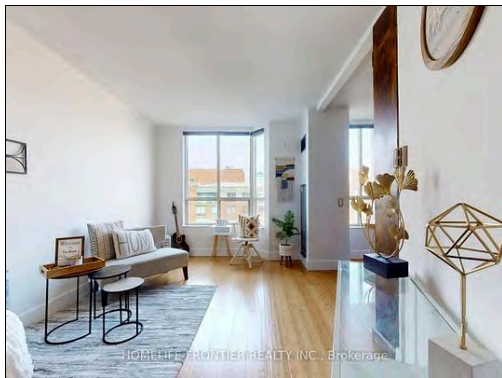




284 Bloor St 806
Toronto Ontario M5S 3B8
 Toronto C02 Annex Toronto % Dif: 93
Taxes: \$2,699.63 / 2025 **For:** Sale **SPIS:** No **DOM:** 44

Sold: \$513,000
List: \$549,000

Condo Apt #Shares%: Rms: 5
 Apartment Locker#: Bedrooms: 1 + 1
 Unit#: 6 Locker Lev/Unit: P4 Washrooms: 1
 Corp#: MTCC / 946 Locker Unit: 34 1x3xFlat
 Level: 8

Dir/Cross St: Bloor St W/St. George
Directions: Bloor St W/St. George
Prop Mgmt: T.S.E. Management Servicees Inc.(905)764-9166 tse@tsems.com

MLS#: C12908450 **Sold Date:** 05/05/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$834.06 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Clear View, Hospital, Library, Park, Place Of Worship Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers Security Feat: Security System, Smoke Detector	Balcony: None Ens Lndry: Lndy Lev: Main Exterior: Brick / Concrete Poured Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Exercise Room, Gym, Party/Meeting Room, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	4.17	x 3.28	Large Window	Combined W/Living	Bamboo Floor
2	Dining	Flat	2.53	x 2.2	Open Concept		
3	Kitchen	Flat	4	x 2	Pot Lights	Renovated	Slate Flooring
4	Prim Bdrm	Flat	3.41	x 2.79	French Doors	B/I Closet	Bamboo Floor
5	Den	Flat	3.05	x 2.3	Large Window	B/I Bookcase	Bamboo Floor

Client Remks: Discover the Gem of St George Mews -a boutique residence nestled in the heart of The Annex. This quiet boutique residence combining charm, convenience, and character. It's a tranquil retreat in the city. Welcome to Suite 806- a thoughtfully designed One bedroom plus den suite offering 665 square feet of bright, open-concept living space. Large windows in both Living room and Den invites natural light and offer tranquil, tree-lined views. The versatile den, complete with a stylish built-in bookcase, is perfect as a home office, second bedroom, or cozy family room. Luxury details include sleek bamboo flooring throughout, a custom-designed kitchen with contemporary finishes, and a built-in closet in the primary bedroom. The suite includes a private locker for additional storage and all utilities included. The boutique building boasts resort-style amenities such as Rooftop Garden, Lounging Area, Exercise Room, and a Party Room. Enjoy being steps away from the University of Toronto, Yorkville, Bloor Street, and a variety of local cafes. With a Walk Score of 98 (Walker's Paradise) and a Transit Score of 98 (Rider's Paradise). Everything you need is within reach, including the St. George subway Station. Move in and enjoy the unparalleled lifestyle this suite offers. It's an ideal for professionals, students, or anyone seeking tranquility in the vibrant heart of the city.

Inclusions: Fridge, Stove, S/S Rangehood, Dishwasher. Stacked Washer/Dryer. All existing Electric Light Fixtures, and Window Coverings. Custom Millwork: Built-in Bookcase in den, Sleek & Modern Built-in Wardrobe/Closet in the bedroom.

Listing Contracted With: HOMELIFE FRONTIER REALTY INC. **Ph:** 416-218-8800



284 Bloor St W 704
Toronto Ontario M5S 3B8
 Toronto C02 Annex Toronto % Dif: 82
Taxes: \$2,546.43 / 2025 **For:** Sale **SPIS:** No **DOM:** 50
Sold: \$492,000
List: \$599,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** 57 **Bedrooms:** 1 + 1
Unit#: 04 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: MTCC / 946 **Locker Unit:** 1x4xFlat
Level: 07
Dir/Cross St: St George and Bloor
Directions: Use GPS for directions
Prop Mgmt: TSE Management

