



581 Avenue Rd 704 Toronto Ontario M4V 2K4 Toronto C02 Yonge-St. Clair Toronto % Dif: 96 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 43		Sold: \$365,000 List: \$379,000
Co-Op Apt Apartment Unit#: 704 Corp#: N/A / 0	#Shares%: 10 Locker#: Locker Lev/Unit: Locker Unit: 704 Level: 7	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat
Dir/Cross St: Avenue Rd and Heath St W Directions: Avenue Rd and Heath St W Prop Mgmt: PRO-HOUSE 416-783-7676		

MLS#: C13164034 **Sold Date:** 07/04/2026
PIN#: 211890167

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: Year Built: 1961 Yr Built Source: MPAC Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: Floor Plans Exposure: N Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$1,186.56 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Hospital, Library, Park, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, Storage Area Lockers	Balcony: Open Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Surface Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: C Park \$/Mo: Prk Lvl/Unit: Ground Bldg Amen: Visitor Parking Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	9.06	x 7.97	Laminate O/Looks Dining
2	Dining	Flat	12.4	x 8.79	Laminate Open Concept California Shutters
3	Living	Flat	19.65	x 10.89	Laminate W/O To Balcony O/Looks Dining
4	Br	Flat	15.49	x 11.48	Laminate Double Closet W/O To Balcony

Client Remks: An incredible opportunity to get into one of Midtown Toronto's most sought-after pockets at an accessible price point. Situated steps from Forest Hill Village, Yonge Street, the TTC, and some of the city's best local shops and restaurants, the location alone makes this suite worth a serious look. Easy access to downtown rounds out a address that is genuinely hard to beat. The one-bedroom layout in this quiet boutique building offers a solid open-concept footprint with good natural light, a walkout balcony from both the living room and master bedroom, and a maintenance fee that covers heat, water, cable, parking, taxes, and building insurance. The building itself is well managed and the suite presents a fantastic canvas for a buyer ready to put their own stamp on it. Exclusive surface parking and locker included.

Inclusions: All appliances (as is) All Electric Light Fixture and Window Coverings.

Listing Contracted With: SUTTON GROUP-HERITAGE REALTY INC. **Ph:** 905-655-3300



707 Eglinton Ave W 201 Toronto Ontario M5N 1C8 Toronto C03 Forest Hill South Toronto % Dif: 100 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 23		
Co-Ownership Apt Apartment Unit#: 01 Corp#: N/A / 707	#Shares%: 2.0780 Locker#: #305 Locker Lev/Unit: B Locker Unit: #305 Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 1 1x3xFlat
Dir/Cross St: Old Forest Hill Rd & Vesta Dr Directions: Old Forest Hill Rd & Vesta Dr Prop Mgmt: Brilliant Property Mgmt -aimee@brilliantproperty.ca		

MLS#: C12969114 **Sold Date:** 05/01/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: 51-99 Year Built: 1939 Yr Built Source: MPAC Apx Sqft: 1000-1199 Sqft Source: Builder Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,465.43 A/C: Window Unit Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Auto Garage Door Remote, Carpet Free	Balcony: None Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 5 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elem Incl: Y
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	4.3	x 13.22	Hardwood Floor Double Closet
2	Living	Flat	12.89	x 19.06	Hardwood Floor Open Concept Se View
3	Dining	Flat	10.27	x 12.73	Hardwood Floor Open Concept O/Looks Living
4	Kitchen	Flat	7.78	x 5.94	Galley Kitchen Pantry East View
5	Prim Bdrm	Flat	15.78	x 11.22	Hardwood Floor Large Closet Ne View
6	2nd Br	Flat	11.84	x 8.99	Hardwood Floor Large Closet Window

Client Remks: Welcome to The Roycroft, one of the last remaining New York style Art Deco period buildings in Forest Hill located at Eglinton & Old Forest Hill Rd. Prominent Architect John Edward Hoare designed The Roycroft circa 1939. This 1,050 SF suite boasts an oversized open concept living & dining area with large windows for lots of natural light pouring in from corner suite with a south east & north view depending on what room you look out from. The view is mostly of tree tops of beautiful Forest Hill homes and it's breathtaking! The separate kitchen is tucked away so you can ignore it while entertaining. It was the lifestyle of the 20s to hide the kitchen from guests. The primary bedroom boasts a large window with a lovely north view and a large closet. The 2nd bdrm is also a good size with a large closet. Don't forget the dramatic renovation to the all black & white 3 PC bathroom! This is a study in designer elegance and sophistication in all B&W with an oversized glass shower stall and so much more. The Roycroft is a short walk to the shops, services & restos of "theeglingtonway.com". Steps from the Beltline Trail, a shady urban oasis for walkers and cyclists, which connects to city bike routes and the Don Valley trail system. The new Chaplin LRT underground station is a 5 min walk & there's the bus right at your door. As in all co-ownerships, the monthly fee covers all utilities including cable/internet as well as property taxes. Suites this large rarely come on the market with parking and locker at this price so don't hesitate too long! NOTE: Board approval is required to install ensuite laundry. Ensuite laundry is possible with the appropriate setup
Inclusions: Fridge, Electric Stove, Microwave, Venetian Blinds, All Electrical Light Fixtures, Window A/C.

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



581 Avenue Rd 501
Toronto Ontario M4V 2K4
 Toronto C02 Yonge-St. Clair Toronto % Dif: 99
Taxes: \$3,408.30 / 2025 **For:** Sale **SPIS:** No **DOM:** 61
Sold: \$475,000
List: \$479,500
 Co-Ownership Apt **#Shares%:** 15 **Rms:** 5
 1 Storey/Apt **Locker#:** **Bedrooms:** 2
Unit#: 501 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: N/A / 0 Main floor 1x3xFlat, 1x4xFlat
Locker Unit:
Level: 5
Dir/Cross St: Avenue Road and Heath Street
Directions: North east corner of Avenue RD at Heath St. just north of St. Clair
Prop Mgmt: Pro House Management 416-783-7676

MLS#: C12980030 **Sold Date:** 06/09/2026
Assignment: No **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: 51-99 Year Built: 1961 Apx Sqft: 1000-1199 Sqft Source: Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,421 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: Yes Retirement: N HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Exterior Feat: Controlled Entry Interior Feat: Storage Area Lockers Security Feat: Security System, Smoke Detector	Balcony: Open Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Surface Park Type: Exclusive / Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: "E" Bldg Amen: Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	22.8	x 13.98	W/O To Balcony	Parquet Floor	Open Concept
2	Dining	Flat	10.07	x 6.27	Large Window	Open Concept	Parquet Floor
3	Kitchen	Flat	8.89	x 9.38	Stainless Steel Appl	Pantry	Updated
4	Prim Bdrm	Flat	16.7	x 12.8	3 Pc Ensuite	Double Closet	Large Window
5	2nd Br	Flat	10.93	x 12.8	Large Window	Parquet Floor	

Client Remks: Priced at half the price of a local condominium of similar size, this is your rare opportunity to own in Deer Park-one of Toronto's most prestigious neighbourhoods-just steps to Avenue Road and St. Clair and nearby to the Yonge and St Clair area with its abundance of restaurants, cafes and shopping. This spacious 2-bedroom, 2-bathroom suite offers exceptional value for this prime location, making it one of the most compelling entry points into a neighbourhood known for its elegance, convenience, and long-term desirability. Enjoy a refined urban lifestyle surrounded by boutique shops, cafes, top dining, parks, and transit-all within walking distance in this highly sought-after midtown enclave. The suite offers generous principal rooms and comfortable living space, ideal for downsizers, professionals, or buyers looking to secure a premier address at a more accessible price. Monthly carrying costs are straightforward and inclusive, with maintenance fees that include parking, providing simplicity and ease of ownership. Buyers who recognize location and long-term value will want to act. "Opportunities to enter Deer Park at this price level are rarely available and rarely last." Board approval required (approx. 15 days). Mortgage available through Duca Credit Union.

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-222-8600



6 Parkwood Ave 302 Toronto Ontario M4V 0A3 Toronto C02 Casa Loma Toronto % Dif: 96 Taxes: \$4,019.28 / 2025 For: Sale SPIS: No DOM: 18		
Condo Apt Apartment Unit#: 2 Corp#: TSCC / 2575	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 80 Level: 3	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4xFlat
Dir/Cross St: Spadina Rd & St Clair Ave W Directions: Spadina Rd & St Clair Ave W Prop Mgmt: Icon Property Management		

MLS#: C12985722 **Sold Date:** 04/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Boundary Only Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$822.02 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N 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: Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 46 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bike Storage, Concierge, Gym, Media Room, Party/Meeting Room, Recreation Room Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Don't Miss Out This Stunning 2 Bedroom Condo with 693 Sqft of Living Space In Prestigious Forest Hill! Bright Corner Unit W/Floor To Ceiling Windows & Tons Of Natural Light. Enjoy Beautiful Ravine Views Right From Your Living Room & Primary Bedroom. Open Concept Layout W/Modern Kitchen, Quartz Counters & S/S Appliances. Spacious Balcony Perfect For Relaxing Or Entertaining. 1 Parking & 1 Locker Included. Unbeatable Location Steps To Winston Churchill Park, Forest Hill Village, Subway, Loblaws, Shops, Restaurants & Top Private Schools (BSS & UCC), And So Much More! A Must See! You Will Fall In Love With This Home! Inclusions: All Existing Window Coverings, Light Fixtures, Washer & Dryer. B/I Fridge, Stove, Combined Microwave & Range Hood, Dishwasher.					
Listing Contracted With: HC REALTY GROUP INC. Ph: 905-889-9969					



100 Oriole Pkwy 106
Toronto Ontario M5P 2G8
 Toronto C02 Yonge-St. Clair Toronto % Dif: 94
Taxes: \$0 / 2026 **For:** Sale **SPIS:** No **DOM:** 39
Sold: \$590,000
List: \$625,000
 Co-Op Apt #Shares%: 250 Rms: 6
 1 Storey/Apt Locker#: Bedrooms: 2 + 1
 Unit#: 106 Locker Lev/Unit: Lower Washrooms: 1
 Corp#: n/a / 0 Locker Unit: 10 1x4xMain
 Level: 1
 Dir/Cross St: Chaplin Ave and Oriole Pkwy
 Directions: use GPS
 Prop Mgmt: Self Managed

MLS#: C13070546 **Sold Date:** 06/09/2026
PIN#: 000099999

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Baseboard / Electric Apx Age: 51-99 Apx Sqft: 1000-1199 Sqft Source: As per Owner Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$772 A/C: Window Unit Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y 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: Ensuite Laundry, Family Room, Hospital, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Elevator Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.83	x 12.01	Hardwood Floor	Combined W/Dining	
2	Dining	Main	12.93	x 7.09	Hardwood Floor	Combined W/Living	Window
3	Kitchen	Main	10.1	x 7.68	Tile Floor		
4	Prim Bdrm	Main	19.23	x 10.27	Hardwood Floor	Window	Double Closet
5	2nd Br	Main	13.16	x 11.75	Hardwood Floor	Window	Double Closet
6	Den	Main	11.19	x 10.99	Hardwood Floor	Window	French Doors

Client Remks: Welcome to a rare Forest Hill gem! Enjoy exceptionally low maintenance fees that include property taxes! This is incredible value in one of Toronto's most sought-after neighbourhoods. This spacious 2+1 bedroom/ 1,100 sq ft main-floor suite is ideally situated on the quiet side of the building and offers the comfort and convenience of an ensuite laundry hookup. The unit includes exclusive use of a locker, and parking is can be rented at \$80/month (subject to availability). Recently refreshed, the suite features new flooring (2025) and has been freshly painted, creating a bright and inviting living space. The thoughtfully designed layout boasts a proper dining area and a generous den that can easily be converted into a third bedroom, offering flexibility for families, professionals, or downsizers. Enjoy a bright western exposure that fills the home with natural light, all while benefiting from the privacy of this convenient ground-level unit. This charming and well-maintained low-rise co-op building offers a welcoming community with no age restrictions and is pet-friendly. Situated in a top-tier school district - Deer Park Jr/Sr and North Toronto Collegiate, this home is perfect for those looking to combine space, value, and location. A Short Walk To Davisville Subway, or jump on the Avenue Bus - at your doorstep. Walk to Excellent Shops & Parks and enjoy the Gardner Beltline! This is incredible Value In The Heart Of midtown!

Inclusions: Inclusions: All electrical light fixtures and All Appliances including; stove, dishwasher and refrigerator. *Note: The refrigerator is not functioning well. Seller is willing to have similar make and model installed prior to closing or to provide an equal credit. **Note: There is no washer or dryer machine but there is a plumbing hook up for a machine that has been used previously and is in working order. Additional laundry room in lower level.

