	<b>2221 Yonge St 5404</b> <b>Toronto Ontario M4S 0B8</b> Toronto C10 Mount Pleasant West Toronto % Dif: 93 <b>Taxes:</b> \$3,031.43 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 20		<b>Sold: \$462,000</b> <b>List: \$499,000</b>																														
	Condo Apt <b>#Shares%:</b> <b>Rms:</b> 4 Apartment <b>Locker#:</b> <b>Bedrooms:</b> 1 <b>Unit#:</b> 04 <b>Locker Lev/Unit:</b> <b>Washrooms:</b> 1 <b>Corp#:</b> TSCC / 2854 <b>Locker Unit:</b> 18 1x4xFlat <b>Level:</b> 54																																
	<b>Dir/Cross St:</b> Yonge/Eglinton <b>Directions:</b> Yonge/Eglinton <b>Prop Mgmt:</b> Berkley Property Management																																
<b>MLS#:</b> C12410107 <b>Sold Date:</b> 10/07/2025 <b>PIN#:</b>																																	
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> Builder Floor Plan + 118 sqft Balcony <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$468.45 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete / Metal/Side <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bike Storage, Concierge, Games Room, Gym, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y																															
<b>Docking Type:</b> None																																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Flat</td> <td>14.07</td> <td>x 9.91</td> <td>B/I Appliances Ceramic Back Splash Stone Counter</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>14.07</td> <td>x 9.91</td> <td>Combined W/Kitchen Laminate Open Concept</td> </tr> <tr> <td>3</td> <td>Living</td> <td>Flat</td> <td>10.33</td> <td>x 8.92</td> <td>W/O To Balcony Laminate Large Window</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Flat</td> <td>9.84</td> <td>x 9.42</td> <td>Mirrored Closet Large Window</td> </tr> </tbody> </table>				#	Room	Level	Length (ft)	Width (ft)	Description	1	Kitchen	Flat	14.07	x 9.91	B/I Appliances Ceramic Back Splash Stone Counter	2	Dining	Flat	14.07	x 9.91	Combined W/Kitchen Laminate Open Concept	3	Living	Flat	10.33	x 8.92	W/O To Balcony Laminate Large Window	4	Prim Bdrm	Flat	9.84	x 9.42	Mirrored Closet Large Window
#	Room	Level	Length (ft)	Width (ft)	Description																												
1	Kitchen	Flat	14.07	x 9.91	B/I Appliances Ceramic Back Splash Stone Counter																												
2	Dining	Flat	14.07	x 9.91	Combined W/Kitchen Laminate Open Concept																												
3	Living	Flat	10.33	x 8.92	W/O To Balcony Laminate Large Window																												
4	Prim Bdrm	Flat	9.84	x 9.42	Mirrored Closet Large Window																												
<b>Client Remks:</b> Attention Investors and Home Buyers Alike! Almost New Well Appointed Unit In Eternally Popular Yonge And Eglinton. This Unit Offers Unobstructed Panoramic South Views Of The Lake From Scarborough To Mississauga On A 118 SQFT Balcony. It Boasts 9' Ceilings, Tall Windows, Modern Kitchen Layout With High End Paneled Appliances, Ensuite Laundry, And Locker Included. Currently Tenanted until July 31. Photos Prior To Current Tenancy.																																	
<b>Inclusions:</b> Building Insurance, Common Elements, Heat, A/C, Water																																	
<b>Listing Contracted With:</b> RE/MAX REALTRON REALTY INC. 416-222-2600																																	



<b>2221 Yonge St 1905</b> <b>Toronto Ontario M4S 2B4</b> Toronto C10 Mount Pleasant West Toronto % Dif: 100 <b>Taxes:</b> \$3,583.65 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 27			<b>Sold: \$499,000</b> <b>List: \$499,000</b>
Condo Apt Apartment <b>Unit#:</b> 05 <b>Corp#:</b> TSCC / 2854	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 19	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 1 1x4xFlat	
<b>Dir/Cross St:</b> Yonge & Eglinton <b>Directions:</b> South <b>Prop Mgmt:</b> Berkley Property Management			


**MLS#:** C12295470 **Sold Date:** 08/15/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> Builder plan <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$582.37 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Gym, Indoor Pool, Recreation Room <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	12.04	x 13.25	Laminate	W/O To Balcony	Open Concept