MLS#: C12975704 **Sold Date:** 05/29/2026
PIN#: 119460043

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1990 Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: Seller Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$834.13 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility: Elevator,Parking Feat: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Built-In Oven	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Party/Meeting Room, Recreation Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.76	x 10.43	Combined W/Dining	Laminate	O/Looks Garden
2	Dining	Flat	5.91	x 8.27	Combined W/Living	Open Concept	Laminate
3	Kitchen	Flat	13.19	x 5.74	Ceramic Floor	Stainless Steel Appl	Custom Backsplash
4	Prim Bdrm	Flat	13.12	x 9.55	Laminate	Window	
5	2nd Br	Flat	8.27	x 9.55	Laminate	Closet	

Client Remks: Welcome to suite 704 at The St. George Mews condo building in the heart of the Annex! Beautifully maintained and thoughtfully updated, this bright and spacious 2 bedroom unit is ideal for end users or investors alike. This bright and modern suite features a smart layout with updated finishes, a sleek kitchen and overlooks a serene parkette, This suite offers the best value in one of Toronto's most prestigious neighbourhoods. Tons of monthly and visitor parking available directly beneath building in underground garage. Unbeatable location just steps to St George subway station, University of Toronto, Yorkville, Queen's Park, the ROM, AGO, top restaurants, cafes, shopping, and all the nightlife the city has to offer. Perfect for students, professionals, or investors looking for a worry free property with exceptional rental potential. Well-managed building with amenities such as a gym, library, party room, meeting room & rooftop bbq terrace. Enjoy quiet boutique living with a sense of privacy, security, and community at the Residences of St. George Mews. Best deal in town!!

Inclusions: All existing appliances: haley, all window coverings, all light fixtures: Locker

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-913-7930



212 St. George St 503
Toronto Ontario M5R 2N5
 Toronto C02 Annex Toronto % Dif: 94
Taxes: \$3,341 / 2025 **For:** Sale **SPIS:** No **DOM:** 11
Sold: \$600,000
List: \$639,900
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 503 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: YCC / 529 **Locker Unit:** 2x4xFlat
Level: 5
Dir/Cross St: Bloor St/St George
Directions: North of Bloor St/St George
Prop Mgmt: GPM Property Management

MLS#: C12897246 **Sold Date:** 03/29/2026
PIN#: 115290038

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Year Built: 1979 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: Plans Exposure: S Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$1,822 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: None	Balcony: Terr Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 25 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1		Flat	16.08	x 16.01	Broadloom	Sliding Doors	W/O To Balcony
2	Dining	Flat	10.73	x 9.12	L-Shaped Room	Broadloom	Open Concept
3	Kitchen	Flat	10.47	x 8.92	Modern Kitchen	Ceramic Floor	O/Looks Living
4	Prim Bdrm	Flat	13.19	x 13.19	His/Hers Closets	4 Pc Ensuite	W/O To Balcony
5	Br	Flat	10.89	x 10.07	Closet	Broadloom	

Client Remks: Set within the heritage Powell House, this intimate 41-unit building is rooted in Toronto history. Originally built in 1907 and converted in the 1980s, this Edwardian landmark carries a quiet sense of history and grace. Suite 503 is a 2-bedroom, 2-bath corner penthouse with high ceilings and a bright, open-concept layout, including a 37 ft south-facing corner balcony that spans the full length of the unit. With ease, the kitchen flows into the living and dining area, creating a space that feels both thoughtful and functional. Floor-to-ceiling windows fill the suite with soft natural light, while two walkouts from the living room and primary bedroom enhance its openness. The primary bedroom is generously sized, with a 4-piece ensuite and double closets. The second bedroom is equally inviting, complete with a large window and closet. The building is well-maintained and offers a heated driveway to underground parking, along with a gym, sauna, coin laundry, and a rooftop terrace with city views. Welcome to a home with presence, history, and quiet refinement.

Inclusions: All-inclusive maintenance fees cover heat, hydro, water, cooling, and basic cable. Steps to St. George subway, the University of Toronto, and Yorkville. Includes all electric light fixtures, window coverings, forced-air furnace, central air, futon in the second bedroom, parking and an ensuite locker.