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



6 Parkwood Ave 307			Sold: \$601,800
Toronto Ontario M4V 1V1			List: \$659,000
Toronto C02 Casa Loma Toronto % Dif: 91			
Taxes: \$3,982 / 2025		For: Sale	SPIS: No
		DOM: 63	
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 07	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCP / 2575	Locker Unit:	1x4xFlat, 1x3xFlat	
	Level: 3		
Dir/Cross St: Spadian/ St Clair W			
Directions: Spadian/ St Clair W			
Prop Mgmt: First Service Residential			

MLS#: C12976126 **Sold Date:** 06/11/2026
PIN#: 765750023

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2016 Yr Built Source: MPAC Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: Builder's plan Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$833.76 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Accessibility Feat: Accessible Public Transit Nearby,Elevator,Fire Escape,Level Entrance,Parking 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: GreenPIS: Prop Feat: Arts Centre, Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.6	x 10.4	Open Concept	W/O To Balcony	Picture Window
2	Dining	Flat	12.01	x 8.01	Laminate	Combined W/Kitchen	
3	Kitchen	Flat	12.01	x 8.01	Modern Kitchen	Combined W/Dining	Stainless Steel Appl
4	Prim Bdrm	Flat	10.99	x 8.1	Laminate	4 Pc Ensuite	Closet
5	2nd Br	Flat	8.6	x 8.01	Laminate	Closet	

Client Remks: Welcome to luxurious living in the heart of Forest Hill! Unbeatable location in midtown. This elegant 2-bedroom, 2-bathroom unit offers sweeping, unobstructed views of the Toronto skyline. Nestled in Toronto's most prestigious neighborhood, you're just steps from Loblaws, upscale dining, boutique fitness clubs, park, and convenient subway access. The best of urban living at your doorstep. 9 foot ceilings. Floor to ceiling windows.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer and Dryer.
Listing Contracted With: REALTY ASSOCIATES INC. **Ph:** 416-293-1100



800 Spadina Rd 205
Toronto Ontario M5P 3N2
 Toronto C03 Forest Hill South Toronto % Dif: 99
Taxes: \$3,748 / 2025 **For:** Sale **SPIS:** No **DOM:** 20
Sold: \$615,000
List: \$624,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** B29 **Bedrooms:** 2
Unit#: 3 **Locker Lev/Unit:** B **Washrooms:** 2
Corp#: MTCP / 1249 **Locker Unit:** 29 2x4xMain
Level: 2
Dir/Cross St: Eglinton Ave W and Spadina Rd
Directions: Corner of Eglinton Ave W and Spadina Rd
Prop Mgmt: Wilson, Blanchard Management Inc.

MLS#: C13155184 **Sold Date:** 06/10/2026
PIN#: 122490006

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 1999 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,883.48 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, Public Transit Interior Feat: Carpet Free, Storage	Balcony: Jlte Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: B/7 Bldg Amen: Gym, Rooftop Deck/Garden, Visitor Parking, Community BBQ Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.92	x 7.68	Double Closet
2	Kitchen	Main	8.07	x 7.68	Stainless Steel Appl Granite Counter
3	Dining	Main	15.58	x 10.43	Open Concept
4	Living	Main	11.52	x 11.91	Juliette Balcony Open Concept California Shutters
5	Prim Bdrm	Main	10.01	x 22.41	W/I Closet 4 Pc Ensuite California Shutters
6	2nd Br	Main	8.17	x 12.76	W/I Closet California Shutters

Client Remks: Proof They Used to Build Condos Differently. Tucked inside the boutique St. Regis, an intimate 23-suite residence in the heart of Forest Hill South, Suite 205 offers something increasingly rare in Toronto condo living: space, sunlight, and a pace of life that feels just a little less chaotic. Built by the Shane Baghai Group and thoughtfully positioned along the curve of Spadina Road, The St. Regis quietly stands apart from the city's endless sea of glass towers. Boutique in scale but generous in design, the building is known for its expansive layouts, oversized windows, and calm, primarily owner-occupied atmosphere. Inside, a beautifully proportioned 2-bedroom, 2-bathroom layout feels more like a home than a downtown condo compromise. The principal rooms are genuinely spacious, the flow is effortless, and both bedrooms include walk-in closets, a rarity in most newer condo layouts. The suite adapts comfortably to both everyday living and entertaining. Beyond the windows, mature evergreens and seasonal blossoms create a surprisingly tranquil backdrop for city living. Maintenance fees include all utilities, helping simplify monthly ownership. No snow shovelling. No landscaping weekends. No surprise exterior repair bills. Just lock the door and head out when you want to. The suite also includes deeded underground parking and an oversized deeded locker. Residents enjoy a rooftop terrace with a BBQ and skyline views, a fitness room, and the kind of boutique scale that makes the building feel more like a residence than a high-rise. Located just steps to Forest Hill Village, parks, cafes, and Chaplin Station on Line 5, this is a home that offers both convenience and calm in one of Toronto's most quietly prestigious neighbourhoods. In a condo market increasingly built around efficiency, Suite 205 is a reminder of when builders still prioritized livability. Real rooms. Real storage. Real breathing room. The kind of space that's becoming harder and harder to find.

Inclusions: Stainless steel double fridge, stainless steel stove, built-in stainless steel microwave, stainless steel dishwasher, washer and dryer, all electrical light fixtures, California shutters

Listing Contracted With: Royal Lepage Real Estate Associates **Ph:** 905-278-8866



480 Oriole Pkwy #205
Toronto Ontario M5P 2H8
 Toronto C03 Yonge-Eglinton Toronto % Dif: 97
Taxes: \$2,892.76 / 2026 **For:** Sale **SPIS:** No **DOM:** 16
Sold: \$652,000
List: \$675,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** 205 **Bedrooms:** 2
Unit#: 05 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 2135 Lower Level 1x4xMain
Locker Unit:
Level: 2
Dir/Cross St: Eglinton
Directions: South of Eglinton, West Side
Prop Mgmt: Summa Property Management

MLS#: C13002718 **Sold Date:** 05/01/2026
Assignment: No **Fractional Ownership:** No **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Radiant, Water / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: As Per Previous Listing Exposure: Sw Assessment: 2026 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$720.21 A/C: Window Unit Central Vac: No UFFI: No Elev/Lift: No Retirement: N 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: Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Exterior Feat: Privacy, Landscaped Interior Feat: Built-In Oven, Carpet Free, Separate Hydro Meter	Balcony: None Ens Lndry: Lndy Lev: Lower Exterior: Brick 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: Com Elem Incl: Y
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.91	x 12.76	Hardwood Floor	B/I Bookcase	Large Window
2	Dining	Main	15.91	x 12.76	Hardwood Floor	B/I Shelves	Closed Fireplace
3	Prim Bdrm	Main	10.66	x 12.83	Hardwood Floor	B/I Closet	Large Closet
4	2nd Br	Main	8.99	x 8.92	Hardwood Floor	Mirrored Closet	Large Window
5	Kitchen	Ground	7.58	x 9.51	Slate Flooring	Breakfast Area	B/I Appliances

Client Remks: Oh Oriole! A thoughtfully renovated 1930s residence in a prime location between Forest Hill & everything Yonge and Eglinton has to offer, this turn-key two-bedroom suite offers a refreshing alternative to the expected. Set within a quiet, south- and west-facing corner, the home is filled with natural light and defined by its generous proportions, refined finishes, and enduring character. Period details-including crown mouldings and hardwood floors-are seamlessly paired with a curated, modern renovation. The custom kitchen is both sophisticated and functional, featuring marble countertops and backsplash, a breakfast bar, Bosch appliances, and intelligent storage solutions throughout. The designer bathroom continues the elevated aesthetic with marble accents, a rain shower, and quality fixtures. Living and dining spaces are warm and inviting, anchored by a bespoke built-in library with integrated desk and lighting-ideal for both everyday living and quiet retreat. Both bedrooms are well-scaled, each offering ample storage, custom built-ins, and abundant light. Additional features include Pella windows throughout, custom blinds and light fixtures, dimmable lighting, and extensive in-suite storage. A large, easily accessible building storage locker adds further convenience. Surrounded by beautifully maintained gardens and a strong sense of community, 480 Oriole Parkway is perfectly positioned just moments to the Eglinton LRT, shops, cafes, Summerhill Market, parks, and local amenities. An exceptional opportunity for first-time buyers, down-sizers, the perfect pied-a-terre or investors seeking timeless design and everyday ease in a well-connected neighbourhood. Easy street permit parking. \$26.08/month. Buyer to confirm availability with City of Toronto.

Inclusions: Stainless steel Bosch appliances, all window coverings, light fixtures, custom built-in cabinetry & window A/C unit. See Schedule B for detailed list of inclusions.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM **Ph:** 416-424-4910

	6 Parkwood Ave 312 Toronto Ontario M4V 2W8 Toronto C02 Casa Loma Toronto % Dif: 93 Taxes: \$4,298 / 2025 For: Sale SPIS: No DOM: 61		Sold: \$700,000 List: \$749,000				
	Condo Apt Apartment Unit#: 12 Corp#: TSCC / 2575	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 4 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat				
	Dir/Cross St: ST. CLAIR & SPADINA AVE Directions: ST. CLAIR & SPADINA AVE Prop Mgmt: First Service Residential Management						
MLS#: C12734170 Sold Date: 03/29/2026 PIN#: 765750028							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2016 Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: SQUARE FEET Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$882.56 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: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y			
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	9.97	x 18.47	Open Concept	Combined W/Dining	W/O To Balcony
2	Dining	Ground	9.97	x 18.47	Open Concept	Combined W/Living	Combined W/Kitchen
3	Kitchen	Ground	9.97	x 18.47	Modern Kitchen	Open Concept	B/I Appliances
4	Prim Bdrm	Ground	9.97	x 9.88	Large Closet	Window	4 Pc Ensuite
5	Br	Ground	8.86	x 9.88	Large Closet	Window	Laminate
Client Remks: Welcome To "The Code" In Prestigious Forest Hill! This Boutique Building In One Of Toronto's Most Exclusive Area Offers 2 Bed+2Bath Condo Unit Features A Great Open Concept Layout Large Balcony Is Overlooking The Park. Great Modern Finishes & High Ceilings. Stroll To Subway, Overlooks Park, Loblaws, Restaurants, Fitness Centre, LCBO & Amazing Private & Public Schools. Inclusions: Panelled Fridge, S/S Stove, B/I Panelled Dishwasher, Built In Microwave With Hood Fan, W/D, All Electrical Light Fixtures. Executive Concierge Service, Gym, Outdoor Terrace, Residents Lounge, & Pet Washing Station							
Listing Contracted With: CENTURY 21 PARKLAND LTD. Ph: 416-690-2121							



707 Eglinton Ave W 604 Toronto Ontario M5N 1C8 Toronto C03 Forest Hill South Toronto % Dif: 100		Sold: \$752,000 List: \$749,000
Taxes: \$0 / 2026	For: Sale	SPIS: No
		DOM: 80
Co-Ownership Apt	#Shares%: 2.5628	Rms: 5
Apartment	Locker#: #604	Bedrooms: 2
Unit#: 04	Locker Lev/Unit: B	Washrooms: 1
Corp#: NA / 707	Locker Unit: #604	1x4xFlat
	Level: 06	
Dir/Cross St: Old Forest Hill Rd & Vesta Dr		
Directions: Od Forest Hill Rd & Vesta Dr		
Prop Mgmt: Brilliant Property Mgmt- aimee@brilliantproperty.ca		

MLS#: C12747422 Sold Date: 04/22/2026
 PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: 51-99 Year Built: 1939 Apx Sqft: 1000-1199 Roof: Unknown Foundation: Unknown Sqft Source: Floorplan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,807.36 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: Retirement: Elevator Accessibility Feat: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Library, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Patio, Privacy Interior Feat: Auto Garage Door Remote	Balcony: Terr Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 28 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bbqs Allowed, Bike Storage Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.81	x 14.24	Hardwood Floor Wainscoting Crown Moulding
2	Kitchen	Flat	7.71	x 13.42	Tile Floor Skylight B/I Appliances
3	Dining	Flat	12.3	x 13.75	Hardwood Floor Open Concept Large Window
4	Living	Flat	19.36	x 14.83	Hardwood Floor Open Concept W/O To Terrace
5	Prim Bdrn	Flat	16.47	x 12.43	Hardwood Floor W/I Closet Large Window
6	2nd Br	Flat	13.12	x 11.55	Hardwood Floor W/W Closet B/I Bookcase
7	Other	Flat	35.56	x 18.34	North View

Client Remks: WELCOME TO THE ROYCROFT (circa 1939) a rare Art Deco gem designed by prominent architect John Edward Hoare, The Roycroft is a New York-style co-ownership building located at coveted Eglinton & Old Forest Hill Rd. From the moment you step into the lobby-and operate the charming period elevator-you know this is no ordinary residence. This treasured Art Deco Penthouse is one of only four PH suites and offers nearly 1,200 sq ft of interior living space plus an extraordinary 653 sq ft private terrace. As a corner suite, it boasts oversized windows, abundant natural light, and breathtaking views over the tree canopy of Forest Hill, nearby parks, and the city skyline. The expansive open-concept living and dining area flows seamlessly to the terrace, perfect for entertaining or quiet sunset moments. The separate kitchen is tucked to one side and filled with light from a picturesque skylight (see rendered photos for potential open-concept redesign). The oversized primary bedroom features a large window with serene elevated views. The second bedroom is generously sized with a wall-to-wall closet and has been thoughtfully used as a dual-purpose home office/bedroom with many built-in bookshelves. Unbeatable location a short walk to the shops, services & restos of "theeglingtonway.com". Steps from the Beltline Trail, a shady urban oasis for walkers and cyclists, which connects to city bike routes and the Don Valley trail system. The new Chaplin LRT underground station is a 5 min walk & there's the bus right at your door. As in all co-ownerships, the monthly fee covers all utilities including cable/internet as well as property taxes. Parking and locker included. These large Penthouse suites in The Roycroft rarely come to market. Renovate to enhance while preserving its Art Deco charm, or create a fully custom vision. NOTE: Board approval is required to install ensuite laundry. Ensuite laundry is possible with the appropriate setup.