**Client Remks:** Welcome to 2221 Yonge Street a modern architectural gem perfectly situated in the heart of Midtown Toronto, right next to the Yonge & Eglinton subway station. This contemporary high-rise impresses with its sleek glass-and-steel design, seamlessly blending into the dynamic cityscape. Inside, thoughtfully designed suites offer generous layouts and floor-to-ceiling windows that flood the space with natural light and frame stunning panoramic views of the city skyline. Enjoy the ultimate in urban convenience with transit literally at your doorstep and a vibrant mix of restaurants, shops, and entertainment just steps away. Residents also have access to exceptional building amenities, including a rooftop terrace, fully equipped fitness centre, and stylish lounge areas. A perfect balance of luxury, lifestyle, and location in one of Torontos most sought-after neighbourhoods.

**Listing Contracted With:** HOMELIFE NEW WORLD REALTY INC. 416-490-1177

	<b>2221 Yonge St 2609</b> <b>Toronto Ontario M4S 0B8</b> Toronto C10 Mount Pleasant West Toronto % Dif: 106 <b>Taxes:</b> \$3,566.83 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 10				<b>Sold: \$625,000</b> <b>List: \$588,000</b>			
	Condo Apt Apartment <b>Unit#:</b> 08 <b>Corp#:</b> TSCC / 2854		#Shares%: <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 26		Rms: 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat			
	<b>Dir/Cross St:</b> Yonge/Eglinton <b>Directions:</b> . <b>Prop Mgmt:</b> Berkeley Property Management							
	<b>MLS#:</b> C12281292 <b>Sold Date:</b> 07/22/2025 <b>PIN#:</b>							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> 730+303 Balcony <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>			<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$639.89 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other			<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> 0 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			
1	Living	Flat	10.01	x 12.14	Combined W/Dining	W/O To Balcony	Large Window	
2	Dining	Flat	10.01	x 12.14	Combined W/Living	Open Concept	West View	
3	Kitchen	Flat	9.02	x 7.05	Open Concept	Breakfast Bar	B/I Appliances	
4	Prim Bdrm	Flat	9.02	x 10.99	4 Pc Ensuite	Window Flr to Ceil	Laminate	
5	2nd Br	Flat	10.01	x 9.02	Closet	Window Flr to Ceil	Laminate	
<b>Client Remks:</b> Welcome to Suite 2609 at 2221 Yonge Street, an exceptional 2-bedroom, 2-bathroom corner unit offering refined urban living in the heart of Midtown Toronto. This thoughtfully designed residence features a spacious open-concept layout with floor-to-ceiling windows, flooding the space with natural light and showcasing clear, unobstructed northwest views. Enjoy seamless indoor-outdoor living with a large wrap around balcony, perfect for relaxing or entertaining. The split-bedroom floor plan provides privacy and functionality, ideal for professionals, couples, or investors. Located just a one-minute walk to Eglinton Subway Station, and steps from shops, restaurants, and everyday essentials. A rare opportunity to own in one of Toronto's most connected and vibrant neighborhoods.								
<b>Listing Contracted With:</b> RE/MAX REALTRON REALTY INC. 416-222-2600								




<b>2221 Yonge St 4602</b> <b>Toronto Ontario M4S 0B8</b> Toronto C10 Mount Pleasant West Toronto % Dif: 94 <b>Taxes:</b> \$3,838.30 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 50			<b>Sold: \$610,000</b> <b>List: \$650,000</b>
Condo Apt Apartment <b>Unit#:</b> 02 <b>Corp#:</b> TSCC / 2854	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 46	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 2x4	
<b>Dir/Cross St:</b> Yonge/Eglinton <b>Directions:</b> South East <b>Prop Mgmt:</b> Berkley Property Management			

