

 WEISS REALTY LTD., Brokerage	707 Dovercourt Rd 215 Toronto Ontario M6H 0B5 Toronto C01 Palmerston-Little Italy Toronto % Dif: 94 Taxes: \$2,284.89 / 2025 For: Sale SPIS: No DOM: 74		Sold: \$318,000 List: \$339,000																															
	Condo Apt Apartment Unit#: 15 Corp#: TSCC / 2403	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 1 Bedrooms: 0 Washrooms: 1 1x4																															
	Dir/Cross St: Bloor & Dovercourt Directions: Bloor & Dovercourt Prop Mgmt: Andrejs Management Inc.																																	
MLS#: C12876002 PIN#: 764030028		Sold Date: 05/25/2026																																
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Year Built: 2013 Apx Sqft: 0-499 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$541.36 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to In Addition To Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Y Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 13 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elem Incl:																															
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>17.65</td><td>x 12.83</td><td>Combined W/Dining</td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>17.65</td><td>x 12.83</td><td>Combined W/Living</td></tr><tr><td>3</td><td>Kitchen</td><td>Main</td><td>17.65</td><td>x 12.83</td><td>Combined W/Living</td></tr><tr><td>4</td><td>Bathroom</td><td>Main</td><td>7.84</td><td>x 4.82</td><td>Combined W/Dining</td></tr></table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	17.65	x 12.83	Combined W/Dining	2	Dining	Main	17.65	x 12.83	Combined W/Living	3	Kitchen	Main	17.65	x 12.83	Combined W/Living	4	Bathroom	Main	7.84	x 4.82	Combined W/Dining				
#	Room	Level	Length (ft)	Width (ft)	Description																													
1	Living	Main	17.65	x 12.83	Combined W/Dining																													
2	Dining	Main	17.65	x 12.83	Combined W/Living																													
3	Kitchen	Main	17.65	x 12.83	Combined W/Living																													
4	Bathroom	Main	7.84	x 4.82	Combined W/Dining																													
Client Remks: Welcome to lofts at 707 Dovercourt, 5 Story Boutique Building. Extremely well maintained, mostly owner occupied building. Just south of Bloor St W. Short walk to Ossington Subway station. Modern Kitchen with sleek cabinetry, sunny bright unit with exposed concrete ceilings with w/o to private east facing balcony. Enjoy ensuite laundry, long gallery hallway with 1 parking spot. Experience urban living at its finest in one of the most sought after neighbourhoods. Bloorcourt Village steps to unique Shops, trendy cafes, restaurants and amazing local parks. Everything you need is right at your doorstep. Great opportunity to get into the market for first time buyers. Inclusions: Fridge, Stove, Dishwasher, Microwave, washer/dryer and all electrical light fixtures Listing Contracted With: WEISS REALTY LTD. Ph: 416-636-6800																																		



5 Lakeview Ave 612 Toronto Ontario M6J 0H3 Toronto C01 Trinity-Bellwoods Toronto % Dif: 102 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 33			Sold: \$375,000 List: \$369,000
Condo Apt Apartment Unit#: 12 Corp#: TSCC / 3140	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 6	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Dundas St W / Ossington Ave Directions: Dundas St W / Ossington Ave Prop Mgmt: T.S.E. Management Services Inc			

MLS#: C13044820 **Sold Date:** 05/28/2026
PIN#: 771400100

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Year Built: 2025 Apx Sqft: 0-499 Sqft Source: Floor Plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: None Maint: \$314.20 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Public Transit Interior Feat: Carpet Free, Built-In Oven	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Gym, Media Room, 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	Main	11.32	x 8.92	W/O To Balcony	Laminate	Open Concept
2	Kitchen	Main	10.33	x 5.09	Stainless Steel Appl	B/I Appliances	Laminate
3	Br	Main	8.01	x 9.84	B/I Closet	Laminate	
4	Bathroom	Main	6.56	x 6.56	4 Pc Bath		