Inclusions: Fridge, Stove, Hood Range, Dishwasher, 2 Ductless A/C Units. All Electrical Light Fixtures. All sold In As Is condition.

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



6 Parkwood Ave 511 Toronto Ontario M4V 1V1 Toronto C02 Casa Loma Toronto % Dif: 99 Taxes: \$4,501.90 / 2025 For: Sale SPIS: No DOM: 19		
Condo Apt Apartment Unit#: 11 Corp#: TSCC / 2575	#Shares%: Locker#: 19 Locker Lev/Unit: 5 Locker Unit: Level: 5	Rms: 5 Bedrooms: 2 Washrooms: 2 2x3xMain
Dir/Cross St: Spadina Rd & St Clair Ave Directions: Spadina Rd & St Clair Ave Prop Mgmt: First Service Residential		

MLS#: C12926122 **Sold Date:** 04/14/2026
PIN#: 765750066

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: owner Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$954.16 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: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 31 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Gym, Party/Meeting Room Com Elem Incl: Y
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Experience refined living at 6 Parkwood Ave #511-a boutique residence in the heart of Forest Hill. This beautifully appointed 2-bedroom, 2-bathroom corner suite is flooded with natural light, offering expansive south-facing views from Winston Churchill Park to the city skyline. The open-concept layout is both functional and inviting, with seamless flow between the living, dining, and kitchen areas-ideal for entertaining or unwinding at home. Floor-to-ceiling windows wrap the suite, creating a bright, airy feel throughout. Thoughtful upgrades elevate everyday living, including 9-foot ceilings, electric blinds, pot lights, and custom built-in closets. The modern kitchen features clean lines, integrated appliances, and a generous island perfect for casual dining or hosting. Both bedrooms are well-proportioned, with the primary offering a private ensuite and direct balcony access-your own quiet escape overlooking the park. Set within an intimate, well-managed boutique building, residents enjoy premium amenities including a fully equipped gym and stylish party/lounge space. Step outside to Loblaws, top-rated restaurants, boutique fitness studios, and convenient transit-everything you need at your doorstep. A private locker on the same floor adds everyday convenience. A rare opportunity to own a light-filled corner suite with unobstructed park views in one of Toronto's most sought-after neighbourhoods. Inclusions: All Appliances (Blomberg Oven, Stove, Dishwasher, Fridge Freezer, Washer, Dryer, Whirlpool Microwave), Window Coverings and ELFs					
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888					

	6 Parkwood Ave 806		Sold: \$850,000
	Toronto Ontario M5V 0A3		List: \$799,000
	Toronto C02 Casa Loma Toronto % Dif: 106		
	Taxes: \$4,600 / 2025	For: Sale	SPIS: No DOM: 5
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 06	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 2575	Locker Unit:	1x3xFlat, 1x4xFlat	
	Level: 8		
Dir/Cross St: St. Clair & Spadina			
Directions: St. Clair & Spadina			
Prop Mgmt: First Service Residential			

MLS#: C12939168 **Sold Date:** 04/05/2026
PIN#: 765750119

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$912.60	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:	UFFI:	Drive: Underground
Apx Sqft: 700-799	Elev/Lift:	Park Type: Owned
Lot Size Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: MPAC	Sale Price:	#: B29
Exposure: S	Taxes Incl:	Park \$/Mo:
Assessment: 2025	Water Incl: Y	Prk Lvl/Unit: P2
Spec Desig: Unknown	Heat Incl: Y Hydro Incl:	Bldg Amen:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Built-In Oven, Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	0	0	Granite Counter B/I Appliances Open Concept
2	Living	Flat	0	0	W/O To Balcony South View O/Looks Park
3	Prim Bdrm	Flat	0	0	South View Window Flr to Ceil W/O To Balcony
4	2nd Br	Flat	0	0	Large Window Closet

Client Remks: An exceptional south-facing 2-bedroom, 2-bath corner residence in the heart of prestigious Forest Hill neighbourhood. Set within an exclusive 9-storey, 108-suite low-rise boutique condominium designed by Hariri Pontarini Architects with interiors by Tomas Pearce Interior Design. This bright, sun-filled corner suite offers a highly functional layout with high ceilings and floor-to-ceiling windows, providing abundant natural light throughout. Enjoy a modern designer kitchen with built-in appliances, seamlessly connected to the open-concept living and dining area. The primary bedroom is filled with natural light from its south exposure and features beautiful skyline views and a 4-piece ensuite. Freshly painted and well maintained, with walk-out access to the balcony from the living room and Primary bedroom. Step out to the balcony and enjoy breathtaking, unobstructed views overlooking Sir Winston Churchill Park, with iconic sightlines to Casa Loma, the lake, and the CN Tower. Exceptional building amenities include 24-hour concierge/security, fitness centre, media room, party/event room, visitor parking, and a pet spa. Conveniently located near top public and private schools including Forest Hill Collegiate, Upper Canada College, Bishop Strachan School, and St. Michael's College School. Walking distance to Forest Hill Village, Casa Loma, Loblaws, St. Clair West subway station, parks, tennis club, restaurants, and shops. A rare opportunity offering the perfect blend of luxury, privacy, and modern urban living. Includes one parking space and one locker, both conveniently situated on level P2 near the elevator. Heat and water included.

Inclusions: All Existing Appliances: B/I Fridge, Cooktop, Range Hoods, Oven, Dishwasher, Stacked Washer And Dryer. All Existing Electric Light Fixtures & All Existing Window Coverings. Water And Heat Included. *One Parking & One Locker*

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. **Ph:** 416-222-8600



350 Lonsdale Rd 407 Toronto Ontario M5P 1R6 Toronto C03 Forest Hill South Toronto % Dif: 95 Taxes: \$2,311.28 / 2026 For: Sale SPIS: No DOM: 12			Sold: \$880,018 List: \$925,000
Condo Apt Apartment Unit#: 7 Corp#: YCP / 158	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 4	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain	
Dir/Cross St: Spadina & Lonsdale Rd Directions: Spadina & Lonsdale Rd Prop Mgmt: Crossbridge Condominium Services			

MLS#: C13006382 **Sold Date:** 04/27/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 1000-1199 Sqft Source: Flr Plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,123.16 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y 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: Electric Car Charger, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, Rec Centre Interior Feat: Other Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 32 Park \$/Mo: Prk Lvl/Unit: Basement Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
--	---	--

Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.05	x 5.81	Marble Floor	Double Closet	
2	Living	Main	23.13	x 12.76	Broadloom	W/O To Terrace	Window Flr to Ceil
3	Dining	Main	12.4	x 7.25	Combined W/Living	Broadloom	Open Concept
4	Kitchen	Main	17.52	x 9.12	Eat-In Kitchen	B/I Desk	Ceramic Floor
5	Prim Bdrm	Main	16.4	x 11.48	Broadloom	3 Pc Ensuite	B/I Closet
6	Br	Main	12.4	x 10.17	Double Closet	Broadloom	Picture Window

Client Remks: Forest Hill sophistication. The perfect canvas in prime location. Discover the ideal balance of space, light and potential in this rarely available, two bedroom, two bathroom almost 1,200 sq ft suite. Situated on the south side of this highly sought-after boutique building, suite 407 offers a serene living experience simply steps to the heart of Forest Hill Village, the ravine and walking trails, the TTC, great shopping and trendy restaurants. Bathed in natural light, the expansive south facing orientation ensures a bright airy atmosphere from the moment you cross the threshold of the suite's front double doors. Enjoy the thoughtfully designed floor plan with a generous amount of space dedicated to both the private sleeping areas as well as the open concept living areas - perfect for hosting and entertaining guests and even more wonderful for daily life. Step out into your balcony, a wonderful extension of the indoors, to enjoy a leafy view all summer long. While move-in ready, grab this golden opportunity to customize this suite to your exact specifications and taste. Of course, desired and delivered is a prime wide parking space and large locker for all those things you may want to store. This gem is in the Lonsdale House located at the corner of "Prestige & Convenience", with lovely amenities including and not limited to a first-rate concierge service and an indoor pool at the top floor. Come and experience this unique moment and see what you've been missing.

Inclusions: Existing ridge, stove, dishwasher, washer and dryer. All appliances in "As Is" condition.

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



260 Heath St W 404			Sold: \$915,000		
Toronto Ontario M5P 3L6			List: \$979,000		
Toronto C03 Forest Hill South Toronto % Dif: 93					
Taxes: \$4,388.79 / 2025		For: Sale		SPIS: No	
				DOM: 20	
Condo Apt		#Shares%:		Rms: 7	
Apartment		Locker#: 404		Bedrooms: 2	
Unit#: 4		Locker Lev/Unit: P2		Washrooms: 2	
Corp#: MTCC / 563		Locker Unit: G		1x4xFlat, 1x3xFlat	
		Level: 4			
Dir/Cross St: Spadina Rd & Heath St W					
Directions: West Of Spadina Rd					
Prop Mgmt: GPM Property Management - 416 486 3818					

MLS#: C12920316 **Sold Date:** 04/14/2026
PIN#:

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,702.88	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Electric	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Drive:	
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	Floor Plans	HST Applicable to	Included In	Park/Drv Spcs:	0
Exposure:	S	Sale Price:		#:	144
Assessment:		Taxes Incl:	Water Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Heat Incl:	Y	Prk Lvl/Unit:	P2
Survey Type:	Unknown	Cable TV Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Com Elem Incl:	Y
		Cert Level:	Energy Cert:		
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		
		Interior Feat:	Carpet Free, Storage, Storage Area Lockers		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.17	x 9.51	Hardwood Floor	W/O To Balcony	Window Flr to Ceil
2	Dining	Flat	10.17	x 9.51	Hardwood Floor	Combined W/Living	Window Flr to Ceil
3	Kitchen	Flat	12.34	x 8.01	Ceramic Floor	Galley Kitchen	B/I Desk
4	Prim Bdrm	Flat	16.4	x 10.66	Hardwood Floor	Window	Double Closet
5	2nd Br	Flat	13.16	x 9.42	Hardwood Floor	Window	Double Closet

Client Remks: Welcome to The Village Terraces at 260 Heath Street West! Step into the timeless elegance of Forest Hill with this rare opportunity - a spacious 2-bed, 2-bath, 1240 square foot suite brimming with potential. Set within one of Toronto's most prestigious and established neighbourhoods, suite 404 offers a generous layout that's increasingly hard to find. Large living and dining areas provide a perfect canvas to create a modern space tailored to your tastes. Large windows invite in nurturing natural light while a functional floor plan ensures both comfort and privacy. Suite 404 presents a unique chance to customize every detail; whether you're dreaming of a sleek contemporary kitchen or elevated finishes throughout, the possibilities are endless. While suite 404 could benefit from updating and modernization, it is move-in ready as is! The living/dining rooms offer floor-to-ceiling windows with a walk-out to a 115 square foot balcony, great for your morning coffee moment or a relaxing summer evening meal. Or enjoy your time in the eat-in kitchen. The outdoor pool is a summer's delight, and invite your loved ones to dine in the private, treed, outdoor BBQ area. Includes tons of visitor parking, and a basement laundry room for oversized loads! All utilities are included in the maintenance fee! Well-managed by the board, managers, and 24-hour security team, you can be confident that you're living in a safe and secure community environment. Located just steps from the shops and cafes of Forest Hill Village, top-rated schools, Cedarvale Ravine & Park, and the TTC's St. Clair W subway station, the lifestyle here is second to none. Enjoy the charm, exclusivity, and community feel that make Forest Hill South one of Toronto's most coveted addresses. Whether you're a first-time buyer, a down-sizer ready for your next home, or an investor looking to add value in a prime location, this is an opportunity not to be missed!

Inclusions: Fridge, Stove, Dishwasher (**not in service), microwave, stacked washer and dryer, all existing electric light fixtures, all existing window coverings, central air conditioning, private thermostat, one exclusive parking spot, one exclusive locker.

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 416-782-8882



10 Tichester Rd 1006
Toronto Ontario M5P 3M4
 Toronto C03 Forest Hill South Toronto % Dif: 108
Taxes: \$5,180.58 / 2025 **For:** Sale **SPIS:** No **DOM:** 9
Sold: \$1,070,000
List: \$989,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 6 **Locker Lev/Unit:** B **Washrooms:** 2
Corp#: TSCC / 1024 **Locker Unit:** 79 1x3xFlat, 1x5xFlat
Level: 10
Dir/Cross St: St Clair Ave W and Bathurst St
Directions: St Clair Ave W and Bathurst St
Prop Mgmt: Percel Inc. 905-761-6840 ext. 232

MLS#: C12963738 **Sold Date:** 04/16/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: Floor Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,838 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, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School Interior Feat: Primary Bedroom - Main Floor, Storage Area Lockers Security Feat: Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Level B/Unit 33 / Level B/Unit 34 Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	14.4	x 8.83	Family Size Kitchen
2	Dining	Flat	16.77	x 14.4	Open Concept
3	Living	Flat	13.75	x 13.16	Window Flr to Ceil
4	Den	Flat	10.5	x 8.43	California Shutters
5	Prim Bdrm	Flat	16.34	x 11.68	5 Pc Ensuite
6	2nd Br	Flat	12.07	x 11.25	Large Closet

Client Remks: Ph 6 offers some of the best views in the building and is beautifully maintained. With 2-bedroom plus den, 2-bathrooms, 2 car parking and an impressive 1,405 sq ft of thoughtfully designed living space it offer tremendous value. Featuring a bright open-concept layout, this suite is highlighted by stunning floor-to-ceiling windows that flood the home with natural light, complemented by elegant California shutters throughout. The generous primary bedroom retreat includes double closets and a luxurious 5-piece ensuite, providing both comfort and functionality. The versatile den is perfect for a home office. Enjoy the convenience of maintenance fees that cover heat, hydro, and water, making for truly worry-free living. This unit also includes two parking spots and one locker for added value and storage. Residents enjoy access to exceptional building amenities, including a concierge, indoor pool, exercise room, and party room-everything you need for comfort, convenience, and lifestyle all in one place.