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

	284 Bloor St W 608 Toronto Ontario M5S 3B8 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$3,152.08 / 2025 For: Sale SPIS: No DOM: 13			Sold: \$655,000 List: \$655,000
	Condo Apt Apartment Unit#: 08 Corp#: MTCC / 946	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: L35 Level: 6	Rms: 6 Bedrooms: 2 Washrooms: 1 1x4	Dir/Cross St: Bloor and St George Directions: Bloor and St George Prop Mgmt: TSE Management

MLS#: C13004860 **Sold Date:** 04/28/2026
PIN#: 119460039

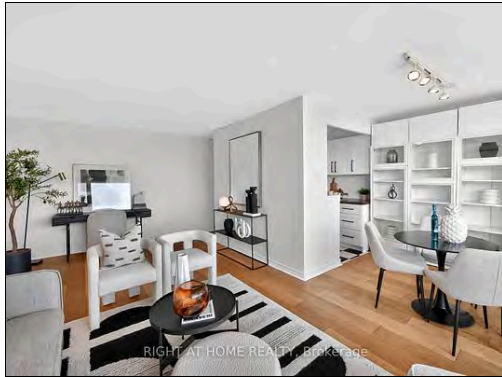
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1990 Yr Built Source: MPAC Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: plan Exposure: Se Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$997.14 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: N HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: \$200 Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 18.08	Bay Window	South View	Combined W/Dining
2	Dining	Main	8.33	x 7.09	Combined W/Living		
3	Kitchen	Main	8.6	x 8.01	Galley Kitchen	Stainless Steel Appl	
4	Prim Bdrm	Main	10.01	x 12.99	East View	South View	Window
5	2nd Br	Main	8.01	x 10.24	South View	B/I Closet	
6	Laundry	Main	8.5	x 7.91			

Client Remks: Welcome to this refreshed residence at St. George Mews. This spacious 2-bedroom, 1-bathroom condo features a fully renovated bathroom (2021) and a recently refreshed kitchen (2025). 1 car parking available for rent. The location is unbeatable just steps to the University of Toronto, OISE, Rotman School of Management, St. George subway station, the ROM, Bata Shoe Museum, Yorkville, the Annex, and Harbord Village. Enjoy seamless downtown access with a quick 12-minute subway ride.

Inclusions: All ELF's, Samsung Dishwasher (2026) , Samsung Oven and Fridge, Whirlpool microwave and hoodfan (2022) , Washer LG, GE dryer (2025)

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



74 Spadina Rd 701
Toronto Ontario M5R 2T5
 Toronto C02 Annex Toronto % Dif: 97
Taxes: \$3,001.27 / 2026 **For:** Sale **SPIS:** No **DOM:** 15
Sold: \$652,000
List: \$674,000
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 1 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 1629 **Locker Unit:** 1x4xMain
Level: 8
Dir/Cross St: Bloor/Spadina
Directions: On Spadina, N of Bloor, S of Dupont
Prop Mgmt: Mareka Properties 416-255-7300

MLS#: C13062696 **Sold Date:** 05/15/2026
PIN#: 126290032

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: 800 Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$780.83 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free, Other	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: None Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: \$100 Prk Lvl/Unit: Bldg Amen: Bike Storage, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.42	x 10.99	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Main	7.84	x 7.41	Hardwood Floor	Open Concept	
3	Kitchen	Main	8.01	x 7.25	Updated	Quartz Counter	
4	Br	Main	13.39	x 10.01	Hardwood Floor	Double Closet	Window
5	2nd Br	Main	10.66	x 6.56	Hardwood Floor	Double Closet	Window

Client Remks: An exceptional opportunity to own a spacious two-bedroom suite located in the heart of the Annex. Units in this charming, Art Deco-inspired boutique building rarely hit the market. 701 is a bright and airy east-facing unit with 800 sq.ft. of thoughtfully designed living space. The principal living spaces are filled with natural light, and feature unobstructed views of downtown Toronto and the city skyline. Offerings two generously sized bedrooms, tasteful and modern upgrades, a renovated kitchen, engineered hardwood floors, in-suite laundry, and a sizeable balcony. This prime annex address is located steps to both Spadina & Dupont TTC stations, U of T, George Brown College, restaurants, cafes, gyms, the vibrant Bloor Street corridor, and so much more! All parking is rented in the building for \$100/month.

Inclusions: Fridge, Stove, Washer, Dryer. White cabinet beside kitchen. Brown AC Window Unit in as is condition.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232



95 Prince Arthur Ave 203
Toronto Ontario M5R 3P6
 Toronto C02 Annex Toronto % Dif: 98
Taxes: \$3,777.97 / 2025 **For:** Sale **SPIS:** No **DOM:** 2
Sold: \$705,000
List: \$720,000
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 03 **Locker Lev/Unit:** P1 **Washrooms:** 1
Corp#: MTCC / 757 **Locker Unit:** 14 **1x4xFlat**
Level: 2
Dir/Cross St: St George & Bloor
Directions: St George & Bloor
Prop Mgmt: Goldview Property Management Ltd.