Client Remks: EAST-facing Unit with stunning CN Tower views! Discover this brand new, never-lived-in 1-bedroom, 1-bathroom Unit located in one of Toronto's most vibrant and sought-after communities, the Trinity-Bellwoods neighbourhood. This thoughtfully designed unit features a great Open-concept layout, featuring a bright living area that comfortably accommodates a three-seater couch and walks out to a private balcony with beautiful CN Tower views. Large Balcony fills the home with abundant natural sunlight, creating a warm and inviting atmosphere throughout. The modern kitchen is fully equipped with built-in appliances, sleek finishes, and functional design, perfect for everyday living and entertaining. The spacious bedroom includes a built-in closet, and a stylish 4-piece bathroom completes the unit. Located just steps from Ossington Avenue, you'll enjoy convenient access to the TTC, boutique shops, cafes, bars, and 20 of the best restaurants in Toronto, with a rating of over 4 stars on Google Reviews. Residents at The Twelve Hundred benefit from excellent building amenities, including: a fully equipped fitness centre, coworking space, virtual concierge service, bike storage, party and entertainment room, and a rooftop terrace with stunning city views!

Listing Contracted With: RE/MAX EXCEL TITAN **Ph:** 905-597-0800



707 Dovercourt Rd 206 Toronto Ontario M6H 0B5 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$2,692.09 / 2025 For: Sale SPIS: Yes DOM: 17			Sold: \$525,000 List: \$525,000
Condo Apt Apartment Unit#: 6 Corp#: TSCC / 2403	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 90 Level: 2	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Bloor & Doverccourt Directions: Bloor & Doverccourt Prop Mgmt: Andrejs Management Inc.			

MLS#: C12708120 **Sold Date:** 02/05/2026
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: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$622.76 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 28 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.3	x 9.32	
2	Living	Main	13.12	x 11.48	
3	Dining	Main	13.12	x 11.48	
4	Prim Bdrm	Main	11.32	x 9.02	

Client Remks: Welcome to Suite 206 at 707 Dovercourt Road-a beautifully upgraded 565 sq. ft. condo in a quiet, boutique building right at the heart of Bloor and Dovercourt. This west-facing suite is flooded with natural afternoon and evening light and comes with the rare convenience of both parking and a locker.The interior has been thoughtfully updated with engineered light wood flooring throughout, creating a warm, modern feel. The sleek kitchen features quartz countertops and a generous island that works perfectly as a dining table or additional prep space. Just off the living room is a versatile bonus area-ideal as a home office, dining room, or creative flex space.Dog owners will love the easy access-no waiting for elevators-plus a park directly across the street for daily walks. All of this is set within an extremely well-managed building in one of the city's most desirable neighbourhoods, with transit, top-tier restaurants, cafes, and shops just steps away.A rare opportunity to own a bright, functional, and impeccably located condo with parking in a true urban sweet spot.

Inclusions: Fridge, Oven, Dishwasher, Microwave, Washer & Dryer, window coverings and light fixtures.

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



701 Dovercourt Rd 205
Toronto Ontario M6H 0A1
 Toronto C01 Palmerston-Little Italy Toronto % Dif: 100
Taxes: \$2,812.75 / 2025 **For:** Sale **SPIS:** No **DOM:** 3
Sold: \$690,000
List: \$689,900
Condo Apt **#Shares%:** **Rms:** 4
Loft **Locker#:** **Bedrooms:** 1
Unit#: 205 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 2045 **Locker Unit:** 1x4
Level: 2
Dir/Cross St: Bloor and Dovercourt
Directions: From Bloor, head south on Dovercourt, building on the East side of Dovercourt
Prop Mgmt: Andrejs Property Management

MLS#: C13173994 **Sold Date:** 05/29/2026
PIN#: 130450014

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 600-699 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$413.79 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Other	Balcony: Open Ens Lndry: Y Ndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: None, Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Party/Meeting Room Com Elem Incl: Y
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Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.25	x 14	Combined W/Dining Stained Glass
2	Dining	Main	21.25	x 14	Combined W/Kitchen
3	Kitchen	Main	21.25	x 14	Walk-Out Stone Counter
4	Br	Main	9.63	x 9	Double Closet

Client Remks: Welcome to The Beautiful Church Lofts where you will find a rare opportunity to own a truly one-of-a-kind residence in a meticulously restored Neo-Gothic church conversion dating back to 1906. Reimagined in 2009 into an exclusive 28-suite boutique building, this remarkable hard loft seamlessly blends historic character with modern sophistication. Towering floor-to-ceiling stained glass windows bathe the open-concept living and dining space in softly filtered coloured light, creating an atmosphere that is both dramatic and serene. Double doors off of the kitchen open onto a charming private balcony. Thoughtfully designed, the well-proportioned layout maximizes both function and flow, while the soaring windows and architectural details make the space feel exceptionally inviting. A custom built marble topped island creates additional counter and storage space and doubles as a dining table. Perfectly positioned in the heart of Bloorcourt Village, this coveted location places you between Little Italy, Roncesvalles, and Little Portugal - some of Toronto's most vibrant and sought-after neighbourhoods. Enjoy easy access to some of Toronto's finest cafes and restaurants, boutiques, and nightlife. Conveniently located just minutes to Ossington Station and a short stroll to the green spaces of Dufferin Grove Park and Christie Pits.