Inclusions: Electric light fixtures. Window coverings. Fridge, stove, built-in microwave hood vent, dishwasher, clothes washer and dryer.
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



70 Montclair Ave PH2 Toronto Ontario M5P 1P7 Toronto C03 Forest Hill South Toronto % Dif: 92 Taxes: \$5,829 / 2025 For: Sale SPIS: No DOM: 16			Sold: \$1,100,000 List: \$1,199,000
Condo Apt Apartment Unit#: 1 Corp#: YCP / 33	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 8	Rms: 6 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x3xMain, 1x4xMain	
Dir/Cross St: Spadina / Montclair Directions: Spadina to Montclair Prop Mgmt: Ace Condominium Management			

MLS#: C13124096 **Sold Date:** 05/29/2026
PIN#: 110330030

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Baseboard, Heat Pump / Electric Apx Age: Apx Sqft: 1800-1999 Lot Size Source: MPAC Sqft Source: Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,295.17 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: Hydro Incl: 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: Carpet Free	Balcony: Terr Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: #18 Bldg Amen: Gym, Visitor Parking Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.93	x 22.41	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	23.49	x 7.97	Hardwood Floor	W/O To Balcony	Window Flr to Ceil
3	Kitchen	Main	12.53	x 16.5	Hardwood Floor	Eat-In Kitchen	
4	Prim Bdrm	Main	19.95	x 14.67	Hardwood Floor	4 Pc Ensuite	Double Closet
5	2nd Br	Main	17.22	x 11.58	Hardwood Floor	Closet	Window
6	3rd Br	Main	11.29	x 12.83	Hardwood Floor	Window	French Doors
7	Foyer	Main	18.57	x 9.32	Hardwood Floor	Double Closet	2 Pc Bath

Client Remks: A rare opportunity in the heart of Forest Hill Village - perfect for those ready for a simpler lifestyle without giving up space. This boutique building offers the feel of a home with the ease of condo living. If you're looking to transition without compromising on size, layout, or comfort, this is a perfect fit. An expansive south-facing penthouse corner suite spanning the entire side of the building, featuring an incredible terrace perfect for hosting large gatherings while taking in sweeping city views. This suite is designed for both everyday living and effortless entertaining. The unique three-bedroom, three-bathroom layout provides exceptional flexibility-ideal for visiting family, guests, or even a live-in caregiver. The open-concept living, family, and den areas offer generous, flexible space that easily adapts to your lifestyle. An updated eat-in kitchen flows seamlessly into a spacious dining room-perfect for hosting. Enjoy beautiful sunsets and outdoor living from oversized terrace space, offering rare and valuable outdoor living in the city. A well-managed building with the added convenience of an on-site property manager, offering ease and peace of mind for day-to-day living. Future planned improvements include ensuite laundry. Pet-friendly (one cat or one dog up to 30 lbs). Complete with parking & locker, this is a truly special offering with incredible value in a spacious, well-designed penthouse suite.

Inclusions: Maintenance fees include cable, internet and parking rental.

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



500 Avenue Rd 602 Toronto Ontario M4V 2J6 Toronto C02 Casa Loma Toronto % Dif: 111 Taxes: \$5,783.56 / 2025 For: Sale SPIS: No DOM: 4		
Condo Apt 1 Storey/Apt Unit#: 2 Corp#: TSCC / 1986	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: A-79 Level: 6	Rms: 5 Bedrooms: 2 Washrooms: 2 2x4xMain
Dir/Cross St: Avenue and St Clair W Directions: Turn Off Avenue Road Prop Mgmt: ICC Property Management Ltd.		

MLS#: C13080018 **Sold Date:** 05/08/2026
PIN#: 129860051

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 1400-1599 Sqft Source: Plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,835.96 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: Park, Pets Allowed with Restrictions, Public Transit Interior Feat: None	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Common Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.07	x 7.35	
2	Living	Main	13.48	x 22.24	Large Window Combined W/Dining
3	Dining	Main	10.33	x 15.58	W/O To Balcony Combined W/Living
4	Kitchen	Main	12.76	x 9.68	Tile Floor
5	Prim Bdrm	Main	13.32	x 17.65	Double Closet 4 Pc Ensuite Large Window
6	Br	Main	15.49	x 12.5	Closet Large Window

Client Remks: An opportunity to create your own dream space at The 500, a widely regarded building in Forest Hill. Reimagine this spacious 1,527 sq ft suite - a bright and sunny space with peaceful and unobstructed views over luscious tree lined streets. Large principal room with big windows. Two full bathrooms. Ample storage space and closets. West facing balcony. Includes one parking spot and one locker. Premium building with concierge, valet parking, visitor parking, exercise room, and party room. Steps to Forest Hill Village and Yonge / St. Clair with all the amenities needed and TTC subway. The location is superb and the potential is endless.

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



260 Heath St W 409
Toronto Ontario M5P 3L6
 Toronto C03 Forest Hill South Toronto % Dif: 100
Taxes: \$4,388.79 / 2025 **For:** Sale **SPIS:** No **DOM:** 1
Sold: \$1,195,000
List: \$1,195,000
 Condo Apt **#Shares%:** Rms: 5
 Apartment **Locker#:** RM G **Bedrooms:** 2
Unit#: 9 **Locker Lev/Unit:** P2 **Washrooms:** 2
Corp#: MTCC / 563 **Locker Unit:** 409 1x3xFlat, 1x4xFlat
Level: 4
Dir/Cross St: Spadina & Heath
Directions: Spadina & Heath
Prop Mgmt: GPM Property Management - 416 486 3818

MLS#: C12732224 **Sold Date:** 01/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,702.88 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST 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: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School, Wooded/Treed Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P2-145 Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Sauna Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.32	x 12.96	B/I Shelves	Open Concept	Walk-Out
2	Dining	Main	15.32	x 6.92	Open Concept	Walk-Out	Combined W/Great Rm
3	Kitchen	Main	11.55	x 20.21	Open Concept	B/I Appliances	Centre Island
4	Prim Bdrm	Main	16.47	x 10.76	Large Window	4 Pc Ensuite	Double Closet
5	2nd Br	Main	13.19	x 9.12	Large Window	B/I Desk	Large Closet

Client Remks: A Downsizers Dream in Forest Hill Village. Beautifully renovated, north-facing residence with tranquil treetop views, offering nearly 1,200 sq ft of thoughtfully designed living space with exceptional storage throughout. The chef's kitchen is a true showpiece, featuring fully integrated Sub-Zero and Miele appliances, an oversized island, and sleek custom cabinetry. Extensive custom millwork, upgraded lighting, and refined finishes elevate the suite throughout. The Primary Bedroom features a 4 Piece Ensuite and His/Hers Custom Closets. Bright, open-concept interiors are framed by floor-to-ceiling windows and a walk-out to a generously sized balcony, ideal for elegant summer dining. Exceptionally well-managed, amenity-rich building with concierge, fitness centre, outdoor pool, and more. Prime Forest Hill location steps to transit, shops, restaurants, and green space. Includes parking and locker. A rare offering in one of the neighbourhood's most sought-after buildings.

Inclusions: Double Subzero Refrigerator/Freezer, Miele Induction Stove-Top, Miele Oven, Panasonic Microwave, Miele Dishwasher, Blomberg Washer, Blomberg Dryer, Window Coverings, Electric Light Fixtures

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



260 Heath St W 410
Toronto Ontario M5P 3L6
 Toronto C03 Forest Hill South Toronto % Dif: 93
Taxes: \$5,557.62 / 2025 **For:** Sale **SPIS:** No **DOM:** 30
Sold: \$1,200,000
List: \$1,288,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 10 **Locker Lev/Unit:** P1 **Washrooms:** 2
Corp#: MTCC / 563 **Locker Unit:** D41 1x4xFlat, 1x3xFlat
Level: 4
Dir/Cross St: Spadina Road
Directions: Use GPS
Prop Mgmt: GPM 416-486-3818

MLS#: C13112760 **Sold Date:** 06/10/2026
PIN#: 115630046

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 1981 Yr Built Source: MPAC Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: Approx 1456 s.f.. as per Houssmax Exposure: Nw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,998.09 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility Feat: 32 Inch Min Doors, Accessible Public Transit Nearby, Doors Swing In, Lever Door Handles, Lever Faucets, Lowered Light Switches, Modified Kitchen Counter, Open Floor Plan, Roll-In Shower, Roll-Under Sink 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: Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P1-92 Bldg Amen: Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room, Visitor Parking, Community BBQ Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	5.68	x 4.17	Double Closet
2	Living	Flat	20.34	x 17.49	Electric Fireplace
3	Dining	Flat	20.34	x 17.49	Combined W/Living
4	Kitchen	Flat	20.34	x 10.24	Quartz Counter
5	Prim Bdrm	Flat	20.08	x 10.6	W/W Closet
6	2nd Br	Flat	15.68	x 9.25	Double Closet
7	Other	Flat	17.09	x 6	Balcony

Client Remks: Forest Hill South. Welcome to Suite 410 at Village Terraces, a distinguished midtown residence designed by acclaimed architects Diamond + Schmitt. This beautifully renovated northwest corner suite offers approximately 1,456 sq.ft. of thoughtfully designed living space plus a 93 sq.ft. balcony, all filled with natural light and refined contemporary finishes. A spacious foyer opens into an expansive open-concept living and dining area featuring engineered hardwood floors, an electric fireplace, track lighting, and seamless access to a private balcony with city views. The renovated kitchen is both stylish and functional, complete with quartz countertops, built-in table, custom tile backsplash, and an oversized breakfast island, with storage on both sides, is ideal for casual dining and entertaining. The well-proportioned primary bedroom retreat features wall-to-wall mirrored closets and a beautifully updated 4-piece ensuite. A spacious second bedroom with double closet is complemented by a separate 3-piece bath, offering flexibility for guests, family, or home office use. Thoughtfully designed with accessibility in mind, the suite features an open-concept layout, widened doorways, lever handles, roll-in shower, lowered light switches, and modified kitchen and bathroom elements for enhanced ease and comfort. Village Terraces is renowned for its exceptional sense of community, striking red brick architecture with signature rounded balconies, and outstanding amenities including 24-hour concierge, outdoor pool, exercise room, party room, visitor parking, and community BBQ area. Ideally situated steps to Cedarvale Ravine, Forest Hill Village, St. Clair West subway station, shops, dining, parks, and places of worship, this is sophisticated midtown living in one of Toronto's most established and sought-after neighbourhoods. Note: This is a non-smoking building



342 Spadina Rd 201 Toronto Ontario M5P 2V4 Toronto C03 Forest Hill South Toronto % Dif: 93 Taxes: \$7,224.16 / 2025 For: Sale SPIS: No DOM: 79			Sold: \$1,200,000 List: \$1,295,000
Condo Apt Apartment Unit#: 1 Corp#: MTCP / 711	#Shares%: Locker#: A6 Locker Lev/Unit: A Locker Unit: 6 Level: 2	Rms: 6 Bedrooms: 1 Washrooms: 3 1x2xFlat, 1x3xFlat, 1x6xFlat	
Dir/Cross St: St Clair Ave West Directions: GPS Prop Mgmt: Pro-House Management			

MLS#: C12959676 **Sold Date:** 06/24/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 2250-2499 Sqft Source: Floor Plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,100.92 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Sale Price: Included In, Not Subject to HST Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: None Security Feat: Security Guard	Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: B7 #: B8 Park \$/Mo: Prk Lvl/Unit: B7 / B8 Bldg Amen: Party/Meeting Room, Recreation Room, Visitor Parking Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	22.77	x 16.99	Formal Rm Hardwood Floor Closed Fireplace
2	Dining	Flat	14.76	x 13.19	Formal Rm Hardwood Floor
3	Kitchen	Flat	12.8	x 8.86	Eat-In Kitchen Tile Floor
4	Breakfast	Flat	9.51	x 8.27	O/Looks Family Tile Floor
5	Den	Flat	13.78	x 13.45	Combined W/Solarium Hardwood Floor
6	Solarium	Flat	23.59	x 7.87	Combined W/Den Tile Floor
7	Prim Bdrm	Flat	16.99	x 15.58	6 Pc Ensuite W/I Closet Broadloom

Client Remks: You want value??? Here it is for you!! What a price for this well known luxury condo in Lower Forest Hill Village! 2369 square feet (including solarium). Large 1 bedroom suite (was a 2 bedroom 2nd was converted to large family room/den) with formal living and dining rooms. Large eat in kitchen, enclosed balcony is now part of the large family room/den! Large Primary suite. Lots of storage space with 2 parking spots and locker. Original Floor plan is attached (plan is prior to changes made). Special Assessment of an additional \$1,244.73 per month until Dec 2028