MLS#: C12899980 **Sold Date:** 03/21/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Floor plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$756.66 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Storage Area Lockers Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: Unit 63 Park \$/Mo: Prk Lvl/Unit: Level B Bldg Amen: Bike Storage, Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	4	x 10.01	Tile Floor Closet
2	Living	Flat	11.38	x 14.5	Hardwood Floor Open Concept South View
3	Dining	Flat	11.38	x 9.58	Hardwood Floor Open Concept Open Concept
4	Kitchen	Flat	7.48	x 10.01	Modern Kitchen Tile Floor Breakfast Bar
5	Br	Flat	10.17	x 14.99	Hardwood Floor W/I Closet French Doors
6	Office	Flat	10.17	x 10.5	Hardwood Floor South View
7	Bathroom	Flat	7.48	x 5.41	4 Pc Bath

Client Remks: Quietly positioned within The Dunhill Club, this spacious, immaculate, and updated 1+1 bedroom suite with parking and locker offers a rare combination of light, greenery, and ease of living in the Annex. Set on the second floor with a desirable south-facing exposure, the suite overlooks the building's landscaped garden and mature trees providing a peaceful, green outlook that's increasingly hard to find in the city. Inside, the layout is open and comfortable, with sleek engineered hardwood floors, spacious principal rooms, and natural light throughout. The kitchen and laundry are well laid out with upgraded washer and dryer, and kitchen boasts lots of counter space and an open breakfast bar facing the living space. The primary bedroom includes a walk-in closet, and the den, bright and fully windowed, offers flexible space for a home office, den, or nursery. A well-established, boutique building with 24-hour concierge, rooftop terrace, hot tub, BBQ area, party room, and visitor parking. Maintenance fees include all utilities. Moments to Yorkville, Bloor Street, U of T, the JCC, and steps to subway location that supports both daily convenience and long-term value.

Inclusions: Fridge, Stove, OTR Microwave, B/I dishwasher, Washer, Dryer, all electric light fixtures, all window coverings. Except for those items belonging to tenants. Tenant is month-to-month, current rent is \$2,638.38, due to increase to \$2,693.78 on July 1, 2026.

Listing Contracted With: FREEMAN REAL ESTATE LTD. **Ph:** 416-535-3103

	190 St George St 201 Toronto Ontario M5R 2N4 Toronto C02 Annex Toronto % Dif: 111 Taxes: \$5,542.54 / 2025 For: Sale SPIS: No DOM: 134		Sold: \$1,050,000 List: \$950,000		
	Condo Apt Apartment Unit#: 1 Corp#: YCC / 40	#Shares%: Locker#: 45 Locker Lev/Unit: Locker Unit: Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x4	Dir/Cross St: Bloor/St George Directions: Bloor/St Georg Prop Mgmt: ICC Property Management	
MLS#: C12628058 Sold Date: 04/24/2026 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1971 Yr Built Source: MPAC Apx Sqft: 1000-1199 Sqft Source: Floor Plans Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,603.17 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: None			
Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Private Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 4 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	21.78	x 16.63	
2	Dining	Flat	21.78	x 16.63	
3	Kitchen	Flat	7.81	x 11.38	
4	Prim Bdrm	Flat	15.72	x 10.86	
5	2nd Br	Flat	12.43	x 10.86	
Client Remks: Bright and spacious 2-bedroom, 2-bathroom corner suite at the coveted 190 St George St. Condos. Featuring a wraparound terrace, floor-to-ceiling windows, open-concept living/dining area, and a functional split-bedroom layout. The primary bedroom offers a private ensuite, while the second bedroom is perfect for guests or a home office. Includes parking and locker. Located steps to St. George subway, U of T, Yorkville, and all that The Annex offers. Exceptional value in a well-managed boutique building with only 70 units. This unit is in need of updating and repairs in the kitchen and bathrooms, as well as drywall replacement in spots. Property is being sold "as-is, where-is" with no warranties or guarantees of any kind. Inclusions: Appliances, Window Coverings, Light Fixtures (No warranties or Guarantees).					
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-322-8000					



