



928 Millwood Rd 306
Toronto Ontario M4G 1X3
 Toronto C11 Leaside Toronto % Dif: 96
Taxes: \$2,277.34 / 2025 **For:** Sale **SPIS:** No **DOM:** 17

Sold: \$430,000
List: \$449,000

Condo Apt #Shares%: Rms: 6
 Apartment Locker#: 16 Bedrooms: 1
 Unit#: 06 Locker Lev/Unit: A Washrooms: 1
 Corp#: MTCC / 840 Locker Unit: 16 1x4xFlat
 Level: 3

Dir/Cross St: Millwood & Randolph
Directions: Millwood & Randolph
Prop Mgmt: Pro-House Management Ltd (416-783-7676) Ivy

MLS#: C12731730 **Sold Date:** 02/13/2026
PIN#: 118400023

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: 31-50 Year Built: 1989 Yr Built Source: MPAC Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$819.35 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: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Grnbelt/Conserv, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Carpet Free	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 #: 21 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Party/Meeting Room, Rooftop Deck/Garden, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	3.44	x 8.66	Parquet Floor Closet 4 Pc Bath
2	Living	Flat	10.93	x 11.35	Parquet Floor Large Window W/O To Balcony
3	Dining	Flat	10.93	x 10.2	Parquet Floor Open Concept Combined W/Living
4	Kitchen	Flat	10.17	x 8.63	Modern Kitchen Eat-In Kitchen O/Looks Dining
5	Prim Bdrm	Flat	10.93	x 17.81	Parquet Floor Double Closet Large Window

Client Remks: Tired of shoveling your walk & cleaning the snow off your car? Want to live your best life? Welcome to this bright, beautifully maintained one-bedroom suite in this highly sought after low rise condo in South Leaside. Offering comfort, privacy and everyday convenience, this quiet, well-established building is known for its welcoming community. Ideal for first-time buyers, single individuals, couples, empty nesters and investors seeking an income generating property. Freshly painted throughout, this carpet-free unit is filled with sunshine thanks to its desirable southern exposure and is truly move-in ready. The oversized bedroom easily accommodates a home office desk or a cozy reading chaise by the large window. A separate laundry room with built-in shelving provides additional storage and the large linen closet is an uncommon feature in condo living. The open-concept living & dining area is generously sized and features a walk-out to a south-facing balcony, bathing the space in natural light. The updated all-white kitchen offers ample cabinetry, abundant counter space and a convenient eat-in peninsula, perfect for casual dining. The open concept floor space from kitchen, dining & living room is great for entertaining. Unbeatable location with TTC at your door, steps to the Leaside Curling Club & Memorial Gardens' pool. A short walk to Millwood shopping plazas, restaurants, the public library and Trace Manes Park. Enjoy easy access to Bayview's vibrant dining and services, nearby Loblaws on Redway Rd, Longo's and Shoppers at Leaside Village and you're a quick drive to Costco on Overlea Blvd. This property includes an underground parking and a locker. Bell Fibe basic cable included in condo fees. Pet-friendly (up to two domestic pets under 30 lbs). This is a no-smoking building. A rare opportunity to own a sunny, spacious home in Leaside, one of the most desirable communities in the city at a fabulous price!

Inclusions: Fridge, Stove, Hood Range, Dishwasher, Washer & Dryer. All Electrical Light Fixtures. All Sold In As Is Condition.

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



356 McRae Dr 206
Toronto Ontario M4G 4G4
 Toronto C11 Leaside Toronto % Dif: 97
Taxes: \$2,482.95 / 2025 **For:** Sale **SPIS:** No **DOM:** 21
Sold: \$486,000
List: \$498,800
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 6 **Locker Lev/Unit:** B **Washrooms:** 1
Corp#: MTCC / 987 **Locker Unit:** B17 1x4xMain
Level: 2
Dir/Cross St: McRae Dr & Laird Dr
Directions: McRae Dr & Laird Dr
Prop Mgmt: Skywater Property Management

MLS#: C12723574 **Sold Date:** 02/13/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,069.03 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, Public Transit, Ravine, Rec Centre, School Interior Feat: None	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 #: B24 Park \$/Mo: Prk Lvl/Unit: 2B Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.06	x 11.52	Combined W/Dining W/O To Balcony Open Concept
2	Dining	Main	11.52	x 11.52	Combined W/Living Laminate Open Concept
3	Kitchen	Main	11.29	x 7.41	Pass Through O/Looks Dining Ceramic Floor
4	Prim Bdrm	Main	23.88	x 10.43	Semi Ensuite Double Closet Broadloom
5	Laundry	Main	0	0	Tile Floor Separate Rm B/I Shelves

