto Ontario M5A 4M3**

Toronto C08 Regent Park Toronto % Dif: 95

Taxes: \$2,940 / 2025 **For:** Sale**SPIS:** N**DOM:** 22**Sold: \$730,000****List: \$769,000**

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 5**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2062**Locker Unit:** 246

2x4


Level: 11**Dir/Cross St:** E of Parliament St and N of Dundas St E**Prop Mgmt:** GPM Management**MLS#:** C12074151**Sold Date:** 05/02/2025**PIN#:** 130620314

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$800.88	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Metal/Side
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:	Y	Park/Drv Spcs:	0
Exposure:	Se	Heat Incl:	Y	#:	132
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	10.47	x 7.35	
2	Living	Main	10.83	x 15.88	Large Window Open Concept
3	Kitchen	Main	10.1	x 8.1	Stainless Steel Appl W/O To Balcony
4	Prim Bdrm	Main	14.11	x 10.3	4 Pc Ensuite W/I Closet W/O To Balcony
5	2nd Br	Main	9.55	x 11.61	Large Window Closet

Client Remks: Welcome to this gorgeous 2+1 bedroom condo with an open layout flooded with natural light, creating a warm and inviting atmosphere throughout. The open balcony offers a cozy nook to enjoy South-East views, perfect for relaxing morning coffee and evening refreshments. Situated perfectly with easy access to the highway for downtown commuting, without sacrificing the tranquility of this peaceful neighbourhood and atmosphere. Walking distance to grocery stores, top notch restaurants, St Lawrence Market, the Eaton Centre, and so much more. Don't miss out on this perfect blend of comfort, convenience, and luxury living!

Extras:**Listing Contracted With:** RE/MAX HALLMARK RICHARDS GROUP REALTY LTD. 416-699-0303



34 Tubman Ave 503
Toronto Ontario M5A 0R2
Toronto C08 Regent Park Toronto % Dif: 98
Taxes: \$3,340.30 / 2024 **For:** Sale **SPIS:** N **DOM:** 35

Sold: \$732,000
List: \$749,000

Condo Apt
Apartment
Unit#: 14
Corp#: TSCC / 2834

#Shares%:
Locker#: 405
Locker Lev/Unit: C
Locker Unit: 124
Level: 5

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xFlat, 1x3xFlat

Dir/Cross St: Dundas/River
Prop Mgmt: Icc Property Management Ltd 905-940-1234

MLS#: C11935581
Sold Date: 02/26/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: As per seller Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$628.13 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y 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: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 237 Park \$/Mo: Prk Lvl/Unit: C/96 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	10.83	x 6.89	Stainless Steel Appl Quartz Counter Centre Island
2	Living	Ground	11.48	x 11.48	Laminate Open Concept W/O To Balcony
3	Prim Bdrm	Ground	9.19	x 11.81	Laminate Large Closet 3 Pc Ensuite
4	2nd Br	Ground	10.5	x 8.53	Laminate Mirrored Closet North View
5	Foyer	Ground	12.14	x 3.61	Laminate Large Closet

Client Remks: Finally, a condo with a livable, practical layout! Abundant floor-to-ceiling windows, real doors, and sound proofing. Presenting a stunning 2-bed, 2-bath corner unit in the highly sought-after DuEast by quality builder Daniels Corporation. This modern spacious condo feels brand new, surrounded by natural light, an open-concept kitchen and living space, and a massive wrap-around balcony with breathtaking views! The kitchen is equipped with quartz countertops and stainless steel appliances, while the bathrooms boast a glass shower. Beautiful flooring flows throughout the unit, adding a touch of elegance. The building is packed with luxurious amenities, including a dog wash, bike wash, guest suites, gym, party, rec rooms, a fitness and yoga studio, a hobby room, a bbq area and a kids' play zone. You'll also enjoy the convenience of parking, a locker, and TTC at your doorstep. Located just steps from the 6-acre park and the Pam McConnell Aquatic Centre. The development shares a beautifully designed pedestrian laneway, the award-winning "Living Lane," with Artworks & Artsy, featuring catenary lights, tree clusters, permeable paving, seating areas, and bespoke bike racks. DuEast's location is ideal, with retail options such as Penguin Pickup, Chatime, Wine Rack, Circle K and bakery "Le Beau" at your door step. For commuters, access to the DVP and major highways is effortless, while the 505 Dundas streetcar stops just steps from the lobby. This is urban living at its finest!