232 St George St N TH22
Toronto Ontario M5R 2N5
 Toronto C02 Annex Toronto % Dif: 94
Taxes: \$4,200 / 2025 **For:** Sale **SPIS:** Yes **DOM:** 17
Sold: \$940,000
List: \$999,000
 Condo Townhouse **#Shares%:**
 2-Storey **Locker#:**
Unit#: 22 **Locker Lev/Unit:**
Corp#: MTCC / 1139 Unit 50, Level A
Locker Unit:
Level: 3
Rms: 6
Bedrooms: 2 + 1
Washrooms: 2
 1x2xMain, 1x3x2nd
Dir/Cross St: St George and Bernard
Directions: St George and Bernard
Prop Mgmt: Canlight Management Corp

MLS#: C12998806 **Sold Date:** 05/01/2026
PIN#: 121400029

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 1996 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: As per Builder Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,307.89 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Retirement: N Under Contract: Hot Water Tank-Gas HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Exterior Feat: Landscaped, Privacy Interior Feat: Other Security Feat: None, Smoke Detector	Balcony: Encl Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A/Unit 18 Bldg Amen: Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.16	x 10.3	Combined W/Kitchen
2	Dining	Main	10.99	x 6	W/O To Balcony
3	Kitchen	Main	6.82	x 8.43	Breakfast Bar
4	Prim Bdrm	2nd	12.99	x 10.76	W/O To Balcony
5	2nd Br	2nd	10.33	x 8.6	Large Window
6	Loft	3rd	13.32	x 9.68	Skylight

Client Remks: This is the one you have been waiting for!! Location is second to none! Rarely Available Upper Level/End Unit 2 Bedroom + Loft Townhome (Lennox Mews Town-Annex) Like A Semi | Heart of University of Toronto. Steps To St George Subway Garen Courtyard View - East Expo. Natural Light Thur-Out-Open Concept Living Space. Virtually Maintenance free - no grass to cut! UNDERGROUND PARKING AND LOCKER - NO SNOW! Renovated Decor Kit + Quartz Counter/Spa-Like Baths Two W/O Balconies | Multi-Use Loft+Skylight Can Be 3rd Bedrm | 2-Level Master Boasts 17 Ft Ceiling.
Inclusions: All window coverings, ELF's Fridge, Stove, Dishwasher, Washer, Dryer (all appls are in as is condition). Ceiling fan, B/I shelves, Gas Fireplace, Heat Pump, Parking and Locker.
Listing Contracted With: CENTURY 21 PERCY FULTON LTD. **Ph:** 416-298-8200



95 Prince Arthur Ave 103 Toronto Ontario M5R 3P6 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$4,863.86 / 2025 For: Sale SPIS: No DOM: 11			Sold: \$1,080,000 List: \$1,079,000
Condo Apt Apartment Unit#: 1 Corp#: MTCC / 757	#Shares%: Locker#: 97 Locker Lev/Unit: P2 Locker Unit: #97 Level: 1	Rms: 8 Bedrooms: 2 + 1 Washrooms: 2 1x5xFlat, 1x3xFlat	
Dir/Cross St: Bloor St W & St George St Directions: Bloor St W & St George St Prop Mgmt: Goldview Property Management			

MLS#: C13112604 **Sold Date:** 05/22/2026
PIN#: 117570001

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: Owner Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,041.86 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Separate Heating Controls	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: #55 (2 side by side bays) Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	25.46	x 11.38	Combined W/Dining W/O To Patio
2	Dining	Ground	25.49	x 11.42	Combined W/Living
3	Kitchen	Ground	8.99	x 7.41	
4	Prim Bdrm	Ground	18.6	x 10.43	4 Pc Ensuite
5	2nd Br	Ground	13.62	x 10.1	
6	Solarium	Ground	10.7	x 8.43	Window Overlook Patio

Client Remks: Welcome to The Dunhill Club at 95 Prince Arthur Avenue - a boutique, highly sought-after residence in the heart of the Annex. This exceptional two-bedroom plus solarium suite offers over 1,100 sq. ft. of refined living space, thoughtfully designed for both comfort and functionality. Soaring 9-foot ceilings enhance the sense of openness, while the spacious layout provides distinct living and dining areas ideal for everyday living and entertaining. One of the home's most rare and desirable features is the expansive walkout terrace - a true extension of the living space - overlooking a serene courtyard and lush greenery. This private outdoor retreat is seldom offered and perfect for relaxing or hosting. The well-appointed interior includes two full bathrooms, generously sized bedrooms, and a versatile solarium that can serve as a home office, reading nook, or additional lounge space. This unit is accompanied by not 1, but 2 underground parking spots and a very large storage unit! Residents of The Dunhill Club enjoy premium amenities including 24-hour concierge service, a rooftop deck with panoramic city views, jacuzzi, visitor parking, and a meeting room - all within a quiet, well-managed building. Ideally located just steps from Yorkville, the University of Toronto, transit, dining, and cultural destinations, this is a rare opportunity to own a spacious, well-designed suite with exceptional outdoor space in one of Toronto's most prestigious neighbourhoods.