Inclusions: Stainless Steel: fridge, cook-top, oven, dishwasher, washer dryer (full size stacked); electric light fixtures, window coverings, built-ins.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-785-1500



2 Forest Hill Rd 510 Toronto Ontario M4V 2L3 Toronto C02 Casa Loma Toronto % Dif: 83 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 37		
Sold: \$1,238,000 List: \$1,495,000		
Condo Apt Apartment Unit#: 10 Corp#: N/A / 0	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 113 Level: 5	Rms: 4 Bedrooms: 1 + 1 Washrooms: 2 1x3xFlat, 1x3xFlat
Dir/Cross St: Avenue Rd and St. Clair W Directions: Follow your GPS Prop Mgmt: Forest Hill Residences 2foresthill@foresthillresidences.com		

MLS#: C12646738 **Sold Date:** 01/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 774+60 SF Balcony Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,138.91 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Ventilation System Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Stone Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 16 Park \$/Mo: Prk Lvl/Unit: b Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	9.94	x 12.83	Hardwood Floor Fireplace W/O To Balcony
2	Dining	Flat	15.22	x 12.17	Hardwood Floor Combined W/Kitchen South View
3	Kitchen	Flat	15.22	x 12.17	Centre Island Custom Backsplash Quartz Counter
4	Prim Bdrm	Flat	12.5	x 12.3	Large Window B/I Closet 3 Pc Ensuite
5	Den	Flat	7.12	x 10.07	Hardwood Floor Open Concept 3 Pc Ensuite

Client Remks: A beautifully appointed suite at Forest Hill Private Residences. Spanning over 825 total SF with soaring 10' ceilings, this one-bedroom plus den residence has been professionally reconfigured to maximize space, function, and flow. Flooded with natural light through floor-to-ceiling windows, the sophisticated open-concept layout features wide-plank flooring, elegant finishes, and a chef-inspired kitchen by Cameo Kitchens with Miele top-of-the-line integrated appliances, bespoke cabinetry, thick quartz countertops, and a custom island. The smartly enhanced kitchen features a custom-built pantry shared with a large closet. At the same time, the den has been cleverly repurposed to expand on its original size, while the primary suite includes finely milled built-in cabinets and a spa-inspired ensuite thoughtfully designed for a stylish, practical lifestyle. The suite seamlessly extends to a private balcony with a gas BBQ hookup. Cozy up to the warmth of a sleek, marble-clad fireplace while enjoying a unique, tree-lined, unobstructed view of the CN Tower and Toronto skyline. Residents enjoy hotel-style personalized concierge and security services, along with five-star amenities, including valet parking, a cutting-edge fitness centre, a pet spa, an indoor pool opening onto lush private terraces, a wine collection, and a 20-seat dining room. A la carte services include sports and theatre bookings, personal shopping, luxury excursions and travel security details, grocery delivery, and a wide array of maintenance and wellness services. Steps from Forest Hill Village, premier private schools, shops, parks, and transit, this exceptional suite offers a rare, elevated lifestyle opportunity at one of the city's most prestigious addresses.

Inclusions: Absolutely Stunning, Completely Reconfigured Custom Built Kitchen by "Cameo Kitchens" Highlighted by Integrated Miele Appliances (Stainless Steel Gas Cooktop + Venthood, Fridge/Freezer, B/I Convection Oven, B/I Dishwasher), Integrated White Cabinetry w/ Custom Inserts + Soft Close Drawers. Upgraded Custom Built Pantry w/ a Large Coat Closet. Custom Built Kitchen Island w/ Stainless Steel Microwave, Deep Pull Out Drawers w/ Custom Inserts, Overhang for Seating, Double Garbage Bin. Custom Lighting Fixture in Kitchen. Full-Size, Samsung Front-Load Washer/Dryer Conveniently Accessed from the Kitchen. Custom Milled Built-in Closets in Primary Bedroom Warm Wide Plank Engineered Hardwood Floors. Electric Fireplace Beautifully Clad in Stone. Gas Line on Balcony. See Attached Floor Plans

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



350 Lonsdale Rd 303 Toronto Ontario M5P 1R6 Toronto C03 Forest Hill South Toronto % Dif: 99 Taxes: \$5,150 / 2025 For: Sale SPIS: No DOM: 15			Sold: \$1,250,000 List: \$1,269,000
Condo Apt Apartment Unit#: 3 Corp#: YCP158 / 158	#Shares%: Locker#: Locker Lev/Unit: 2B Locker Unit: 303 Level: 3	Rms: 7 Bedrooms: 3 Washrooms: 2 2x4xFlat	
Dir/Cross St: Spadina & Lonsdale Directions: Spadina & Lonsdale Prop Mgmt: Crossbridge Condominium Services			

MLS#: C12944226 **Sold Date:** 04/16/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Radiant / Electric Apx Age: Apx Sqft: 1400-1599 Sqft Source: Estimated Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,305 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: Cul De Sac, Electric Car Charger, Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine Interior Feat: Primary Bedroom - Main Floor, Sauna, Storage, Built-In Oven, Countertop Range Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 103 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.14	x 8.89	Double Closet	Stone Floor	Double Doors
2	Living	Main	12.86	x 21.95	Open Concept	W/O To Balcony	Window Flr to Ceil
3	Dining	Main	9.42	x 13.02	Open Concept	L-Shaped Room	Combined W/Living
4	Kitchen	Main	12.01	x 9.55	Granite Counter	Eat-In Kitchen	Undermount Sink
5	Prim Bdrm	Main	11.52	x 16.04	4 Pc Ensuite	His/Hers Closets	California Shutters
6	2nd Br	Main	11.06	x 12.7	Double Closet	B/I Desk	California Shutters
7	Den	Main	9.91	x 12.66	B/I Bookcase	Closet	California Shutters
8	Laundry	Main	6.23	x 4.63	Separate Rm	Linen Closet	Led Lighting
9	Other	Main	12.99	x 8.76	North View	O/Looks Ravine	O/Looks Backyard

Client Remks: Surprisingly spacious and rarely offered, this 3-bedroom (or 2-bedroom plus den) suite provides the scale and layout so often missing in condominium living. Set on a quiet cul-de-sac in the Forest Hill Village, The Lonsdale House offers a rare sense of discretion and ease just steps to the shops, cafes, and daily conveniences along Spadina Road, as well as Loblaws, banks, ravine walks, and pharmacy. A gracious, proper foyer introduces well-defined principal living spaces, including a generous living and dining area and a separate eat-in kitchen, well-suited to both daily comfort and easy entertaining. Designed for a seamless transition from a larger home, the suite includes a laundry room, 6 closets, thoughtful built-ins, and a spacious locker. The flexible layout adapts easily, whether maintaining three bedrooms or creating a den or office/guest bedroom. A large covered balcony extends the living space outdoors, overlooking a quiet, treed north exposure toward the ravine and neighbouring luxury residences, offering both privacy and a calm, settled view. Comfortable and quiet, with radiant heat and well-proportioned space and built-ins, the suite also presents an opportunity for personal updates over time. You have found a well-managed, established boutique-style building with first-class 24-hour concierge service, known for its welcoming atmosphere and long-standing residents who have enjoyed the building and its location for many years. Amenities include a pool, 2 gyms and 2 saunas, a huge main-level party room, and ample visitor parking. Residents have the opportunity to set up an EV charger (for electric vehicles) in the exceptionally convenient parking space on the SB level, located directly beside the elevator entrance for ease of daily use. The St. Clair West subway entrance is a short walk away, providing direct access downtown & uptown. A well-located residence to simplify without compromise, in one of the most established pockets of the city.

Inclusions: All Electric Light Fixtures, all Window Coverings/California Shutters, Fridge/Freezer, B/I Wall Oven, Countertop Stove, Microwave, Dishwasher, Washer, Dryer. All Built-Ins.



350 Lonsdale Rd 614			Sold: \$1,280,000		
Toronto Ontario M5P 1R6			List: \$1,329,000		
Toronto C03 Forest Hill South Toronto % Dif: 96					
Taxes: \$4,788.46 / 2025		For: Sale		SPIS: No	
				DOM: 80	
Condo Apt		#Shares%:		Rms: 6	
Apartment		Locker#:		Bedrooms: 2	
Unit#: 13		Locker Lev/Unit:		Washrooms: 2	
Corp#: YCC / 158		Locker Unit: 14		1x4, 1x3	
		Level: 6			
Dir/Cross St: Spadina & Lonsdale					
Directions: West of Spadina					
Prop Mgmt: First Service Residential					

MLS#: C12568506 **Sold Date:** 02/09/2026
PIN#: 111580079

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,196.14	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Radiant / Gas	Central Vac:	No	Gar/Gar Spcs:	Built-In / 1
Apx Age:		UFFI:		Drive:	
Year Built:	1972	Elev/Lift:	Retirement:	Park Type:	Exclusive
Apx Sqft:	1200-1399	HST Applicable to	Included In	Park/Drv Spcs:	0 Tot Prk Spcs: 1
Lot Size Source:	MPAC	Sale Price:		#:	24
Sqft Source:	MPAC	Taxes Incl:	Water Incl: Y	Park \$/Mo:	
Exposure:	N	Heat Incl:	Y Hydro Incl: Y	Prk Lvl/Unit:	B1
Assessment:		Cable TV Incl:	CAC Incl:	Bldg Amen:	
Spec Desig:	Unknown	Bldg Ins Incl:	Prkg Incl:	Concierge, Exercise Room, Indoor Pool, Rooftop Deck/Garden, Sauna, Elevator	Com Elem Incl:
Survey Type:	None	Cert Level:	Energy Cert:		
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Cul De Sac, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Waterfront		
		Interior Feat:	Water Heater		
		Security Feat:	Concierge/Security		

Water Body Name: Lake Ontario		Shoreline: Unknown	
Water Body Type: Lake		Shoreline Allowance: None	
Water Features: Other		Alternative Power: Unknown	
Access to Property: Other		Easements/Restrict: Other	
Docking Type: None		Waterfront Accessory Bldgs: Not Applicable	
Water View: Obstructive			
WaterfrontYN: Yes			
Waterfront: None			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.49	x 12.43	Walk-Out O/Looks Ravine
2	Dining	Main	12.01	x 8.17	Combined W/Living Open Concept
3	Prim Bdrm	Main	18.37	x 11.02	3 Pc Ensuite
4	Kitchen	Main	18.01	x 8.53	B/I Shelves Custom Backsplash
5	2nd Br	Main	12.34	x 10.14	Closet

Client Remks: Welcome to this bright & spacious, renovated 2 bed/2 bath condo at Lonsdale House, in the heart of Forest Hill Village! Quaint building at the end of a quiet street, only 7 stories, surrounded by greenery. The perfect place to downsize or add to your investment portfolio. Includes one locker and one parking spot. Amenities include: 24-hour concierge service, an indoor swimming pool, an outdoor terrace, exercise room, party room, and visitor parking. Move right in and enjoy being steps away from the Village shops and restaurants, the Cedarvale Ravine, Loblaws, St Clair West TTC Station, and the vibrant St Clair West neighbourhood!

Listing Contracted With: TIMES REALTY GROUP INC. **Ph:** 416-410-0116



19 Lower Village Gate 507
Toronto Ontario M5P 3L9
 Toronto C03 Forest Hill South Toronto % Dif: 93
Taxes: \$6,605.80 / 2025 **For:** Sale **SPIS:** No **DOM:** 67
Sold: \$1,395,000
List: \$1,495,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 132 **Bedrooms:** 2
Unit#: 07 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 769 Level P1 1x4xMain, 1x4xMain
Locker Unit: 132
Level: 5
Dir/Cross St: Spadina Road and St. Clair
Directions: Spadina Road and St. Clair
Prop Mgmt: First Service Residential 416-483-1240

MLS#: C12935770 **Sold Date:** 06/02/2026
PIN#: 117690217

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Foundation: Concrete Sqft Source: As Per Plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,200 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: Clear View, Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: Other Security Feat: Carbon Monoxide Detectors, Concierge/Security, Security Guard, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 48 #: 52 Park \$/Mo: Prk Lvl/Unit: Level P2 / Level P2 Bldg Amen: Bike Storage, Exercise Room, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.11	x 21.75	W/O To Balcony	Crown Moulding	Hardwood Floor
2	Dining	Main	13.16	x 11.68	Balcony	Crown Moulding	Hardwood Floor
3	Kitchen	Main	9.25	x 13.68	Renovated	Stainless Steel Appl	Ceramic Floor
4	Foyer	Main	8.17	x 8.66	Tile Floor	Double Closet	
5	Prim Bdrm	Main	21.75	x 12.66	4 Pc Ensuite	W/I Closet	Double Closet
6	2nd Br	Main	15.68	x 21.36	Double Closet	Hardwood Floor	B/I Closet

Client Remks: This bright, east-facing into the village (not the new condo building) 2-bedroom, 2-bathroom unit offer 1,508 Sq. It of elegant living space. The renovated kitchen and bathrooms complement a layout designed for both comfort and style. Generously proportioned rooms easily accommodate large furniture, while custom built-ins and walk-in closets provide ample storage. The oversized primary bedroom offers a custom walk-in closet, a double closet and a 5 piece ensuite. The versatile second bedroom, currently used as a den, offers flexibility to suit your needs. Additional features include two parking spots, a large locker and access to premium building amenities: gym, outdoor pool, event room, guest parking, 24-hour security and electric car chargers. Ideally located just a short walk to the subway, Village Shops and a ravine for peaceful escapes to nature.