Client Remks: Marvelous on McRae! * Flexible layout lets you choose where to place your living room and den - want to work by the window with the sun streaming in, the den is placed by the balcony. Do you prefer working closer to the kitchen for quick coffee access, relocate your office to the middle of the room and have your living room by the balcony. Browse the pictures to see the different options * Charming 1-bedroom condo in The Randolph, a well-managed, boutique building in the heart of Leaside * Thoughtfully designed layout with a kitchen and breakfast bar, perfect for casual dining * Spacious primary bedroom features large double closets and convenient semi-ensuite 4-piece bath * Open concept living and dining room with walk-out to rare sunny balcony * Includes 1 parking space and locker for added storage * Enjoy the beautifully maintained common patio with BBQ and gorgeous gardens, ideal for relaxing or entertaining * Maintenance fees include everything (except internet/phone/tv) * Located in a sought-after neighbourhood steps to shops, restaurants, grocery stores, top-rated schools, and everything Leaside has to offer * Walk to the TTC with direct access to the Yonge subway. The new Eglinton Crosstown subway, Laird station is opening soon! * A rare opportunity in a quiet, community-focused building! * Great schools: Bessborough JK-08 and Leaside 9-12

Inclusions: Fridge, Stove, Dishwasher, Over-the-Range Microwave, Washer, Dryer, All Electric Light Fixtures, All Window Coverings. Built in shelving in primary closet & laundry area.

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



1720 Eglinton Ave E 709 Toronto Ontario M4A 2X8 Toronto C13 Victoria Village Toronto % Dif: 98 Taxes: \$2,149 / 2025 For: Sale SPIS: No DOM: 129		
Comm Element Condo Apartment Unit#: 8 Corp#: TSCC / 1535	#Shares%: Locker#: Locker Lev/Unit: B111 Locker Unit: Level: 6	Rms: 2 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x4xMain
Dir/Cross St: Eglinton Ave/ Victoria Park Ave Directions: Eglinton Ave/ Victoria Park Ave Prop Mgmt: Meritus Group Management Inc		

MLS#: C12584770 **Sold Date:** 04/06/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2003 Yr Built Source: Other Apx Sqft: 900-999 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,098 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: CAC Incl: Y Y Prkg Incl: Y Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to your front-row seat to the sky! This super spacious 2-bedroom, 2-bathroom condo offers direct south-facing views that transform every sunrise and sunset into a moment. Located in the heart of Victoria Village, this unit delivers uninterrupted panoramas, a bright open-concept split layout for privacy and flow, and a modern family kitchen with granite countertops and plenty of room to unleash your inner chef. Step out to your private balcony and enjoy peaceful outdoor living, all while being close to everything that matters- Eglinton Square, restaurants, major shopping, TTC at your doorstep, the upcoming Eglinton LRT, and quick access to the DVP and 401. The primary bedroom features a walk-in closet and ensuite for added comfort. Resort-style amenities include a concierge, tennis court, outdoor pool, modern gym, and guest suites for visitors. Plus-heat, hydro, and water are all included in your maintenance fees. One parking spot and locker included. Live where convenience meets calm. Own the view. Own the vibe. Inclusions: Fridge, stove, washer, dryer, dishwasher, microwave, all ELF's, all window coverings Listing Contracted With: RE/MAX WEST REALTY INC. Ph: 905-607-2000					



211 Randolph Rd 405
Toronto Ontario M4G 4H1
 Toronto C11 Leaside Toronto % Dif: 98
Taxes: \$3,152.37 / 2026 **For:** Sale **SPIS:** No **DOM:** 13
Sold: \$580,000
List: \$589,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 1182 **Locker Unit:** 1x4xFlat, 1x3xFlat
Level: 4
Dir/Cross St: Randolph/Mcrae
Directions: Randolph/Mcrae
Prop Mgmt: Skywater Property Management 416 481 5654