Inclusions: Fridge, Stove, Microwave & Dishwasher. Stacked Washer/Dryer. Heat/Hydro/Water Are All Included. 2 PARKING SPOTS! (2 Side By Side Bays, #55) 1 Storage Unit (#97 On P2 Directly TO The Left Of Parking Space #63. There Is No Label On Door).

Listing Contracted With: PMT REALTY INC. **Ph:** 416-284-1216



232 St. George St 19
Toronto Ontario M5R 2N5
 Toronto C02 Annex Toronto % Dif: 95
Taxes: \$4,200 / 2025 **For:** Sale **SPIS:** No **DOM:** 82
Sold: \$1,050,000
List: \$1,099,888
Condo Townhouse **#Shares%:**
Stacked Townhse **Locker#:** 34 **Rms:** 5
Unit#: 9 **Locker Lev/Unit:** A **Bedrooms:** 2 + 1
Corp#: MTCC / 1139 **Locker Unit:** 1x4x2nd, 1x2xMain
Level: 3
Dir/Cross St: Dupont St and Spadina Ave
Directions: Property is accessible by walking between 230 & 234 St. George Street
Prop Mgmt: Canlight Management Inc

MLS#: C12879008 **Sold Date:** 06/03/2026
PIN#: 121390032

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 1996 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Roof: Metal Sqft Source: measured Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,307.89 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: N Under Contract: Water Meter HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Landscaped Interior Feat: Auto Garage Door Remote, Carpet Free, On Demand Water Heater, Separate Heating Controls, Separate Hydro Meter, Storage, Storage Area Lockers, Water Heater Owned, Water Meter Security Feat: Carbon Monoxide Detectors, Monitored, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Front Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 1 #: 1 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Bbqs Allowed, Bike Storage, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Discover the charm of Lennox Mews, tucked away from the main road along an enchanting walkway will lead you to Townhouse 19. This beautifully renovated upper-level unit features 2 bedrooms and is move-in ready, showcasing upgraded finishes throughout. The home features oak hardwood flooring, along with a stunning quartz waterfall countertop and matching backsplash in the kitchen. The bright living room offers a warm and inviting atmosphere with a cozy gas fireplace. Enjoy two private outdoor balconies, ideal for relaxing or entertaining. Prime Location: Conveniently located within walking distance of the Toronto Subway Line 1 Yonge-University stations at St. George Station, Dupont Station, and Spadina Station. Also just minutes from the shops and dining of Yorkville, the boutiques of Bloor Street, and the campus of the University of Toronto. Additional Features: Owned parking spot, Storage locker, Visitor parking available. Inclusions: 1 parking, 1locker , S/S fridge/ dishwasher/ range, microwave, full size front load washer and dryer, nest thermostat, closet built ins, roller-shades , ELF's, heat pump/hot water tank is owned, parking garage remote Listing Contracted With: QUEENSWAY REAL ESTATE BROKERAGE INC. Ph: 416-259-4000					



126 Spadina Rd TH3
Toronto Ontario M5R 2T8
 Toronto C02 Annex Toronto % Dif: 97
Taxes: \$5,535 / 2025 **For:** Sale **SPIS:** No **DOM:** 7
Sold: \$1,260,000
List: \$1,295,000
Condo Townhouse **#Shares%:** **Rms:** 5 + 1
3-Storey **Locker#:** **Bedrooms:** 2 + 1
Unit#: 3 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: TSCC / 2331 **Locker Unit:** 1x3xLower, 1x4x2nd,
Level: 1 1x3x3rd
Dir/Cross St: Spadina & Dupont
Directions: Bloor or Dupont to Spadina
Prop Mgmt: 1840603 Ontario Inc.