Inclusions: S/S Fridge, Stove , Dishwasher, Washer/dryer - Side by Side, All Light Fixtures, Custom Built- In
Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-488-2875



317 Lonsdale Rd 1B
Toronto Ontario M4V 1X3
 Toronto C03 Forest Hill South Toronto % Dif: 109
Taxes: \$9,781 / 2025 **For:** Sale **SPIS:** No **DOM:** 5
Sold: \$1,410,000
List: \$1,299,000
Condo Apt **#Shares%:** **Rms:** 4 + 2
2-Storey **Locker#:** **Bedrooms:** 1 + 1
Unit#: 2 **Locker Lev/Unit:** 1B **Washrooms:** 3
Corp#: TSCC / 2077 **Locker Unit:** 19A **2x4x2nd, 1x3xLower**
Level: 1
Dir/Cross St: Lonsdale & Spadina
Directions: Lonsdale & Spadina
Prop Mgmt: Kipling Residential Management (Antoine 416-979-2230)

MLS#: C13101940 **Sold Date:** 05/13/2026
PIN#: 130770002

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: Owner Exposure: Ns Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,109.96 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: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Carpet Free Security Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Brick Front Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 1 Tot Prk Spcs: 2 #: 1B Park \$/Mo: Prk Lvl/Unit: 1B / Above Ground Bldg Amen: Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	20.01	x 11.52	Combined W/Dining Fireplace W/O To Patio
2	Dining	Ground	20.01	x 11.52	Combined W/Living
3	Kitchen	Ground	9.15	x 8.01	Breakfast Bar Stainless Steel Appl
4	Prim Bdrm	Ground	14.01	x 12.4	W/I Closet 4 Pc Ensuite Heated Floor
5	Den	Lower	20.73	x 10.76	Closet B/I Closet Murphy Bed
6	Laundry	Lower	11.09	x 6.27	

Client Remks: Sophisticated Living in the Heart of Forest Hill VillageWelcome to this beautifully renovated 1+1 bedroom home, nestled in one of Toronto's most coveted neighborhoods. A two-story ground-level suite with a private elevator, this unique residence offers the feel of a townhouse with all the conveniences of condominium living.Step outside to your own private patio - a serene space perfect for BBQing, relaxing, and enjoying the fresh air. Inside, new hardwood flooring runs throughout, the primary ensuite features heated floors, and the reimagined kitchen shines with new marble countertops and an island bar. Custom built-in cabinetry with under-counter lighting, along with integrated sound and alarm systems, add a layer of thoughtful refinement throughout.The second bedroom is currently configured as an office/family room, complete with a queen-size Murphy bed that seamlessly converts to a guest room when needed.Just steps from the boutique shops, restaurants, grocers, banks, fitness studios, and spas that define Village life, with St. Clair Subway Station steps away. The perfect balance of peaceful neighborhood living and easy access to downtown.Includes two deeded parking spots and a locker. (POTL fees: Parking 1 - \$76.40 | Parking 2 - \$109.20 | Locker - \$32.68)
Inclusions: Viking Pro Stainless Steel Appliances, Includes Fridge, Gas Range/Oven, Fan Hood, Microwave, B/I Dishwasher
Listing Contracted With: PAUL ZAMMIT REAL ESTATE LTD. **Ph:** 905-881-2181



19 Lower Village Gate 610
Toronto Ontario M5P 3L9
 Toronto C03 Forest Hill South Toronto % Dif: 98
Taxes: \$6,847.12 / 2026 **For:** Sale **SPIS:** No **DOM:** 6
Sold: \$1,465,000
List: \$1,490,000
Condo Apt **#Shares%:** **Rms:** 5
Multi-Level **Locker#:** 172 **Bedrooms:** 2
Unit#: 10 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 769 Level P1 1x4xMain, 1x4xMain
Locker Unit: 172
Level: 6
Dir/Cross St: Spadina Road and St. Clair Avenue West
Directions: Lower Village Gate
Prop Mgmt: First Service Residential

MLS#: C13007228 **Sold Date:** 04/22/2026
PIN#: 117690071

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Year Built: 1986 Yr Built Source: MPAC Apx Sqft: 1400-1599 Lot Size Source: MPAC Roof: Unknown Foundation: Concrete Sqft Source: Floor Plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Main: \$2,310.44 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: Clear View, Electric Car Charger, Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: Primary Bedroom - Main Floor Security Feat: Carbon Monoxide Detectors, Concierge/Security, Security System, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 83 #: 84 Park \$/Mo: Prk Lvl/Unit: Level P2 / Level P2 Bldg Amen: Bike Storage, Exercise Room, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.59	x 13.19	Hardwood Floor	W/O To Balcony	Crown Moulding
2	Dining	Main	12.99	x 11.48	Hardwood Floor	W/O To Balcony	Crown Moulding
3	Kitchen	Main	13.78	x 9.38	Hardwood Floor	Stainless Steel Appl	Updated
4	Foyer	Main	10.3	x 8.69	Hardwood Floor	Double Closet	Crown Moulding
5	Br	Main	13.39	x 11.38	Hardwood Floor	Crown Moulding	California Shutters
6	Prim Bdrm	Main	17.19	x 13.48	Double Closet	W/I Closet	4 Pc Ensuite
7	Other	Main	13.09	x 5.97	W/I Closet	Broadloom	
8	Other	Main	13.91	x 10.4	Renovated	Separate Shower	Slate Flooring

Client Remks: At Lower Village Gate, you don't only own a beautiful home, you enjoy a true sense of community where neighbours quickly become friends. This elegant 1538 sq.ft. two-bedroom, two-bathroom, end unit has an unobstructed west-facing view over the ravine, courtyard and pool. The light filled interior features hardwood floors, crown moulding and customer built-ins. Spacious living and dining room open onto an oversized balcony, creating the perfect setting to relax or entertain friends while enjoying the peaceful green surroundings. The primary suite offers an oversized walk-in closet, additional double closet, and a renovated five-piece ensuite that feels like a private retreat. The second bedroom is currently used as a den, ideal as a home office or cozy sitting room. Two side-by-side underground parking spaces and an oversized locker 10' x 12'. Conveniently located in the heart of Forest Hill, you're a short walk to the village, subway, shopping, and the beltline ravine trails. The building features 24 hour security, a gatehouse, outdoor pool, gym and electric car chargers. As an additional bonus, the common expenses cover almost everything (except for taxes), including Internet and Bell TV. The special assessment has been paid in full. The sale proceeds go to Sick Kids Foundation. The listing Brokerage and Elaine Kehoe have waived their commission on the listing portion. All chattels believed to be working, buyer to accept "as is".

Inclusions: All light fixtures, SS stove/fridge/microwave/dishwasher. Side by side washer and dryer, California shutters (den, bedroom and ensuite bathroom). Hunter Douglas window covering in Living Room.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 519-940-9995



260 Heath St W TH13 Toronto Ontario M5P 3L6 Toronto C03 Forest Hill South Toronto % Dif: 104 Taxes: \$6,130.73 / 2026 For: Sale SPIS: No DOM: 3			Sold: \$1,475,000 List: \$1,425,000
Condo Townhouse 3-Storey Unit#: 13 Corp#: MTCC / 563	#Shares%: Locker#: Locker Lev/Unit: In Unit Storage Locker Unit: Level: 1	Rms: 5 + 1 Bedrooms: 2 Washrooms: 3 1x2xMain, 2x4x2nd	
Dir/Cross St: Heath St. W. & Lower Village Gate Directions: West of Spadina Avenue Prop Mgmt: GPM Property Management			

MLS#: C12990698 **Sold Date:** 04/16/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Baseboard, Forced Air / Electric, Gas Apx Age: 16-30 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1400-1599 Sqft Source: Floorplans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$2,105.51 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote, Carpet Free, Countertop Range, Storage	Balcony: Terr Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: #47 #: #48 Park \$/Mo: \$0 Prk Lvl/Unit: Level A / Unit Bldg Amen: Com Elem Incl: Y
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.33	x 4.66	Marble Floor	Closet	W/O To Terrace
2	Living	Main	19.09	x 11.68	Floor/Ceil Fireplace	Hardwood Floor	Open Concept
3	Dining	Main	10.99	x 8.76	O/Looks Living	Hardwood Floor	Open Concept
4	Kitchen	Main	11.25	x 9.09	Modern Kitchen	Stone Counter	Breakfast Bar
5	Prim Bdrm	2nd	18.67	x 10.99	W/I Closet	Closet Organizers	4 Pc Ensuite
6	2nd Br	2nd	15.32	x 8.99	Large Window	Double Closet	Hardwood Floor
7	Rec	Lower	8.01	x 13.75	B/I Closet	Laundry Sink	Access To Garage
8	Mudroom	Lower	2.99	x 8.01	Separate Rm	Closet	Access To Garage

Client Remks: Effortless elegance! Turn-key ease! Ultimate convenience! Tucked away in prestigious Forest Hill, TH13 is one of just 16 rarely offered townhomes in the quiet, coveted 'Village Terraces'. This residence has undergone an extensive renovation by an award-winning designer that showcases white oak chevron hardwood flooring, custom archways, and a refined aesthetic of curated materials and fixtures. The gracious principal living space is flooded with natural light through floor-to-ceiling windows, seamlessly extending the living space to a private 672 sq ft terrace. An extraordinary outdoor retreat rarely found in this location. The Architectural Digest-worthy kitchen was designed for the most discerning chef, offering top-of-the-line appliances, exceptional pantry storage, Italian marble countertops and backsplash, expansive prep space, and integrated seating. The kitchen overlooks the living/dining areas and beyond to the terrace, creating a seamless connection between the indoors and out. Truly, the perfect setting for both everyday life and elevated entertaining. The main floor is complete with the ever coveted front hall closet and powder room. The second floor features a tranquil primary suite, overlooking the leafy treetops of Forest Hill. Swoon over the incredible closet space between the large walk-in closet and wall to wall built-in closet system that stays with the house. The design forward, spacious ensuite features Italian marble tiling, a double vanity and walk-in glass shower. The well proportioned second bedroom also enjoys leafy views, a double closet along with accessibility to its own beautifully appointed four-piece bathroom. The lower level offers a versatile and functional space, ideal for a home office, gym, or additional lounge area. A beautifully crafted custom millwork mudroom adds both style and practicality, providing excellent storage, integrated laundry, and a coat closet-conveniently located just off the direct access from the parking.

Inclusions: Convenient and private, enjoy direct access to your two side by side Parking spaces (#47+48) Head out your front door and you are just steps to the entrance of St. Clair West subway station and moments away from the peacefulness of Cedarvale Ravine. Enjoy a short stroll to the boutique shops and restaurants of Forest Hill Village and some of Toronto's best schools. Enjoy the resort like amenities of this first class building; lovely concierge, security, fitness centre, outdoor pool, visitor parking and more.

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



616 Avenue Rd 402			Sold: \$1,575,000
Toronto Ontario M4V 2K8			List: \$1,595,000
Toronto C02 Casa Loma Toronto % Dif: 99			
Taxes: \$5,768.77 / 2025		For: Sale	SPIS: No
			DOM: 14
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 2	Locker Lev/Unit:	Washrooms: 2	
Corp#: YCC / 488	Locker Unit: B2	1x4xFlat, 1x3xFlat	
	Level: 5		
Dir/Cross St: Avenue Rd north of St Clair			
Directions: Avenue Rd north of St Clair			
Prop Mgmt: Trivest Developments			

MLS#: C13149414 **Sold Date:** 06/03/2026
PIN#: 114880011

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1978 Yr Built Source: MPAC Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: 1500 SF Per Floor Plan (Extreme Measures) Exposure: Se Assessment: Spec Design: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,482.73 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: CAC Incl: Y Bldg Ins Incl: Y Cert Level: Y GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Exterior Feat: Porch, Recreational Area Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 2 Drive: Park Type: Exclusive / Exclusive Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 19 #: 20 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Car Wash, Gym, Party/Meeting Room, Rooftop Deck/Garden, Playground Com Elem Incl: Y
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Hardwood Floor Double Closet Recessed Lights
2	Living	Main	14.17	x 7.19	Combined W/Dining W/O To Terrace Large Window
3	Dining	Main	14.17	x 14.34	Combined W/Living Hardwood Floor Large Window
4	Kitchen	Main	14.24	x 10.43	Breakfast Bar Hardwood Floor Large Window
5	Prim Bdrm	Main	17.85	x 12.6	W/I Closet B/I Closet 4 Pc Ensuite
6	2nd Br	Main	15.39	x 11.09	B/I Closet Closet Large Window

Client Remks: A rare and elegant Forest Hill residence located in an exclusive boutique building of only 27 suites, just steps from UCC and Forest Hill Village. Opening to a gracious foyer, this exquisite two-bedroom, two-bathroom split floor plan suite reveals 1,500 square feet of sophistication with a distinct New York vibe. Feeling more like a home than a traditional condo, the expansive living and dining area boasts a wall of windows that bathe the space in natural light. This flows effortlessly out to a generously sized terrace-the perfect backdrop for morning coffee, evening cocktails or entertaining. A custom built in wall unit serves as a striking focal point for the room while offering ample storage. The gourmet kitchen exudes a rich, warm feel, outfitted with quartz countertops, wood floors, abundant cabinetry, Built-in Speakers, and a breakfast bar framed by a lovely picture window. Retreat to the large primary suite, complete with a bespoke built-in entertainment/storage unit, a walk-in closet, custom drapery, blinds, and a lovely four-piece ensuite. The spacious second bedroom includes blackout drapery alongside exceptional storage, highlighted by a comprehensive built-in system and two additional closets. A completely updated three-piece guest bathroom showcases a large, modern walk-in rain shower. Complete with two parking spaces and a spacious private locker room. The building offers a spectacular rear garden to enjoy along with an event room and fitness studio. It is a refined haven for those who appreciate true elegance, perfectly positioned to enjoy the best of this prestigious neighbourhood with a simple stroll to Yonge Street, The Village, UCC and Winston Churchill Park.