**MLS#:** C12199732 **Sold Date:** 07/25/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> 707 Sq Ft Interior + 285 Sq Ft Outdoor <b>Exposure:</b> Ne <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> No <b>Locker:</b> None <b>Maint:</b> \$562.74 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room <b>Interior Feat:</b> Storage	<b>Balcony:</b> Encl <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	2nd Br		0	0	Broadloom W/I Closet Large Window
<b>Client Remks:</b> Live in Light, Luxury & Location! Welcome to this sun-filled corner suite just steps from Yonge & Eglinton subway and Crosstown LRTmidtown Toronto's most vibrant hub. This 2-bed, 2-bath home boasts a smart split-bedroom layout, floor-to-ceiling windows, and a wrap-around balcony with stunning sunrise and sunset views. The sleek kitchen features built-in appliances and plenty of storage, plus an in-suite utility room for added convenience. Enjoy resort-style amenities: concierge, gym & yoga studio, sauna, party & meeting rooms, 50th-floor skyline lounge, and a 7th-floor terrace with BBQs. Perfect for end-users or investorsthis is your chance to own a stylish, turnkey suite in one of Toronto's most connected communities! <b>Inclusions:</b> B/I Fridge, Oven, Cooktop, Range hoodsB/I Dishwasher, B/I Microwave, Washer & Dryer, All Window Coverings. <b>Listing Contracted With:</b> <u>SUPERSTARS REALTY LTD.</u> 416-816-8160					



	<b>23 Glebe Rd W 603</b> <b>Toronto Ontario M5P 0A1</b> Toronto C03 Yonge-Eglinton Toronto % Dif: 97 <b>Taxes:</b> \$3,633.67 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 18			<b>Sold: \$770,000</b> <b>List: \$789,900</b>	
	Condo Apt Apartment <b>Unit#:</b> 03 <b>Corp#:</b> TSCC / 2459	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> B <b>Locker Unit:</b> 97 <b>Level:</b> 6	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4, 1x3	<b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> WEST <b>Prop Mgmt:</b> T.S.E. MANAGEMENT SERVICES INC.	
<b>MLS#:</b> C12400651 <b>Sold Date:</b> 09/30/2025 <b>PIN#:</b> 764590102					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 11-15 <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> SQ FT <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$663.03 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Built-In Oven, Carpet Free, Countertop Range, Storage Area Lockers		<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 22 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B <b>Bldg Amen:</b> Concierge, Exercise Room, Games Room, Gym, Party/Meeting Room, Community BBQ <b>Com Elem Incl:</b> Y	
<b>Waterfront:</b> None					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Kitchen	Main	23.29	x 11.09	B/I Appliances
2	Living	Main	23.29	x 11.09	
3	Dining	Main	23.29	x 11.09	
4	Prim Bdrm	Main	12.99	x 9.97	3 Pc Ensuite
5	2nd Br	Main	8.99	x 8.99	
<b>Client Remks:</b> Sophisticated urban living awaits at 23 Glebe Rd W, nestled within the distinguished Allure Condominiums. Perfectly positioned in the heart of Midtown, this residence blends modern design with timeless elegance, offering both comfort and style in one of Toronto's most vibrant communities. This spacious two-bedroom, two-bath suite is highlighted by soaring ceilings and expansive west-facing windows that bathe the interiors in natural light. The open-concept design is anchored by a chef-inspired kitchen featuring granite countertops, a custom backsplash, and premium Miele appliances. The intelligently designed split-bedroom layout ensures privacy, with the primary retreat showcasing a sleek ensuite and generous closet space, while the second bedroom easily adapts as a home office or guest suite. Complete with parking, a locker, and access to five-star amenities including 24-hour concierge, residents will enjoy a lifestyle of ease and sophistication. Steps to the subway, premier dining, boutique shopping, and everyday conveniences, this home offers the ultimate Midtown living experience.					
<b>Inclusions:</b> Built-In Stove, Hood, Microwave, Refrigerator/Freezer, Dishwasher; Washer & Dryer; All Lighting Fixtures; All Blinds					
<b>Listing Contracted With:</b> CENTURY 21 PARKLAND LTD. 416-690-2121					



<b>60 Berwick Ave 508</b> <b>Toronto Ontario M5P 0A3</b> Toronto C03 Yonge-Eglinton Toronto % Dif: 98 <b>Taxes:</b> \$4,449.11 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 8			<b>Sold: \$885,000</b> <b>List: \$899,000</b>
Condo Apt 1 Storey/Apt <b>Unit#:</b> 8 <b>Corp#:</b> TSCC / 2449	<b>#Shares%:</b> <b>Locker#:</b> 123 <b>Locker Lev/Unit:</b> C <b>Locker Unit:</b> <b>Level:</b> 5	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat	
<b>Dir/Cross St:</b> Yonge + Eglinton <b>Directions:</b> Please follow your GPS <b>Prop Mgmt:</b> First Service Residential			