MLS#: C13020950 **Sold Date:** 04/27/2026
Assignment: No **Fractional Ownership:** No **PIN#:** 763310003

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: 11-15 Year Built: 2013 Apx Sqft: 1000-1199 Roof: Asphalt Rolled Foundation: Unknown Sqft Source: Plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$320 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: No Retirement: N HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Patio, Privacy Interior Feat: Air Exchanger, Carpet Free, On Demand Water Heater, Storage Security Feat: Security System, Smoke Detector	Balcony: Terr Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Surface Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: Spot #5 Park \$/Mo: Prk Lvl/Unit: Surface Bldg Amen: Bbqs Allowed Com Elem Incl: Y
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Topography: Flat
Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.5	x 10.01	Hardwood Floor Open Concept Combined W/Dining
2	Dining	Main	14.5	x 10.01	Hardwood Floor Open Concept Combined W/Living
3	Kitchen	Main	14.5	x 8.01	Hardwood Floor Stainless Steel Appl Eat-In Kitchen
4	Br	2nd	13.16	x 10.96	Hardwood Floor B/I Closet Large Window
5	Office	2nd	8.01	x 6.5	Hardwood Floor West View Large Window
6	Prim Bdrm	3rd	12.5	x 11.02	Hardwood Floor B/I Closet Large Window
7	Office	3rd	8.01	x 6.5	Hardwood Floor West View Large Window
8	Family	Lower	17.03	x 13.58	Hardwood Floor Above Grade Window 3 Pc Bath

Client Remks: Welcome to the Annex Town5 Boutique Condo Complex; An Intimate Five Suite Collection of Designer Towns at Spadina & Dupont. Townhome 3 Offers 1,488sq.ft of Modern Finished Space on 4 Floors. 2+1 Bedrooms, 3 Bathrooms, Bright & Spacious Open Concept Design, Floating Stairs with Tempered Glass Railings, White Oak Hardwood Floors, High Ceilings & Floor to Ceiling Windows. Over 500sq.ft of Outdoor Space Includes an Exclusive Use Front Patio & a Breathtaking Rooftop Terrace with Panoramic City Skyline Views. Open Concept Living and Dining, The Tastefully Designed Kitchen Offers an Island/Breakfast Bar, SS Bosch/Samsung Appliances and Timeless Quartz Counters. Two Large Bedrooms with Custom Built-ins on the 2nd & 3rd Floor, Both Have Office Nooks and Slick Semi Ensuite Bathrooms. The Fully Finished Lower Level with 8.5' Ceilings Can Serve as a Family Room or Additional Bedroom as Required. The Rooftop Terrace was Recently Renovated & Reimagined with Fresh Roofing, Decking and Parapet Finishing; Complete with Natural Gas BBQ Line. Full 4 Floor Townhome (vs. Stacked), A+++ Super Convenient Location with Loads of Public Transit Options, Bloor/Dupont Shopping & Entertainment, U of T... All in Short Walking Distance.

Inclusions: Bosch SS Fridge (2022), Samsung SS Gas Stove (2022), Samsung SS Dishwasher (2022), SS Microwave/Rangehood, Samsung Full Size Front Load Washer & Dryer (2022), Window Roller Shades, Electric Light Fixtures, Navien On-Demand Hot Water Heater (2022), Fan/Coil System, Central A/C Unit + Ductless A/C Unit, Central Vac (no accessories).

Listing Contracted With: REMAX CONNECT REALTY **Ph:** 416-588-8248



190 St George St 1005			Sold: \$1,225,000		
Toronto Ontario M5R 2N4			List: \$1,339,900		
Toronto C02 Annex Toronto % Dif: 91					
Taxes: \$5,640.57 / 2025		For: Sale	SPIS: No	DOM: 37	
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#: 15	Bedrooms: 2			
Unit#: 05	Locker Lev/Unit: P1	Washrooms: 2			
Corp#: YCC / 40	Locker Unit: 1	1x4xMain, 1x2xMain			
	Level: 10				
Dir/Cross St: Bloor St W/St George					
Directions: Bloor St W/St George					
Prop Mgmt: ICC Property Management					

MLS#: C12915302 **Sold Date:** 04/30/2026
PIN#:

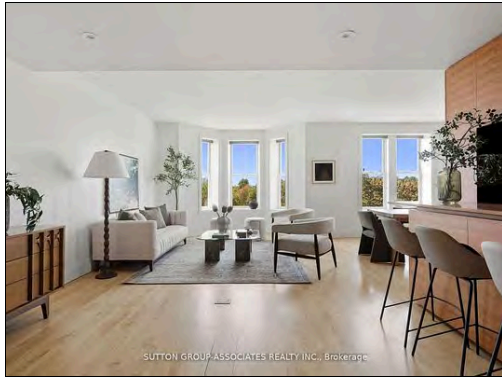
Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,603.17	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:	51-99	UFFI:	No	Drive:	Unreserved
Apx Sqft:	1000-1199	Elev/Lift:	Retirement: N	Park Type:	Exclusive
Sqft Source:	1039 s.f.	HST Applicable to	Included In	Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Sale Price:		Park \$/Mo:	
Assessment:		Taxes Incl:	Water Incl: Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Heat Incl:	Y Hydro Incl: Y	Bldg Amen:	
Survey Type:	None	Cable TV Incl:	Y CAC Incl: Y	Bbqs Allowed, Bike Storage, Exercise Room, Visitor Parking	
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl: Y		
		Cert Level:	Energy Cert:	Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat: Ensuite Laundry, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Terraced			
		Exterior Feat: Deck Interior Feat: Other			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.01	x 3.97	Hardwood Floor Double Closet
2	Living	Main	22.31	x 17.03	South View Hardwood Floor Open Concept
3	Dining	Main	22.31	x 17.03	Open Concept South View W/O To Balcony
4	Kitchen	Main	10.07	x 9.81	Family Size Kitchen
5	Prim Bdrm	Main	15.75	x 10.5	W/O To Balcony 4 Pc Ensuite Double Closet
6	2nd Br	Main	12.8	x 10.01	South View Hardwood Floor Double Closet
7	Other	Main	0	0	Balcony South View West View

Client Remks: Rarely available choice South exposure & West views 4ever. Spacious & Sun-filled kitchen choice corner suite. Exceptional wrap-around terrace with two walk-outs. Award-Winning complex featured in Natural post "As In" Top 10 of Toronto Condos. 2 baths/2 bedrooms. Floor to ceiling windows thru-out the suite. Exceptional location, steps to Yorkville. Best shops & restaurants on Bloor. Access across to 2 subway lines. Spectacular "One of a kind wrap-around terrace with South views." A Must to see & sell.

Inclusions: Fridge, Stove, Built-In dishwasher, All customized window coverings where present, All Elf's, 1 Storage locker, 1 Car underground parking.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 416-921-1112



385 Brunswick Ave 408
Toronto Ontario M5R 3R1
 Toronto C02 Annex Toronto % Dif: 95
Taxes: \$11,575.23 / 2025 **For:** Sale **SPIS:** No **DOM:** 50
Condo Apt **#Shares%:** **Rms:** 7
Apartment **Locker#:** **Bedrooms:** 3 + 1
Unit#: 08 **Locker Lev/Unit:** Level A **Washrooms:** 3
Corp#: TSCC / 1896 **Locker Unit:** #82 1x2xFlat, 1x3xFlat,
Level: 4 1x4xFlat
Dir/Cross St: Brunswick/Barton
Directions: Brunswick/Barton
Prop Mgmt: YL Hendler Ltd

MLS#: C12665582 **Sold Date:** 02/25/2026
PIN#: 128960046

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2007 Apx Sqft: 2000-2249 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Ew Assessment: Spec Desig: Heritage Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,832.18 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free Security Feat: Security Guard	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Gym, Recreation Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	27.99	x 12.76	Open Concept	Bay Window	Pot Lights
2	Dining	Flat	12.4	x 12.01	Open Concept		
3	Kitchen	Flat	12.6	x 9.58	Stainless Steel Appl	Breakfast Bar	
4	Prim Bdrm	Flat	13.75	x 12.4	3 Pc Ensuite	W/I Closet	W/O To Balcony
5	Br	Flat	11.32	x 10.01	W/I Closet	W/O To Balcony	
6	Br	Flat	10.17	x 10.01	Large Closet		
7	Den	Flat	22.18	x 11.42	Bay Window	3 Pc Ensuite	

Client Remks: Prestigious Loretto Lofts. Extraordinary sub-penthouse unit. Annex's most sought-after, luxurious boutique condo on residential street. Builder's own unit. Sprawling 2,000 sq ft. Well designed corner suite. Stunning Annex treetop views. Awash with natural light. Entertainer's delight. Highly functional designer's kitchen with custom millwork and abundance of storage. Ample countertops and breakfast bar. Exceptional, house-sized living quarters. Large living, dining and sitting areas. 3 spacious bedrooms + enclosed office/den. 3 bathrooms. 2 Parking and 2 lockers. Superb amenities: concierge, gym, indoor parking & landscaped courtyard. Coveted Annex location. Steps to Bloor street cafes, restaurants, shops and subway. Short walk to Yorkville, Queen's park, U of T and major hospitals. Generous 3 bedroom + den - truly irreplaceable!

Inclusions: Existing light fixtures (except where excluded) and window coverings (blinds as-is). Stainless steel: fridge, stove dishwasher. Washer and dryer.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300