MLS#: C13215452 **Sold Date:** 06/11/2026
PIN#: 121820054

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: as per MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$690.48 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: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Separate Heating Controls, Water Heater Security Feat: Security System	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: B9 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Exercise Room, Gym, Party/Meeting Room, Recreation Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.22	x 12.8	Combined W/Dining	Hardwood Floor	Gas Fireplace
2	Dining	Flat	3.38	x 12.8	Combined W/Living	Hardwood Floor	
3	Kitchen	Flat	10.83	x 8.53	Open Concept	Granite Counter	
4	Prim Bdrm	Flat	16.57	x 9.84	His/Hers Closets		
5	2nd Br	Flat	13.12	x 8.2	Pocket Doors	Hardwood Floor	Closet

Client Remks: Beautifully bright two-bedroom condo with abundant natural light throughout the day, located in the heart of South Leaside and facing west. Its incredible location offers the best of both worlds-peaceful residential living with convenient urban access. Featuring a split bedroom layout, a wide living room, 9-foot ceilings, and a cozy gas fireplace. Includes one parking space and one locker. Steps to LRT, shopping, grocery stores, and top-rated schools including Bessborough Elementary School and Leaside High School. Close to Trace Manes Community Centre, parks, tennis courts, and just minutes to Sunnybrook Hospital and Holland Bloorview. This well-maintained building offers excellent amenities, including a gym and party room, along with a strong sense of community. A wonderful, family-friendly neighbourhood with easy access to downtown. Don't miss this incredible opportunity.

Inclusions: Ss/ Stove, S/S Fridge, S/S Microwave Range Hood, Dishwasher, Washer/Dryer, Elf's, Attached Shelving, Hwt(R), Window Coverings. Low, Low, Maintenance Fee. Laundry In En-Suite Locker.

Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. **Ph:** 905-764-7111



356 McRae Dr 106			Sold: \$570,000
Toronto Ontario M4G 4G4			List: \$589,000
Toronto C11 Leaside Toronto % Dif: 97			
Taxes: \$2,465.88 / 2026		For: Sale	SPIS: No
			DOM: 14
Comm Element Condo	#Shares%:	Rms: 7	
Apartment	Locker#:	Bedrooms: 1 + 1	
Unit#: 06	Locker Lev/Unit:	Washrooms: 1	
Corp#: MTCC / 978	Locker Unit:	1x4xGround	
	Level: 01		
Dir/Cross St: Eglinton and Laird			
Directions: Eglinton and Laird			
Prop Mgmt: Skywater Property Management			

MLS#: C12918674 **Sold Date:** 04/08/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Apx Sqft: 700-799 Sqft Source: Plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,095.01 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Yes Retirement: Included In HST Applicable to 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: Arts Centre, Ensuite Laundry, Family Room, Other, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Carpet Free, Other, Primary Bedroom - Main Floor, Separate Heating Controls, Storage, Storage Area Lockers Security Feat: Carbon Monoxide Detectors	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Exercise Room, Party/Meeting Room, Community BBQ, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	7.19	x 4.92	Marble Floor
2	Bathroom	Ground	8.07	x 7.61	4 Pc Ensuite
3	Kitchen	Ground	10.24	x 8.86	Stainless Steel Appl
4	Laundry	Ground	4.82	x 6.92	Finished
5	Living	Ground	15.65	x 12.24	Combined W/Dining
6	Dining	Ground	7.81	x 20.18	Combined W/Family
7	Br	Ground	15.12	x 10.14	B/I Closet

Client Remks: Magnificent McRae! Minutes from local shops, restaurants, plaza's and Eglinton. This rarely offered ground floor suite has a 516 sq ft terrace precisely placed under mature trees (more like a backyard) accessed by a private entrance, perfect for biking home from local shops, restaurants, plaza's and Eglinton in coveted Leaside. Spaciously designed the oversized primary bedroom has two custom closets, a vanity and ample room for a king size bed. New kitchen appliances, two walk-outs to the terrace for easy access to the BBQ and outdoor living area. Superb choice for first time buyers or for those looking to 'right size!'