Inclusions: Stainless steel Fridge(as-is, some dents in front of fridge door), Stove, Microwave, Dishwasher, Washer, Dryer, All Electric Light Fixtures, Kitchen Island

Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



701 Dovercourt Rd 306 Toronto Ontario M6H 0A1 Toronto C01 Palmerston-Little Italy Toronto % Dif: 95 Taxes: \$5,014.68 / 2025 For: Sale SPIS: No DOM: 21		
Condo Apt Loft Unit#: 6 Corp#: TSCC / 2045	#Shares%: Locker#: 2 Locker Lev/Unit: B Locker Unit: Level: 3	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xUpper
Dir/Cross St: Dovercourt Rd & Bloor St W Directions: Dovercourt Rd & Bloor St W Prop Mgmt: Andrejs Property Management 905-850-7750		

MLS#: C12828758 **Sold Date:** 03/20/2026
PIN#: 130450025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Roof: Flat, Other Foundation: Concrete, Concrete Block Sqft Source: Other Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$786.27 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N Under Contract: None HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Other Security Feat: Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Other Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 306 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Party/Meeting Room Com Elem Incl: Y
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Water Body Type: Lake
Topography: Level

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.58	x 14.76	Wood Floor	Stained Glass	Open Concept
2	Dining	Main	9.25	x 8.99	Wood Floor	Open Concept	W/O To Balcony
3	Kitchen	Main	11.52	x 6	Wood Floor	Breakfast Bar	Stainless Steel Appl
4	2nd Br	Main	10.99	x 8.23	Wood Floor	3 Pc Bath	
5	Prim Bdrm	Upper	15.85	x 13.16	Wood Floor	4 Pc Ensuite	W/O To Balcony

Client Remks: Welcome to Suite 306 at The Church Lofts, a boutique hard loft conversion completed in 2010 within a restored 1901 neo-Gothic church. A rare opportunity to own one of just 28 residences, this distinctive building blends preserved architectural character with modern design in one of Toronto's most dynamic west-end neighbourhoods. The building's impressive entrance opens into a striking central atrium crowned by a skylight, creating a dramatic sense of volume and light. The experience of arriving home is both architectural and atmospheric, a memorable feature that sets the tone from the moment you enter. Offering approximately 1,160 interior square feet and 156 square feet of exterior living space across multiple levels, this two-bedroom, two-bathroom residence is defined by exceptional proportions and authentic hard loft detailing. Soaring 19-foot ceilings, exposed brick walls, and six skylights create an airy, light-filled interior. The suite's one-of-a-kind stained glass windows serve as a remarkable focal point, preserving the building's historic character while adding warmth and artistry to the living space. Recent updates include fresh paint throughout, a new dishwasher, and newly installed solar blinds. Wood flooring runs throughout, complementing the loft's architectural elements with a cohesive finish. Two private outdoor patios extend the living space and offer inviting outdoor retreats. The functional multi-level layout provides well-scaled bedrooms and two full bathrooms, well-suited to both everyday living and entertaining. One parking space and a private locker are included. Ideally located steps to Dufferin Grove and Christie Pitts parks. Enjoy restaurants, bars and amenities along Bloor and College Street. Quick access to TTC and public transit.