**MLS#:** C12339745 **Sold Date:** 08/20/2025  
**PIN#:**


<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Fan Coil / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> 859 SF + 325 SF (Terrace) = 1184 total square feet (per builder) <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$720.82 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> Included In <b>HST Applicable to</b> <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre <b>Interior Feat:</b> Built-In Oven, Carpet Free, Primary Bedroom - Main Floor <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C / 79 <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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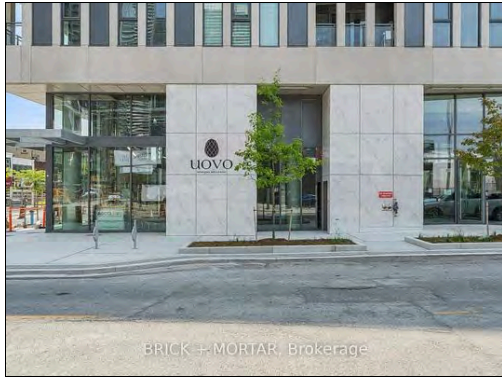
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	9.12	x 16.37	Open Concept
2	Dining	Flat	12.3	x 6.82	Open Concept
3	Kitchen	Flat	12.3	x 9.58	Stainless Steel Appl
4	Prim Bdrm	Flat	12.63	x 9.97	4 Pc Ensuite
5	2nd Br	Flat	9.35	x 10.93	Large Window

**Client Remks:** Fabulous corner suite at The Berwick - one of Midtowns most sophisticated mid-rise residences. This rarely offered northwest corner unit offers 1184 SF of total living space, including a 325 SF wraparound balcony, soaring 9' ceilings, and floor-to-ceiling windows that flood the home with natural light. Enjoy unobstructed west-facing treetop views for breathtaking sunsets and a serene north facing outlook over the courtyard and low-rise townhomes. The coveted split 2-bedroom layout ensures both privacy and functionality. The primary suite (currently a den) features balcony access, a walk-in closet, and a 4-piece ensuite. The second bedroom enjoys its own 3-piece bath for guests. The kitchen is a true entertainers hub with stainless steel appliances, granite counters, a practical island with extra storage, and direct balcony access. Whether hosting friends or enjoying quiet evenings, this suite offers a perfect blend of energy and calm. Located away from the hustle and bustle of Yonge and Eglinton, The Berwick delivers the best of both worlds - a peaceful setting steps from Farm Boy, Cineplex, Indigo, Sephora, top restaurants, shops, fitness studios, the subway and soon to be completed Eglinton crosstown LRT! Stellar amenities include : party, library, and media rooms, community BBQ and patio, pilates/yoga studio, fully equipped gym, sauna, guest suite, and 24-hour concierge services. Includes owned parking & locker. Bicycle rental available.

**Inclusions:** Stainless steel fridge, stove + exhaust, B/I Microwave, B/I Dishwasher. (All Whirlpool) Stacked front load washer + dryer. (Whirlpool) All Electric light fixtures. All window coverings. Ceiling fan in second bedroom

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

	<b>60 Berwick Ave LPH01</b> <b>Toronto Ontario M5P 0A3</b> Toronto C03 Yonge-Eglinton Toronto % Dif: 98 <b>Taxes:</b> \$4,976.97 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 19			<b>Sold: \$935,000</b> <b>List: \$949,999</b>	
	Condo Apt Apartment <b>Unit#:</b> 1 <b>Corp#:</b> TSCC / 2479	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 16	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x3xFlat, 1x4xFlat		
	<b>Dir/Cross St:</b> Yonge & Eglinton <b>Directions:</b> Yonge & Eglinton <b>Prop Mgmt:</b> First Service Residential 437-232-1135				
	<b>MLS#:</b> C12522486 <b>Sold Date:</b> 11/26/2025 <b>PIN#:</b> 764790216				
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 2014 <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> 968 Sq Ft <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$688.19 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level C Unit 15 <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Media Room, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Experience elevated living in this stunning lower penthouse suite, thoughtfully upgraded throughout for modern comfort and style. This 2-bedroom, 2-bathroom residence offers rare privacy with only 3 neighbours on the floor, and includes a premium parking space, locker, and 2 private balconies. Step inside to find to find 9' and 10' smooth ceilings, 8-ft solid core doors, a striking entry feature wall, and custom lighting that sets the tone for luxury. The heart of the home features a large custom millwork island and upgraded full-sized JennAir appliances - perfect for entertaining. Enjoy the richness of engineered hardwood flooring, custom closet organizers throughout, and roller blinds for a sleek, modern finish. The spa-inspired bathrooms boast a frameless glass shower and upgraded plumbing fixtures. Located steps from public transit and minutes to major highways, this turnkey penthouse offers the perfect blend of convenience and upscale urban living. You won't want to miss this one! <b>Inclusions:</b> All Window Coverings, All Elf's, S/S Fridge, S/S Stove, S/S Oven, B/I Dishwasher, Washer & Dryer, B/I Closet Organizers in both bedrooms, Custom Millwork Entry Console.					
<b>Listing Contracted With:</b> SLAVENS & ASSOCIATES REAL ESTATE INC. 416-483-4337					