Inclusions: New S/S Fridge, Dishwasher, Stove, Hood Fan. Washer/Dryer, BBQ

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



1801 Bayview Ave 702 Toronto Ontario M4G 4K2 Toronto C11 Leaside Toronto % Dif: 95 Taxes: \$3,461 / 2026 For: Sale SPIS: No DOM: 9			Sold: \$620,000 List: \$649,999
Condo Apt Apartment Unit#: 2 Corp#: TSCC / 1542	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 42 Level: 7	Rms: 5 Bedrooms: 2 Washrooms: 2 1x5, 1x3	
Dir/Cross St: Bayview and Eglinton Directions: Entrance to driveway east side of Bayview just north of Eglinton Prop Mgmt: GPM Property Management			

MLS#: C13118880	Sold Date: 05/21/2026
PIN#: 125420066	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: 16-30 Year Built: 2003 Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,437.79 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: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Other, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Storage, Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 26 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bike Storage, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	60.7	x 34.45	Large Window	W/O To Balcony
2	Prim Bdrm	Main	74.48	x 30.51	Large Window	W/I Closet
3	2nd Br	Main	52.82	x 31.5	Large Window	Ensuite Bath
4	Laundry	Main	20.05	x 14.11		Closet
5	Kitchen	Main	32.48	x 25.26	Breakfast Bar	Combined W/Dining

Client Remks: Welcome to Suite 702 - a sun-filled, south-facing gem in one of Toronto's most coveted neighbourhoods. Leaside living at its finest: bright open layout, modern kitchen with breakfast bar, spacious bedrooms, and in-suite laundry. All-inclusive maintenance fees mean stress-free ownership. Walk to Northlea Elementary & Middle School, Leaside High School, Metro, Tim Hortons, Shoppers and Bayview's best shops and restaurants. The Eglinton Crosstown LRT is moments away. Perfect for first-time buyers, down-sizers, or young families - this is a rare chance to get into Leaside at \$649,999.

Inclusions: LG Fridge, Microwave, Oven/Stove, Kenmore Dishwasher, Whirlpool Clothes Washer & Dryer, Window Shades, All ELF's
Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071

		20 Burkebrook PI 316		Sold: \$680,000			
		Toronto Ontario M4G 0A1		List: \$699,000			
		Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97					
		Taxes: \$3,431.09 / 2025 For: Sale		SPIS: No DOM: 54			
Condo Apt		#Shares%:		Rms: 5			
Apartment		Locker#:		Bedrooms: 1 + 1			
Unit#: 16		Locker Lev/Unit: B		Washrooms: 1			
Corp#: TSCC / 1849		Locker Unit: 357		1x4xFlat			
		Level: 3					
Dir/Cross St: Bayview Ave. & Kilgour Rd.							
Directions:							
From Hwy 401 Exit Bayview, Go South, after Lawrence Ave. turn left at Kilgour Rd., turn left again on 1st Street to Burkebrook Place.							
Prop Mgmt: First Service Residential							
MLS#: C12600110 Sold Date: 01/25/2026							
PIN#:							
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Open			
Fam Rm: N		Locker: Owned		Ens Lndry: Y			
Basement: None		Maint: \$767.61		Lndy Lev:			
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick / Concrete			
Heat: Heat Pump / Gas		Central Vac: No		Gar/Gar Spcs: Underground / 1			
Apx Age:		UFFI:		Drive:			
Apx Sqft: 700-799		Elev/Lift: Retirement:		Park Type: Owned			
Sqft Source: Builder		HST Applicable to Included In		Park/Drv Spcs: 0 Tot Prk Spcs: 1			
Exposure: S		Sale Price:		#:			
Assessment:		Taxes Incl: Water Incl: Y		Park \$/Mo:			
Spec Desig: Unknown		Heat Incl: Y Hydro Incl:		Prk Lvl/Unit: B			
Survey Type: None		Cable TV Incl: CAC Incl: Y		Bldg Amen:			
Phys Hdcap-Eqp:		Bldg Ins Incl: Y Prkg Incl: Y		Com Elem Incl: Y			
		Cert Level: Energy Cert:					
		GreenPIS:					
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions					
		Interior Feat: None					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.31	x 10.07	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Flat	0	0	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	9.28	x 7.94	Backsplash	Breakfast Bar	Double Sink
4	Prim Bdrm	Flat	11.88	x 9.91	Broadloom	Large Closet	
5	Den	Flat	9.84	x 9.19	Hardwood Floor	French Doors	
Client Remks: Kilgour Estate Condo, Stunning and Rarely Available 1 Bedroom + Den With Luxury Finishes, 10' Coffered Ceiling In Living And Dining Room With HW Flooring, Designer's Kitchen Cabinet With Granite Countertop, Demanded South Facing with View of Beautiful Trees from all Rooms. Incredible Facilities Including Indoor Pool, Billiard Lounge, Library, Fitness Room, Theatre, And Etc., Close To All Amenities. Minutes to Highway, Sunnybrook Hospital, Parks & Whole Foods. Open concept floor plan .							
Inclusions: S/S Fridge/Stove/Dishwasher/Microwave, Stacked Washer/ Dryer, All Existing Light Fixtures Including Pot Lights and Window Blinds.							
Listing Contracted With: MID-LAND GROUP REALTY INC. Ph: 416-666-5183							