Inclusions: All ELF's, custom window coverings, California Closet Built In Wall Unit in LR, Built-In Storage systems in bedrooms, Samsung Induction Stove, Samsung Fridge, Samsung Microwave, Bosch Dishwasher, Maytag Heavy Duty/Large Capacity Washer and Dryer. 2 Car Parking and Spacious Locker Room.

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

	350 Lonsdale Rd 205		Sold: \$1,636,000
	Toronto Ontario M5P 1R6		List: \$1,679,000
	Toronto C03 Forest Hill South Toronto % Dif: 97		
	Taxes: \$5,565.16 / 2025	For: Sale	SPIS: No DOM: 43
	Condo Apt	#Shares%:	Rms: 6
	1 Storey/Apt	Locker#: 205	Bedrooms: 3
	Unit#: 05	Locker Lev/Unit:	Washrooms: 2
	Corp#: YCC / 158	Locker Unit:	1x4xMain, 1x3xMain
		Level: 2	
	Dir/Cross St: Spadina And Lonsdale		
	Directions: Spadina And Lonsdale		
	Prop Mgmt: First Service Residential		

MLS#: C13154720 **Sold Date:** 07/03/2026
PIN#: 111580015

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$2,450.64	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Radiant / Electric	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 1400-1599	Elev/Lift: Yes Retirement: N	Park Type: Exclusive
Sqft Source: MPAC	Accessibility	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: S	Feat:	#: 5
Assessment:	Bath Grab Bars, Roll-In Shower	Park \$/Mo:
Spec Desig: Unknown	HST Applicable to: Not Subject to HST	Prk Lvl/Unit: Level 5
Survey Type: None	Sale Price:	Bldg Amen:
Phys Hdcap-Eqp:	Taxes Incl: Water Incl: Y	Concierge, Gym, Indoor Pool, Party/Meeting
	Heat Incl: Y Hydro Incl: Y	Room, Visitor Parking
	Cable TV Incl: Y CAC Incl: Y	Com Elem Incl: Y
	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 10.99	Hardwood Floor	Pot Lights	Crown Moulding
2	Dining	Main	13.02	x 9.22	Hardwood Floor		
3	Kitchen	Main	11.71	x 10.3	Renovated	Centre Island	Quartz Counter
4	Prim Bdrm	Main	15.09	x 11.38	His/Hers Closets	3 Pc Ensuite	Hardwood Floor
5	2nd Br	Main	12.8	x 9.12	Hardwood Floor	Closet Organizers	
6	3rd Br	Main	12.8	x 9.12	Hardwood Floor		
7	Laundry	Main	4.1	x 8.53			
8	Bathroom	Main	7.32	x 10.5	4 Pc Bath		
9	Bathroom	Main	4.1	x 8.79	3 Pc Bath		

Client Remks: Custom designed by Tara Fingold Interiors, this sophisticated turnkey residence has been thoughtfully curated for luxurious downsizing and effortless living. Designed for the most discerning buyer, every detail has been impeccably finished so nothing needs to be done but move in and enjoy. Featuring extensive custom storage throughout, expansive entertaining and dining spaces ideal for hosting, and a separate den/office offering privacy and flexibility. Luxurious marble primary ensuite with an extra large walk in shower. This home seamlessly blends high design, comfort, and functionality. The Lonsdale House, a coveted boutique building steps from the cafes, shops, dining, and daily conveniences of Forest Hill Village. This spacious three-bedroom, two-bath suite showcases a designer kitchen with center island and pantry, JennAir built-in appliances, and quartz counters and backsplash. Elegant herringbone hardwood floors throughout. The living room features custom wall paneling, crown moulding, a bespoke mantel with Dimplex fireplace, and a built-in niche ready for a 60" TV. The serene primary retreat offers generous his-and-hers closets and a luxury primary ensuite, complete with curb-less shower, heated Carrara floors, and separate vanity and makeup area. The second bedroom includes custom closet organizers, while the third-finished with custom glass-and-metal doors-doubles perfectly as a den. A dedicated laundry room provides full-size washer and dryer. The sunny balcony offers a comfortable seating area. Enjoy premier amenities: first-rate concierge, indoor pool, two gyms and saunas, party room, and visitor parking. Moments to Cedarvale Ravine, St. Clair West, and the subway. Custom-designed throughout- just move in and enjoy.

Inclusions: Existing fridge, wall oven, cooktop, microwave, dishwasher, washer/dryer. Electric light fixtures. Window coverings and blinds.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-785-1500



500 Avenue Rd 807 Toronto Ontario M4V 2J6 Toronto C02 Casa Loma Toronto % Dif: 88 Taxes: \$6,967.96 / 2025 For: Sale SPIS: No DOM: 48		
Condo Apt Apartment Unit#: 6 Corp#: TSCC / 1986	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 8	Rms: 7 Bedrooms: 3 Washrooms: 3 1x4xMain, 1x4xMain, 1x3xMain
Dir/Cross St: Avenue Rd / St. Clair Directions: Avenue Rd / St. Clair Prop Mgmt: Icc Property Management Ltd.		

MLS#: C12732070 **Sold Date:** 03/16/2026
PIN#: 129860070

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1958 Yr Built Source: Builder Apx Sqft: 1800-1999 Lot Size Source: MPAC Sqft Source: As Per Builder Plans Exposure: Sw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,217.84 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: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Storage	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Common Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to Suite 807 at 500 Avenue Road, a beautifully maintained, light-filled corner suite in one of Toronto's most sought-after midtown addresses. With unobstructed west views over Forest Hill, and south views of the city skyline, including the CN Tower, this residence offers an exceptional blend of space, comfort, and location. Offering over 1,800 square feet of bright living space, this suite features three oversized bedrooms, three full bathrooms, and an intelligent split-bedroom layout, providing privacy and flexibility. Each bedroom is generously sized with ample closet space, offering endless potential to customize to your needs. The spacious kitchen includes abundant cabinetry, full-sized appliances, extensive counter space, and a built-in pantry. The spacious living and dining areas are ideal for entertaining, with expansive windows that capture the sun all day. Enjoy the spectacular views from your private, covered balcony. This suite has been lovingly cared for and is in impeccable condition. Highlights include hardwood floors throughout, in-suite laundry, one parking space, and a storage locker. Located in a well-managed building just steps from top schools, parks, transit, and the high-end shops and restaurants at Avenue and St Clair and Yonge and St Clair. With wonderful concierges and valet parking, this is a rare opportunity to own a luxurious turnkey home in a prime location. Inclusions: See Schedule B					
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM Ph: 416-424-4910					



18 Lower Village Gate 602
Toronto Ontario M5P 3M1
 Toronto C03 Forest Hill South Toronto % Dif: 103
Taxes: \$8,516.34 / 2025 **For:** Sale **SPIS:** No **DOM:** 14
Sold: \$1,750,018
List: \$1,695,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** 135 **Bedrooms:** 2
Unit#: 02 **Locker Lev/Unit:** Level A **Washrooms:** 2
Corp#: MTCC / 785 **Locker Unit:** 1x5xFlat, 1x4xFlat
Level: 6
Dir/Cross St: Spadina Rd/Heath St
Directions: Spadina Rd/Heath St
Prop Mgmt: First Service Residential 416-483-1240

MLS#: C13413598 **Sold Date:** 06/22/2026
PIN#: 117850219

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 2000-2249 Sqft Source: Approx 2048' As Per Plans Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,176.74 A/C: Central Air Central Vac: No UFFI: No 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: Y 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: None	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 52 #: 55 Park \$/Mo: Prk Lvl/Unit: Level B / Level B Bldg Amen: Exercise Room, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	24.61	x 19.98	Window Flr to Ceil
2	Dining	Flat	14.99	x 11.68	Separate Rm W/O To Balcony
3	Kitchen	Flat	12.89	x 12.7	
4	Breakfast	Flat	11.68	x 12.07	Combined W/Kitchen W/O To Balcony
5	Prim Bdrm	Flat	25	x 12.37	B/I Closet W/I Closet Ensuite Bath
6	2nd Br	Flat	21	x 11.68	B/I Closet B/I Bookcase

Client Remks: Rarely available corner suite in one of the area's most sought-after buildings. Offering over 2,000 square feet of beautifully proportioned living space plus a private balcony, this expansive residence is among the largest units in the building. Enjoy spectacular sunset views from the desirable north-west exposure, filling the home with natural light throughout the day. The generous floor plan features two spacious bedrooms, two full bathrooms, and large principal rooms ideal for both everyday living and entertaining. Additional highlights include two parking spaces, an oversized locker, and exceptional storage throughout. A unique opportunity to own a substantial, light-filled suite with impressive views and outstanding convenience in a premier location.

Inclusions: All existing California Shutters, All existing light fixtures, all existing appliances (in "as is condition").
Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-785-1500



447 Walmer Rd 608
Toronto Ontario M5P 2X9
 Toronto C03 Forest Hill South Toronto % Dif: 99
Taxes: \$6,752.34 / 2025 **For:** Sale **SPIS:** No **DOM:** 91
Sold: \$1,880,000
List: \$1,899,900
 Condo Apt **#Shares%:** **Rms:** 8
 Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 7&8 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: MTCC / 605 2 Separate Lockers @ 1x2xMain, 2x4xMain
 Level PC
Locker Unit: 607&
Level: 6
Dir/Cross St: North of St Clair & West of Spadina
Directions: Spadina and St Clair
Prop Mgmt: First Service Residential

MLS#: C12709934 **Sold Date:** 04/19/2026
PIN#: 116050039

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: 31-50 Year Built: 1982 Apx Sqft: 2000-2249 Sqft Source: Previous Listing Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,905.98 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes 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: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: None Security Feat: Concierge/Security, Smoke Detector, Security System	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: B (P1) #40 #: B (P1) #41 Park \$/Mo: Prk Lvl/Unit: P1 Bldg Amen: Bbqs Allowed, Exercise Room, Indoor Pool, Rooftop Deck/Garden, Sauna, Visitor Parking Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Family	Main	19.36	x 20.01	Electric Fireplace
2	Dining	Main	9.51	x 20.01	
3	Living	Main	9.51	x 20.01	
4	Breakfast	Main	10.01	x 6.99	
5	Laundry	Main	8.01	x 4.92	Laundry Sink
6	Prim Bdrm	Main	20.28	x 14.14	
7	2nd Br	Main	14.17	x 10.17	
8	Office	Main	9.19	x 9.02	

Client Remks: Complete Reno! All new top to bottom. This stunning 2-bedroom + Office corner suite is a master class in luxury and sophistication Exquisite contemporary residence offers approx. 2,170 sq.ft. Gourmet kitchen size of a big house with waterfall island sits 4 & top of the line Miele & Bosch appliances. Incredible attention to details. The living room is flooded w/ natural light South East quiet Exposure. Family Room with a fireplace and Separate Dining Room to Sit 16 guests. 2 Units were combined into one. 2 Parking Spots right by the elevator & 2 Lockers. Bathrooms Look like Spa in Paradise! Located just minutes from Yorkville, Forest Hill, and Yonge & St. Clair. Steps to Subway Station. WATCH THE VIDEO TOUR!