Inclusions: All Appliances, Washer & Dryer, All Blinds, Light Fixtures, Ceiling Fans, Built-In Desk and Wall Unit in Main Bedroom.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888



899 College St PH 617 Toronto Ontario M6H 1A1 Toronto C01 Trinity-Bellwoods Toronto % Dif: 94 Taxes: \$6,477.61 / 2025 For: Sale SPIS: No DOM: 30		
Condo Apt 2-Storey Unit#: 17 Corp#: TBD / 0	#Shares%: Locker#: 3&8 Locker Lev/Unit: 1 Locker Unit: E13 Level: 6	Rms: 5 Bedrooms: 2 Washrooms: 3 1x2xMain, 1x3x2nd, 1x4x2nd
Dir/Cross St: College and Ossington Directions: West of Ossington Prop Mgmt: Clifton Blake Asset Management		

MLS#: C12769924 **Sold Date:** 03/08/2026
PIN#: 212790668

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2023 Apx Sqft: 1200-1399 Sqft Source: 1238 + 261 Terraces (Floor Plan attached) Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,253.27 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: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: No Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Carpet Free, Built-In Oven, Countertop Range, Bar Fridge	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 2 Drive: None Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: #11 #: #12 Park \$/Mo: Prk Lvl/Unit: A / A Bldg Amen: Bbqs Allowed, Concierge, Gym, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rarely Available, always in demand: prestigious Carvalo Condos, where refined urban living meets elevated design. This exceptional living space, PLUS two expansive private terrace balconies, one on each level, showcases breathtaking, unobstructed city views. Flooded with natural light, the residence features a state-of-the-art open-concept kitchen equipped with high-end full-size appliances. The very spacious combined living room - dining room - reading nook/office area makes this unique layout feel comfortable and inviting, and is perfect for entertaining family and friends and large get-togethers. The elegant finishes throughout, and a beautiful gas fireplace, create a warm and inviting atmosphere on cooler evenings. The foyer also features a luxury powder room. The second floor features two generously sized primary bedrooms, each with its own private ensuite bathroom for ultimate privacy and luxury. The unit also includes TWO parking spaces and TWO storage lockers AND 2 Large Terraces, offering exceptional convenience and value rarely found in condo living. Every detail has been carefully curated to deliver a sophisticated yet comfortable lifestyle-this is truly condo living at its finest. Residents of Carvalo Condos enjoy access to an impressive collection of premium amenities, including a stunning 5,000 sf rooftop terrace equipped with BBQs, stylish lounge areas, a dedicated dog run, and panoramic city views. The building also offers a fully equipped fitness centre, concierge service, ample visitor parking, and an exclusive wine-tasting room complete with private wine storage for each resident. To top it all off, a 10,000+ square foot NoFrills grocery store is on the ground floor, bringing unmatched convenience right to your doorstep. An amazing location for the most discriminating buyer looking to enjoy the best of what the city has to offer. Inclusions: Private Residence Elevator; TWO parking spots Plus TWO lockers! All window coverings, all pot lights, all electric light fixtures, Stainless Steel built in appliances, full-size Washer & Dryer. Rogers internet condo package, tons of storage! First class amenities including rooftop dog run, rooftop lounges, private wine room, arcade, state-of-the-art gym featuring Pelotons, fitness studio, library, office.					
Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. Ph: 416-739-7200					



5A Sylvan Ave
Toronto Ontario M6H 1G2
 Toronto C01 Dufferin Grove Toronto % Dif: 100
Taxes: \$4,705 / 2025 **For:** Sale **SPIS:** No **DOM:** 27
Sold: \$1,627,000
List: \$1,629,000
 Condo Townhouse **#Shares%:**
 3-Storey **Locker#:**
Unit#: 7 **Locker Lev/Unit:**
Corp#: TSCP / 2554 **Locker Unit:**
Level: 1
Rms: 6 + 1
Bedrooms: 3 + 1
Washrooms: 4
 1x4xBsmt, 1x4x2nd,
 1x5x3rd, 1x2xMain
Dir/Cross St: Dufferin Street & College Street
Directions: Dufferin Street & College Street
Prop Mgmt: The Meritus Group Management Inc

MLS#: C12954364 **Sold Date:** 04/29/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2016 Apx Sqft: 2000-2249 Roof: Metal, Other Foundation: Other, Poured Concrete Sqft Source: other Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$769.79 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: N 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Other Security Feat: Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick / Metal/Side Gar/Gar Spcs: Attached / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Visitor Parking Com Elem Incl: Y
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Topography: Level								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Dining	Main	12.99	x 11.32	Hardwood Floor	Gas Fireplace	W/O To Yard	
2	Kitchen	Main	13.98	x 12.99	Hardwood Floor	Open Concept	B/I Appliances	
3	Living	Main	10.99	x 12.99	Hardwood Floor	Closet		
4	Br	2nd	12.99	x 11.61	Hardwood Floor	Large Window	W/I Closet	
5	Br	2nd	12.99	x 12.07	Hardwood Floor	Large Window	W/I Closet	
6	2nd Br	2nd	16.8	x 12.99	Hardwood Floor	W/I Closet	Balcony	
7	Bathroom	3rd	0	0	Soaker	Marble Floor	Large Window	
8	Bathroom	2nd	0	0	4 Pc Bath	Tile Floor		
9	Den	Bsmt	10.17	x 7.38	Laminate	Tile Floor		
10	Laundry	2nd	0	0	Tile Floor			