<b>1 Hillsdale Ave W 603</b> <b>Toronto Ontario M4S 2A5</b> Toronto C03 Yonge-Eglinton Toronto % Dif: 101 <b>Taxes:</b> \$0 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 105		<b>Sold: \$1,009,030</b> <b>List: \$999,990</b>
Condo Apt Apartment <b>Unit#:</b> 03 <b>Corp#:</b> TBD / 0	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 6	<b>Rms:</b> 7 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 2 2x3xFlat
<b>Dir/Cross St:</b> Yonge & Hillsdale <b>Directions:</b> Southwest corner of Yonge & Hillsdale <b>Prop Mgmt:</b> First Service Residential		

**MLS#:** C12196300 **Sold Date:** 09/16/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> Builder's Floorplan <b>Exposure:</b> N <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$626.30 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> N <b>GreenPIS:</b> N <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Built-In Oven, Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Other <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	17.59	x 16.83	Combined W/Dining Combined W/Living
2	Prim Bdrm	Flat	8.83	x 13.32	
3	Den	Flat	8.33	x 10.01	

**Client Remks:** Uovo Boutique Residences Is Your Opportunity To Live At The Desirable Yonge & Davisville In An Intimate Building With Only 70 Suites. Shopping and Dining At Your Doorstep & Seconds From The Subway & Crosstown LRT. 100 Walk Score & 92 Transit Score! Unit 603, The Horne, is an Oversized 1-Bed + Den Suite With Two Full Bedrooms & An 81 SqFt Balcony With Natural Gas Connection. Create A Home Office Or Guest Room In Huge Den. 9' Ceilings, Floor-To-Ceiling Windows, Imported Italian Kitchens, Quartz Counters, Integrated Full-Sized Stainless Steel Appliances With Gas Cooktop, And Tons Of Upgrades! Additional Incentives Available! Move-In Now!

**Inclusions:** \$0 Cap On Development Charges, \$10K Cash Back At Closing, Kitchen Island With Stainless Steel Wine Fridge, Free Assignment. Locker Available For Purchase.

**Listing Contracted With:** BRICK + MORTAR 647-352-9552





<b>23 Glebe Rd W 1007</b>			<b>Sold: \$1,024,695</b>
<b>Toronto Ontario M5P 0A1</b>			<b>List: \$1,159,000</b>
Toronto C03 Yonge-Eglinton Toronto % Dif: 88			
<b>Taxes:</b> \$5,029.76 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N	<b>DOM: 28</b>
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 6 + 1	
Apartment	<b>Locker#:</b> 89	<b>Bedrooms:</b> 2	
<b>Unit#:</b> 07	<b>Locker Lev/Unit:</b> B89	<b>Washrooms:</b> 2	
<b>Corp#:</b> TSCC / 2459	<b>Locker Unit:</b> b	1x4xMain, 1x3xMain	
	<b>Level:</b> 10		
<b>Dir/Cross St:</b> Yonge/Eglinton/Davisville			
<b>Directions:</b> Yonge/Eglinton/Davisville			
<b>Prop Mgmt:</b> T.S.E. Management Services Inc.			