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-531-9680



	260 Sackville St 610			Sold: \$740,000
	Toronto Ontario M5A 0B3			List: \$774,900
	Toronto C08 Regent Park Toronto % Dif: 95			
	Taxes: \$3,340.40 / 2024 For: Sale			SPIS: N
				DOM: 32
Condo Apt	#Shares%:			
Apartment	Locker#: 1			
Unit#: 10	Locker Lev/Unit: P3			
Corp#: TSCC / 2178	Locker Unit: 150			
	Level: 6			
Dir/Cross St: Parliament/Dundas				
Prop Mgmt: Del Property Management				

MLS#: C12157572	Sold Date: 06/20/2025
PIN#:	

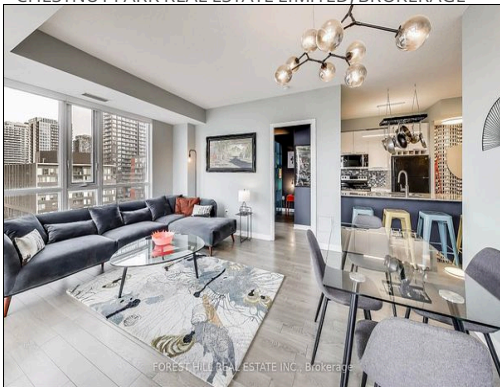
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 900-999 Sqft Source: Previous Listing Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: Restrict Locker: Owned Maint: \$956.99 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Y Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Retirement: N Water Incl: Y Hydro Incl: Y CAC Incl: Y Prkg Incl: Y Energy Cert:	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 038 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Concierge, Exercise Room, Media Room, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	21.98	x 12.47	Combined W/Dining	W/O To Balcony	Vinyl Floor
2	Dining	Ground	21.98	x 12.47	Combined W/Living	Open Concept	Vinyl Floor
3	Kitchen	Ground	8.01	x 8.01	Stainless Steel Appl	Granite Counter	Breakfast Bar
4	Prim Bdrm	Ground	10.7	x 9.42	O/Looks Park	W/I Closet	4 Pc Ensuite
5	2nd Br	Ground	8.99	x 8.4	O/Looks Park	Large Closet	Vinyl Floor
6	Den	Ground	8.01	x 7.71	Laminate		

Client Remks: Welcome to this stunning open-concept corner unit offering an abundance of natural light and breathtaking unobstructed views of the park. Featuring brand new flooring throughout and contemporary finishes, this spacious meticulously maintained home boasts 2 bedrooms, a versatile den, perfect for a home office or guest space and 2 full bathrooms. The modern kitchen is equipped with stainless steel appliances and breakfast bar, seamlessly flowing into the expansive living and dining areas. Step out onto the wrap-around balcony to enjoy morning coffee or evening sunsets in a serene, green setting. Located just steps from the Aquatics Centre, trendy restaurants, cafes, grocery stores, parks, top-rated schools and community centres, this condo combines urban convenience with natural beauty. The TTC streetcar is at your doorstep and you're just minutes from the Don Valley Parkway, making commuting a breeze. Dont miss your chance to own this stylish, well-appointed unit in a vibrant, sought-after community!

Extras:

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. 416-487-5131
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25 Cole St 813			Sold: \$750,000		
Toronto Ontario M5A 4M3			List: \$799,000		
Toronto C08 Regent Park Toronto % Dif: 94					
Taxes: \$2,718.40 / 2024 For: Sale		SPIS: N	DOM: 28		
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#:	Bedrooms: 2			
Unit#: 13	Locker Lev/Unit: B20	Washrooms: 2			
Corp#: TSCC / 2062	Locker Unit:	1x3xFlat, 1x4xFlat			
	Level: 8				
Dir/Cross St: Dundas St E & Parliament St					
Prop Mgmt: GPM Property Management					