Client Remks: Welcome to 5A Sylvan Ave, a spacious & beautifully designed 3+1 bedroom, 4-bathroom townhouse ideally located near College & Dovercourt. This move-in-ready home has been thoughtfully updated & meticulously maintained, offering a fresh, modern aesthetic thru-out. Rich hrwd flrs span every level, creating a seamless & timeless design. The main flr features a bright, open layout filled w/natural light & carefully curated designer fixtures. The modern kitchen is both stylish & functional, featuring a s/s oven and gas range, along w/a fully panelled fridge & freezer for a sleek, integrated look. A b/i island w/seating anchors the space, while clean lines & contemporary finishes flow effortlessly into the living area, highlighted by a gas fireplace. A walk-out from the kitchen leads to a private, fenced-in terrace, offering an exceptional outdoor retreat w/rare privacy, water access, & a gas line for a BBQ. A full D/R & convenient powder rm add everyday functionality, while the home's low-maintenance living makes it as practical as it is beautiful. Upstairs, generously sized bedrms offer w/i closets & comfortable proportions. The primary suite is a serene retreat, featuring a private balcony overlooking a quiet, tree-lined street & a spa-inspired ensuite w/a large glass-enclosed shower, dbl vanity, soaker tub, & large window that fills the space w/natural light. Additional bathrms are well-appointed & finished w/spa-like details. The lower level features a high-ceiling bsmt w/excellent flexibility, ideal as an additional br, home office, or bonus living space. Underground prkg w/private garage access completes this exceptional offering. Located just steps to Dufferin Grove Park & close to TTC transit, major roadways, & a vibrant selection of restaurants & cafes, this home is located in the heart of the sought-after Dufferin Grove neighbourhood & the desirable College & Dovercourt area

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888



899 College St PH619			Sold: \$1,550,000		
Toronto Ontario M6H 3P7			List: \$1,649,000		
Toronto C01 Trinity-Bellwoods Toronto % Dif: 94					
Taxes: \$7,152.86 / 2025		For: Sale		SPIS: No	
				DOM: 14	
Condo Apt		#Shares%:		Rms: 8	
2-Storey		Locker#: E13		Bedrooms: 2	
Unit#: 19		Locker Lev/Unit:		Washrooms: 3	
Corp#: TSCC / 3082		Locker Unit:		1x2xMain, 2x3x2nd	
		Level: 2			
Dir/Cross St: College & Ossington					
Directions: College west					
Prop Mgmt: Clifton Blake Asset Management					

MLS#: C12720896 **Sold Date:** 02/05/2026
PIN#:

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Terr
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,371.70	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 2
Apx Age:	0-5	UFFI:		Drive:	
Year Built:	2023	Elev/Lift:		Park Type:	Owned / Owned
Apx Sqft:	1200-1399	HST Applicable to	Included In	Park/Drv Spcs:	0
Sqft Source:	Builder plans	Sale Price:		#:	R62
Exposure:	S	Taxes Incl:		#:	R63
Assessment:		Water Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Heat Incl:	Y	Prk Lvl/Unit:	
Survey Type:	None	Cable TV Incl:		Bldg Amen:	
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Games Room, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden
		Cert Level:		Com Elem Incl:	Y
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions		
		Interior Feat:	Bar Fridge, Built-In Oven, Carpet Free		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.91	x 14.9	Pantry	B/I Appliances	Marble Counter
2	Dining	Main	11.48	x 9.48	Hardwood Floor		
3	Living	Main	19.82	x 12.07	Fireplace	W/O To Terrace	Hardwood Floor
4	Bathroom	Main	6.07	x 4.99			
5	Prim Bdrm	2nd	13.48	x 11.22	W/O To Terrace	Hardwood Floor	Window Flr to Ceil
6	Bathroom	2nd	9.15	x 8.07			
7	Br	2nd	13.06	x 8.14	Hardwood Floor	Window Flr to Ceil	
8	Bathroom	2nd	8.17	x 4.99			