**MLS#:** C12501740 **Sold Date:** 12/01/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> Builder <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$833.06 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Y <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Cul De Sac, Ensuite Laundry, Family Room, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 32 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B <b>Bldg Amen:</b> <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.98	x 10.89	
2	Dining	Main	21	x 10.89	
3	Living	Main	21	x 10.89	
4	Foyer	Main	0	0	Open Concept
5	Prim Bdrm	Main	16.9	x 10.3	
6	2nd Br	Main	12.27	x 9.97	

**Client Remks:** Welcome to Allure Condominiums, where boutique style meets midtown convenience. Suite 1007 is a beautifully appointed 2 bedroom, 2 bathroom condo that blends elevated design with effortless comfort, perfect for those who want city energy without sacrificing calm. This luxury penthouse unit features 10 ft soaring ceilings and a bright, open-concept layout that flows seamlessly between the kitchen, dining, & living spaces. The modern kitchen combines timeless design with practical sophistication, featuring granite counters, backsplash, and a breakfast bar, along with an upgraded pantry. The exceptionally large master bedroom offers a spacious walk-in closet and a spa-like ensuite with a floor-to-ceiling glass shower. Enjoy your morning coffee or evening glass of wine on the private balcony, offering beautiful, open, and unobstructed treelined views extending north to south. Residents love the building's sense of community, attentive management, and refined amenities, including a gorgeous rooftop terrace, fully equipped fitness center, party lounge and 24-hour concierge. One car parking and locker is included, and ample visitor parking is available for your guests. Located just off Yonge and Davisville, with an amazing Walk Score of 96, you're steps from the subway, popular cafes, restaurants, June Rowlands Park, and the Beltline Trail-a local favorite for a stroll or morning run. This quiet boutique building offers a fabulous retreat in a convenient, world-class city location. This suite truly feels like a home, true midtown perfection within a quiet boutique building and steps to all amenities.

**Inclusions:** All window coverings, all light fixtures, 1 parking, 1 locker, all appliances.  
**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD. 416-441-2888



<b>191 Duplex Ave 105</b> <b>Toronto Ontario M5P 2B1</b> Toronto C03 Yonge-Eglinton Toronto % Dif: 93 <b>Taxes:</b> \$7,759.56 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 65			<b>Sold: \$1,400,000</b> <b>List: \$1,500,000</b>
Condo Townhouse Multi-Level <b>Unit#:</b> 05 <b>Corp#:</b> TSCC / 2479	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> A <b>Locker Unit:</b> 30 <b>Level:</b> 01	<b>Rms:</b> 7 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 3 1x5x2nd, 1x4x3rd, 1x2xMain	
<b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> Corner of Duplex and Berwick <b>Prop Mgmt:</b> FirstService Residential			

**MLS#:** C12376907 **Sold Date:** 11/07/2025  
**PIN#:** 764790005

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 2014 <b>Apx Sqft:</b> 2000-2249 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Floor plan <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,368.52 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 105 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.11	x 10.76	Hardwood Floor	Open Concept	Recessed Lights
2	Dining	Flat	17.78	x 11.98	Hardwood Floor	Open Concept	Recessed Lights
3	Kitchen	Flat	17.78	x 9.42	Hardwood Floor	Centre Island	Pantry
4	Prim Bdrm	2nd	17.81	x 16.17	Hardwood Floor		
5	2nd Br	3rd	17.81	x 12.17	Hardwood Floor	W/O To Balcony	
6	3rd Br	3rd	15.12	x 7.68	Hardwood Floor	Closet Organizers	
7	Laundry	3rd	10.47	x 6.4	Tile Floor	Laundry Sink	
8	Other	Upper	17.98	x 13.91			

**Client Remks:** Turnkey luxury in Midtown. 191 Duplex is a rare, corner-unit townhome that combines architectural elegance with everyday practicality. Enjoy the privacy of your own front door and direct access from the parking- no elevators, no hassle. The open-concept main floor is designed to impress: a chef's kitchen with granite counters, oversized island with integrated wine fridge, full pantry with custom shelving, and abundant in-cabinet lighting. Windows on two sides and recessed lighting keep the space bright from morning to evening. The second floor is a private primary suite with a California Closets walk-in and a spa-style ensuite featuring heated floors, double vanity, freestanding tub, and glass shower with tiled feature wall. Upstairs, two additional bedrooms (one with deck walkout), a generous laundry/utility room, and large linen closet offer comfort and function. The top floor features a private rooftop terrace with upgraded decking, removable sunshades, and BBQ gas line becomes your perfect entertaining and relaxation space. Additional upgrades include Sonos sound system, Kasa smart lighting, alarm system, smooth ceilings, and hardwood throughout. Just steps to parks, shops, dining, transit, and all the energy of Yonge & Eglinton.

**Inclusions:** As per Schedule C

**Listing Contracted With:** REAL BROKER ONTARIO LTD. 888-311-1172