Inclusions: Paneled Built-in Miele Fridge Freezer. Bosch: Dishwasher, Wall Oven/Microwave Combo, Cook Top. Over the range Exhaust. LG: Washer & Dryer. All Electric Light Fixtures. Fireplace. Electric Motorized Blinds System & Remotes. Built-in Wine Cooler with 2 Temperature Zones. 2 New Water Tanks (Owned) 2 New HVAC Units (Owned)

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



288 St Clair Ave W TH2
Toronto Ontario M4V 1S3
 Toronto C03 Forest Hill South Toronto % Dif: 98
Taxes: \$10,312.66 / 2026 **For:** Sale **SPIS:** No **DOM:** 6
Sold: \$2,062,000
List: \$2,100,000
Condo Townhouse **#Shares%:** **Rms:** 7
3-Storey **Locker#:** **Bedrooms:** 3
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: tsc / 2526 **Locker Unit:** 1x2xMain, 1x5x2nd,
Level: 1 1x3x3rd
Dir/Cross St: Spadina & St Clair
Directions: Spadina & St Clair
Prop Mgmt: Summa Property Management

MLS#: C13483952 **Sold Date:** 06/30/2026
PIN#: 765260007

Kitchens: 1 Fam Rm: N Basement: Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2016 Yr Built Source: Builder Apx Sqft: 2000-2249 Sqft Source: Original Floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,125.08 A/C: Central Air Central Vac: Yes UFFI: Elev/Lift: Retirement: 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: Central Vacuum, Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Auto Garage Door Remote, Built- In Oven, Carpet Free, Central Vacuum, On Demand Water Heater, Separate Heating Controls, Separate Hydro Meter, Storage	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 7 #: 7b Park \$/Mo: Prk Lvl/Unit: Level 1 / Level 1 Bldg Amen: Bbqs Allowed, Visitor Parking Com Elem Incl: Y
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.42	x 8.04	Granite Counter	Crown Moulding	Hardwood Floor
2	Dining	Main	21.26	x 11.48	South View	Crown Moulding	Hardwood Floor
3	Living	Main	21.26	x 11.48	South View	Bay Window	Hardwood Floor
4	Prim Bdrm	2nd	16.9	x 11.12	South View	Coffered Ceiling	Hardwood Floor
5	2nd Br	3rd	18.7	x 7.91	South View	Double Closet	Hardwood Floor
6	3rd Br	3rd	10.01	x 9.45	South View	Double Closet	Hardwood Floor
7	Office	Upper	8.4	x 6.79	South View	W/O To Terrace	Hardwood Floor
8	Foyer	Lower	0	0	W/O To Garage	B/I Closet	Tile Floor

Client Remks: Unobstructed park and city views from every window! Close the door and enjoy the Quiet Views of Old Trees, the CN Tower and Casa Loma! There are few opportunities live across from such vast green space in midtown Toronto and this is one of them! This 3 floor luxury townhouse with two underground parking spots is steps to the Forest Hill Village, Yonge and St Clair and the subway station. Enjoy a walking lifestyle living in this picturesque 10 yrs Georgian brownstone, the perfect Toronto abode for those looking to live, lock and leave, and leave the snow shovelling, gardening, window washing, garbage bins and exterior maintenance to the professionals. With two garage parking spots you'll never feel the winter! Large dogs and multiple dogs welcome - walk out the door to an incredible green space with tennis courts and a running track, overlooking the city! Or walk the ravine trails of Cedarvale and mid town. Monthly fees are a reasonable \$1125/month. High end appliances and quality construction. Notable features include, 10 ft coffered ceilings on main and second floor, and 9 ft ceiling on 3rd floor, built-in speakers, B/I home office, in floor heating in oversized primary bath, premium fixtures, marble, granite, high end Jenn-air appliances in kitchen and quality sound proof construction. Steps to top schools in the country - St Michael's, BSS, UCC, Brown Jr PS. None of these photos are AI generated. This is worth seeing!!! Fully Furnished Option Available.

Inclusions: All Appliances including Jenn Air stove, microwave, dishwasher. Refrigerator (as is). Washer and Dryer. TV bracket on main floor. All Blinds. Central VAC and associated equipment. All bathroom mirrors. All light fixtures except for those mentioned in Exclusions.

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



150 Heath St W 603/604 Toronto Ontario M4V 2Y4 Toronto C02 Casa Loma Toronto % Dif: 97 Taxes: \$10,880.47 / 2026 For: Sale SPIS: No DOM: 35			Sold: \$2,395,000 List: \$2,480,000
Condo Apt Apartment Unit#: 03 & Corp#: YCP / 328	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 21 & Level: 6	Rms: 7 Bedrooms: 2 + 1 Washrooms: 3 1x6xMain, 1x4xMain, 1x3xMain	
Dir/Cross St: St. Clair Ave W/Avenue Rd Directions: North West Corner Avenue Rd & Heath St W Prop Mgmt: Del Property Management			

MLS#: C13232338 **Sold Date:** 07/06/2026
PIN#: 113280049

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Baseboard, Forced Air / Electric Apx Age: Builder: Cadillac Fairview Corporation Year Built: 1977 Yr Built Source: MPAC Apx Sqft: 3000-3249 Sqft Source: New Floor Plan Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$4,850.23 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Guest Accommodations	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 3 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 3 Park \$/Mo: Prk Lvl/Unit: 29, 30, & 31 Bldg Amen: Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Marble Floor		
2	Living	Main	25.59	x 25.49	Pegged Floor	Nw View	B/I Bar
3	Dining	Main	23.59	x 16.24	Hardwood Floor		
4	Kitchen	Main	15.78	x 10.01	Pegged Floor		
5	Breakfast	Main	10.76	x 9.51	Pegged Floor		
6	Library	Main	15.49	x 12.4	Pegged Floor	B/I Shelves	3 Pc Ensuite
7	Prim Bdrm	Main	25.43	x 23.75	Irregular Rm	6 Pc Ensuite	W/O To Terrace
8	2nd Br	Main	15.75	x 12.76	4 Pc Ensuite	Broadloom	
9	Laundry	Main	0	0	Laundry Sink		

Client Remks: Just refreshed,, so see it again for the first time! 150 Heath St W is a refined luxury condominium property in mid-town Toronto. It is located in a walkable, desirable & affluent area where the neighbourhoods of Forest Hill South & Casa Loma meet, just a block south of Upper Canada College (UCC) and just a 4 block walk to Bishop Strachan School (BSS), 2 very prominent private boys' and girls' schools. Bus transit to the Bloor St Subway is out front, or it's about a 10-15 minute walk to the Yonge Street Subway at St. Clair Ave. It's also about a 10 minute walk to the shops & cafes of Forest Hill Village. Recently, the building underwent thorough improvements and upgrades inside & out, including extensive new landscaping. There are views to the South, West, & North in 603/604, so there is light in this apartment; lots of light! A Reserve Fund Assessment to be assumed by Buyer.and some needed bathroom upgrades have been figured into the pricing. An onsite Building Manager can make a substantial difference in day-to-day living in a condominium building, and at 150 Heath there is a reliable, dedicated, and experienced Building Manager who provides very good service and takes very good care. The living room is 625 sq ft so it could be a living rm / dining rm combination, leaving the dining room to be a family room.

Inclusions: Electric Light Fixtures excluding all hanging ELF & wall sconces), All Stainless Steel Appliances, Ultraline Professional oven/cooktop, SubZero refrigerator/freezer, Panasonic microwave oven, Miele hood fan, Miele dishwasher; warming drawer, clothes washer & dryer, bar refrigerator, Sultan warming tray. Auxiliary Electric Baseboard Heaters.

Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-782-7000

	240 Heath St W 1403		Sold: \$2,415,000
	Toronto Ontario M5P 3L5		List: \$2,499,800
	Toronto C03 Forest Hill South Toronto % Dif: 97		
	Taxes: \$6,193.74 / 2026	For: Sale	SPIS: No
			DOM: 10
	Condo Apt	#Shares%:	Rms: 5 + 1
	Apartment	Locker#: 5-10	Bedrooms: 2
	Unit#: 1403	Locker Lev/Unit: SB	Washrooms: 2
	Corp#: YCC / 520	Locker Unit: Room	1x3xFlat, 1x4xFlat
		Level: 13	
	Dir/Cross St: St Clair/Spadina/Heath		
	Directions: St Clair/Spadina/Heath		
	Prop Mgmt: ICC Property Management 905-940-1234		

MLS#: C12798472	Sold Date: 02/28/2026
Assignment: No	PIN#: 115200080

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Encl
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$2,337.89	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Year Built: 1978	Elev/Lift:	Park Type: Owned
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Apx Sqft: 1800-1999	Sale Price:	#: 1
Lot Size Source: MPAC	Taxes Incl:	Park \$/Mo:
Sqft Source: Approx as per Houssmax	Heat Incl: Y	Prk Lvl/Unit: A #14
Exposure: Se	Hydro Incl: Y	Bldg Amen:
Assessment: 2025	Cable TV Incl: Y	Concierge, Gym, Indoor Pool, Party/Meeting
Spec Desig: Unknown	CAC Incl: Y	Room, Sauna, Visitor Parking
Survey Type: None	Prkg Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	30.91	x 30.91	Hardwood Floor Double Closet Open Concept
2	Living	Flat	81.69	x 81.5	Hardwood Floor Combined W/Dining Open Concept
3	Dining	Flat	81.69	x 81.5	Hardwood Floor Open Concept W/O To Sunroom
4	Kitchen	Flat	65.12	x 31.2	Hardwood Floor Breakfast Bar Centre Island
5	Prim Bdrm	Flat	58.76	x 41.34	Hardwood Floor Ensuite Bath His/Hers Closets
6	2nd Br	Flat	57.38	x 35.86	Hardwood Floor Picture Window B/I Closet
7	Sunroom	Flat	72.97	x 33.89	Tile Floor Enclosed Sliding Doors
8	Laundry	Flat	41.01	x 16.9	Tile Floor B/I Shelves Undermount Sink

Client Remks: *Perched on a high floor within one of Forest Hill's most distinguished boutique residences, this exceptional suite has been completely redesigned and finished to the highest standards* Showcasing breathtaking, unobstructed southeast views of the city skyline, floor-to-ceiling windows flood the home with natural light and frame magnificent panoramic vistas , creating a bright and elevated atmosphere throughout*Offering 1,939 sqft of beautifully finished interior space, including an approximately 200 sqft solarium-style enclosed balcony, the residence impresses with its generous scale and seamless layout. The solarium serves as a versatile extension of the living area - ideal as a home office, reading retreat, or tranquil lounge overlooking the city. The open-concept design flows effortlessly, with well-proportioned bedrooms thoughtfully positioned for privacy and comfort*Every detail has been carefully curated*Premium engineered hardwood flooring, extensive pot lighting, and elegant crown mouldings enhance the sophisticated interior*A custom built-in living room wall unit creates a stunning focal point, blending style and functionality*The designer kitchen is both elegant and practical, featuring quartz countertops and backsplash, a centre island with breakfast bar, pantry, and abundant custom cabinetry*The spa-inspired ensuite offers a custom vanity with built-in drawers and shelving, heated towel bar, and a separate glass-enclosed shower with bench seating - delivering a true retreat experience* Bedrooms are equipped with custom built-in organized closet systems*A separate laundry room adds convenience with side-by-side washer and dryer, built-in storage cabinetry, and an undermount sink* Exceptional millwork and refined hardware complete this sophisticated home*This intimate boutique bldg offers 24hr security, visitor parking, indoor pool, sauna, and recreational room - delivering an exclusive lifestyle defined by privacy, comfort, and uncompromised luxury*

Inclusions: Brand New High-End Appliances: "Bosch" Double Fridge/ Paneled B/In Dishwasher/Cooktop/B/In Wall Oven & Microwave/"Avanti" Wine Cooler/"Samsung" Front Load Washer & Dryer/"Falmec" Exact Fan/Custom Made Window Coverings/Custom Wash Mirrors/All Electrical Light Fixtures

Listing Contracted With: HOMELIFE/CIMERMAN REAL ESTATE LIMITED **Ph:** 416-226-9770



1 Forest Hill Rd 401 Toronto Ontario M4V 1R1 Toronto C02 Casa Loma Toronto % Dif: 96 Taxes: \$11,473.22 / 2026 For: Sale SPIS: No DOM: 39			Sold: \$2,550,000 List: \$2,650,000
Condo Apt Apartment Unit#: 55 Corp#: TSCP / 2855	#Shares%: Locker#: Locker Lev/Unit: #25 Locker Unit: #5 Level: 28	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 3 1x2xFlat, 1x3xFlat, 1x5xFlat	
Dir/Cross St: St Clair & Forest Hill Rd Directions: West from Avenue Prop Mgmt: Forest Hill Kipling Property Management			

MLS#: C13129860 **Sold Date:** 06/22/2026
PIN#: 768550011

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: Floor Plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,681.89 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: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Built-In Oven, Storage Area Lockers Security Feat: Concierge/Security	Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Concrete / Stone Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: #81 #: #82 Park \$/Mo: Prk Lvl/Unit: P2 / P2 Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.01	x 6	Hardwood Floor	2 Pc Bath	Double Closet
2	Living	Flat	23	x 13.48	Hardwood Floor	Fireplace	W/O To Balcony
3	Dining	Flat	23	x 13.48	Hardwood Floor	Open Concept	Pot Lights
4	Kitchen	Flat	14.07	x 14.24	Hardwood Floor	Centre Island	B/I Appliances
5	Den	Flat	11.58	x 8.6	Hardwood Floor	B/I Shelves	W/O To Balcony
6	Prim Bdrm	Flat	12.01	x 13.58	Hardwood Floor	W/I Closet	5 Pc Ensuite
7	2nd Br	Flat	8.99	x 9.15	Hardwood Floor	W/I Closet	3 Pc Ensuite

Client Remks: Welcome to Forest Hill's prestigious boutique residence. This elegant 2+1 bedroom suite offers beautifully designed open-concept living with expansive principal rooms and abundant natural light. The chef's kitchen features top-of-the-line Wolf appliances and an impressive 10-foot porcelain centre island, perfect for both everyday living and entertaining. New oak hardwood floors and custom built-in cabinets throughout, complemented by a large laundry room, spacious pantry and linen closet. The living and dining areas open to a balcony with gas line for BBQ, with a walk-out from the den. The primary suite offers a walk-in closet and a spa-inspired ensuite with double vanity, soaker tub, and glass shower. The second bedroom features its own 3-piece ensuite, walk in closet. Two parking spaces and a locker included. Building Designed by Richard Wengle, interiors by Brian Gluckstein. Steps to shops, cafes, transit & top private schools. Building amenities include, a 24-hour concierge, valet and porter service, guest parking, gym, lounge with catering kitchen, and party room. A rare opportunity in one of Toronto's most prestigious neighbourhoods. A must see!

Inclusions: Stove, Oven, Microwave, Fridge, Dishwasher, Washer & Dryer, All existing light fixtures, Window Coverings, BBQ, TV Bracket
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-913-7930