Client Remks: Unique south-facing, two-storey penthouse at The Carvalo on College. A condo that doesn't feel like a condo - this stylish, modern suite offers 1,377 sq. ft. of living space, two large private terraces (+295 SF), & two owned parking spots. Featuring lofty 9' ceilings, floor-to-ceiling windows framing beautiful skyline views, and hardwood floors that create a bright, airy atmosphere. The upgraded kitchen elevates the space with Carrara marble countertops, integrated appliances, and sleek contemporary finishes. A standout feature of this home are the private terraces - one on each level - providing exceptional indoor-outdoor living rarely found in condo residences. Ideal for morning coffee, evening unwinding, or effortless entertaining. The upper level features a private bedroom retreat filled with natural light, direct access to the second terrace, and a secondary bedroom complete with its own ensuite. The thoughtful two-storey layout offers excellent separation of space and a true "home-like" feel. Additional highlights include automated curtains & blinds, ample storage & owned locker. Residents enjoy boutique amenities such as a rooftop terrace and lounge, wine-tasting room with storage, dog run, fitness room, yoga studio, library, and beautifully designed indoor-outdoor common areas. All set within a vibrant, walkable neighbourhood with a grocery store on the main level and exceptional dining, shopping, parks, and transit just steps away.

Inclusions: Liebherr fridge, Kitchen aid wine fridge, Porter and Charles dishwasher, P&C oven & microwave oven, P&C induction cooktop, Hood fan, Whirlpool washer, Whirlpool dryer, All ELFs, All window coverings (automated curtains & blinds)

Listing Contracted With: RE/MAX ABOUTOWNE REALTY CORP. **Ph:** 905-338-9000



66 Havelock St 11 Toronto Ontario M6H 0C4 Toronto C01 Dufferin Grove Toronto % Dif: 98 Taxes: \$8,084 / 2026 For: Sale SPIS: No DOM: 24		Sold: \$1,750,000 List: \$1,789,000
Condo Townhouse 3-Storey Unit#: 11 Corp#: TSCC / 2554	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 9 Bedrooms: 3 + 1 Washrooms: 3 1x3xLower, 1x4x2nd, 1x5x3rd
Dir/Cross St: Dufferin and College Directions: East on Sylvan, South on Havelock Prop Mgmt: FirstService Residential		

MLS#: C13195624 **Sold Date:** 06/20/2026
PIN#: 765540011

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2016 Yr Built Source: MPAC Apx Sqft: 2000-2249 Lot Size Source: MPAC Sqft Source: floor plans Exposure: Ew Assessment: 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$769.79 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit Exterior Feat: Patio, Landscaped Interior Feat: Built-In Oven, Countertop Range, On Demand Water Heater	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: underground Park \$/Mo: Prk Lvl/Unit: underground Bldg Amen: Bbqs Allowed Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Discover the perfect blend of vibrant urban living and serene residential comfort. Located on the highly desirable Havelock Street, this home offers a rare "lock-and-leave" lifestyle, pairing premium construction with unbeatable walkability in one of Toronto's premier neighbourhoods. Built with the finest materials, featuring solid wood doors, custom moldings, premium flooring, pocket doors, and integrated California Closets. Expansive windows flood the home with gorgeous east and west light throughout the day. Enjoy a sun-drenched backyard that is a true joy in the summer, alongside a private third-floor balcony-the ultimate spot for morning coffee while watching the neighbourhood stroll by. Leave the car in the garage for weeks on end. You are steps from Toronto's best restaurants, coffee houses, bars, parks, shopping, and public transit. While steps from dynamic city life, the neighbourhood is quiet at night and surrounded by a tight-knit community of extremely good neighbours. Features a private garage with direct internal access for seamless unloading. Enjoy total peace of mind and security, making it effortless to travel for weeks at a time. A rare Toronto find offering the luxury of premium finishes, the energy of a top-tier neighbourhood, and the absolute tranquility of a quiet residential retreat. All measurements, room sizes, and square footage are approximate and for illustrative purposes only. Inclusions: Jenn Air dishwasher, stove, gas range, microwave. The fridge is Fisher and Paykel. DCS alarm system. Maytag washer and dryer, electric Bosch gas water heater. All ELF's and Window Coverings					
Listing Contracted With: RE/MAX WEST REALTY INC. Ph: 416-769-1616					