MLS#: C11895955	Sold Date: 01/15/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$804.68	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 800-899	Elev/Lift:	Park Type: Owned
Sqft Source: Builder Plan	Taxes Incl:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: Ne	Heat Incl:	Park \$/Mo:
Assessment:	Cable TV Incl:	Prk Lvl/Unit: B -152
Spec Desig: Unknown	Bldg Ins Incl: Y	Prk Amen:
Phys Hdcap-Eqp:	Cert Level:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Family Room, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.26	x 12.6	Window Flr to Ceil
2	Dining	Flat	17.26	x 12.6	W/O To Balcony
3	Kitchen	Flat	10.66	x 8.5	Stainless Steel Appl
4	Prim Bdrm	Flat	12.43	x 9.35	3 Pc Ensuite
5	2nd Br	Flat	9.74	x 9.42	Window Flr to Ceil
					Combined W/Dining
					Combined W/Living
					Breakfast Bar
					Quartz Counter
					W/O To Balcony
					East View
					Large Closet

Client Remks: Welcome to this spacious condo on a quiet bright corner with unobstructed views and a perfect layout. This beautiful and updated unit has a spacious chefs kitchen, two bedroom split plan, two full bathrooms and a large balcony! Lavish building amenities include a massive garden, multiple BBQs, spacious gym and a two-storey window walled event space. Fantastic master planned neighbourhood with a 6 acre park, aquatic centre, athletic grounds, outdoor ice rink and seasonal farmer market. Well situated between Cabbagetown and Corktown with nearby streetcar and DVP access or walk to downtown, local shops and cafes. Also includes 2 spacious lockers and prime parking spot!

Extras: Refrigerator, dishwasher, stove + oven range, microwave + hood unit, washer, dryer, allexisting electrical light fixtures & window coverings.

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-975-5588



260 Sackville St 1210
Toronto Ontario M5A 0B3

Sold: \$870,000
List: \$899,999

Toronto C08 Regent Park Toronto % Dif: 97

Taxes: \$3,597.91 / 2024 **For:** Sale

SPIS: N

DOM: 23

Condo Apt

#Shares%:

Rms: 7

Apartment

Locker#:

Bedrooms: 3

Unit#: 10

Locker Lev/Unit:

Washrooms: 2

Corp#: TSCC / 2178

Locker Unit:

2x4xMain

Level: 12

Dir/Cross St: Dundas/Parliament

Prop Mgmt: Del Property Management

MLS#: C11919806

Sold Date: 02/05/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	
Basement:	None	Maint:	\$1,037.39	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	Floor plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Games Room, Gym, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:	N		
		Prop Feat:	Arts Centre, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.4	x 10.24	Laminate	O/Looks Park	South View
2	Dining	Main	10.24	x 7.41	Laminate	O/Looks Park	South View
3	Kitchen	Main	8.01	x 14.01	Laminate	Open Concept	Modern Kitchen
4	Prim Bdrm	Main	9.91	x 8.92	Laminate	O/Looks Park	4 Pc Ensuite
5	Br	Main	10.01	x 9.15	Laminate	South View	Closet
6	Br	Main	9.32	x 8.43	Laminate	O/Looks Park	Closet

Client Remks: Welcome to 260 Sackville St. I am so excited to share with you this very rare South East 3 bedroom corner unit, that is OVER 1000sq with a large balcony that is perfect for gardening and entertaining. we have parking and a locker but the real show stopper is this phenomenal kitchen. No expense was spared, Massive waterfall island that friends and family can gather around. The storage is unbelievable, deep touch opening drawers. Who gets a pantry in a condo?? I could go on and on about this unit and the area but honestly its best you come and see it for yourself. See attachment for the perks of the area! I dare you to try and find a better priced 3 bedroom in the downtown Toronto!

Extras: Stainless Steel Double Door Fridge/Freezer, Microwave, Oven/Stovetop, Dishwasher and Hood Vent.

Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-2181


31 Winchester St 202C
Toronto Ontario M4X 1A6
Sold: \$905,000**List: \$949,000**

Toronto C08 Cabbagetown-South St. James Town Toronto % Dif: 95

Taxes: \$3,311.78 / 2024 **For:** Sale**SPIS:** N**DOM:** 14

Condo Apt

#Shares%:**Rms:** 4

2-Storey

Locker#: 2**Bedrooms:** 1**Unit#:** 02**Locker Lev/Unit:** bas**Washrooms:** 1**Corp#:** MTCC / 1264**Locker Unit:**

1x3x2nd

Level: 2**Dir/Cross St:** Winchester/Parliament**Prop Mgmt:** Glendale Properties**MLS#:** C11941440**Sold Date:** 02/10/2025**PIN#:** 122640004

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$817.84	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Surface / 0
Apx Age:		UFFI:		Park/Drive:	Private
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	845	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	17.65	x 8.4	Stone Counter	Large Window	Pot Lights
2	Dining	Flat	13.98	x 8.07	Hardwood Floor	Pot Lights	Large Window
3	Living	Flat	14.24	x 12.4	Juliette Balcony	French Doors	Gas Fireplace
4	Br	Upper	15.75	x 9.97	Large Closet	Hardwood Floor	Pocket Doors

Client Remks: If you have ever dreamt of living in New York or London this is the place for you. Designer's own, rarely available condominium home is one of only five in the building. This large, two floor unit is situated on a prime Cabbagetown, tree-lined street. Top of the line luxurious finishes throughout including new hardwood floors and marble gas fireplace. Beautifully proportioned rooms, ideal for art and furniture layouts. European kitchen and newly renovated bathroom. Built-in office/workspace. Nine foot ceilings on the main floor, two skylights, two Juliette balconies overlooking the front garden. Plenty of ensuite storage as well as an owned storage closet located on the garden level as well as one parking spot. Common use exterior patio and garden. Steps to great neighbourhood shopping and dining.

Extras:**Listing Contracted With:** UNION REALTY BROKERAGE INC. 416-686-9618



56 Cole St Toronto Ontario M5A 0A8 Toronto C08 Regent Park Toronto % Dif: 118 Taxes: \$4,620.77 / 2024 For: Sale SPIS: N DOM: 8			Sold: \$1,060,000 List: \$899,900
Condo Townhouse 2-Storey Unit#: 42 Corp#: TSCC / 2170	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 6 Bedrooms: 3 Washrooms: 3 2x4x2nd, 1x2xMain	
Dir/Cross St: Dundas and Parliament Prop Mgmt: CIE Property Management & Consulting			

MLS#: C12084992	Sold Date: 04/23/2025
PIN#: 761700042	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 1200-1399 Sqft Source: Floor Plan Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$471.10 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Taxes Incl: Y Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick / Concrete Gar/Gar Spcs: Built-In / 1.5 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y	Tot Prk Spcs: 1.5
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.69	x 13.68	Hardwood Floor Large Window Combined W/Dining
2	Dining	Main	21.69	x 13.52	Hardwood Floor Open Concept Combined W/Living
3	Kitchen	Main	12.53	x 12.01	Hardwood Floor Stainless Steel Appl Granite Counter
4	Prim Bdrm	2nd	15.39	x 11.48	Hardwood Floor 4 Pc Ensuite W/I Closet
5	2nd Br	2nd	8.5	x 8.3	Hardwood Floor Large Closet Window
6	3rd Br	2nd	10.01	x 8.01	Hardwood Floor Large Closet Window

Client Remks: Amazing Opportunity in the Heart of Downtown Toronto! This sun-filled 3-bedroom, 3-bath townhome offers unbeatable value for buyers seeking space, convenience, and location. Whether you're a first-time buyer or upgrading from a condo, this home delivers the best of both worlds house-like living with condo-style ease. Wider than most east-end semis, the open-concept main floor features large south-facing windows that fill the space with natural light. Each bedroom is generously sized to fit a queen bed comfortably ideal for families, guests, or working from home. The primary bedroom includes a walk-in closet and a private ensuite, while each additional room has its own closet and easy access to a full bath. A main floor powder room and second-floor laundry add thoughtful convenience, while the built-in 1.5-car garage offers space for your vehicle, motorcycle, and extra storage. Enjoy your own private terrace backing onto a quiet laneway perfect for relaxing or entertaining. Located in a dynamic, multi-generational community just steps to cafes, groceries, parks, pools, ice rinks, the Cooper Koo YMCA, transit, and major highways this location has it all. A rare chance to own a spacious, well-designed home in downtown Toronto at an incredible price don't miss it!

Extras: Listing Contracted With: ENGEL & VOLKERS TORONTO CITY 416-364-7888