955 Millwood Rd 513
Toronto Ontario M4G 4E3
 Toronto C11 Leaside Toronto % Dif: 95
Taxes: \$4,185.18 / 2025 **For:** Sale **SPIS:** No **DOM:** 53
Sold: \$680,000
List: \$718,000
Condo Apt **#Shares%:** **Rms:** 5
1 Storey/Apt **Locker#:** 25 **Bedrooms:** 2
Unit#: 13 **Locker Lev/Unit:** B1 **Washrooms:** 2
Corp#: MTCC / 776 **Locker Unit:** B1 **1x4xMain, 1x3xMain**
Level: 5
Dir/Cross St: Millwood Rd and Laird Drive
Directions: NW Corner of Millwood Rd and Southvale Dr
Prop Mgmt: Crossbridge Condominium Services

MLS#: C13027180 **Sold Date:** 06/12/2026
PIN#: 117760098

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: 31-50 Year Built: 1988 Yr Built Source: MPAC Apx Sqft: 1200-1399 Sqft Source: builders floorplan Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,304.26 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Accessibility Feat: Accessible Public Transit Nearby, Elevator, Wheelchair Access 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, Rec Centre, School Exterior Feat: Patio, Landscaped, Controlled Entry Interior Feat: Auto Garage Door Remote, Built-In Oven, Intercom, Separate Heating Controls Security Feat: Security System	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 #: 29 Park \$/Mo: Prk Lvl/Unit: B2 Bldg Amen: Bike Storage, Exercise Room, Games Room, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.59	x 6.92	3 Pc Bath	Closet	Laminate
2	Kitchen	Main	12.99	x 7.97	Pass Through	B/I Dishwasher	B/I Stove
3	Dining	Main	26.31	x 13.98	Combined W/Living	Broadloom	Pass Through
4	Living	Main	26.31	x 13.98	Combined W/Dining	W/O To Balcony	
5	Prim Bdrm	Main	10.99	x 15.98	4 Pc Ensuite	Broadloom	W/I Closet
6	2nd Br	Main	14.5	x 8.99	Laminate	Closet	Window

Client Remks: Welcome to The Leaside Gate Condominium. An exceptionally well maintained boutique building with 5 floors and 106 units. The many amenities offered will keep you engaged, as you so desire; exercise room, sauna, games rm, billiards rm, workshop, conservatory party rm with patio and book exchange, visitor parking and bicycle lockup. Unit 513 is bright and spacious at 1232 sq ft, available for the first time in almost 20 years. Enjoy the balcony, exclusive parking and a locker. You can move right in and upgrade over time, or upgrade immediately. Master bdrm has 4 pc ensuite, walk-in and linen closet. 2nd bdrm has closet and linen closet. The front hall allows access to a 3 pcs 2nd bathrm. The kitchen is eat-in, and has great potential for upgrades. From the kitchen is a passthrough to the dining area. The dining area is open into the spacious living rm, which connects to the open balcony with a NW view. There is easy TTC access via bus 156 "The Millwood" directly to the Laird Crosstown Station. Easy access to quality area shopping and dining, including Leaside Curling Club and Leaside Memorial Gardens Skating Arena & Indoor Pool. Stroll up Laird to diverse shopping or over to Bayview. Loblaws, Longos, Amsterdam Barrel House aren't far away. NON-SMOKING building. One cat per unit is allowed. Dogs are NOT allowed. Condo Board approval with the submission of two personal reference letters and one reference from buyers bank. Also note; in accordance with the Corporation's Declaration, all purchases are subject to Board approval under the First Right of Refusal provision. While this clause has not been exercised to date, it remains a required part of the process and must be completed for each transaction. See Schedule C. Status Certificate available upon Sellers acceptance of an offer. Allow 48 hrs. irrevocable. Quiet building with a close knit community and many social clubs open to residents, run by residents.



1801 Bayview Ave 101
Toronto Ontario M4G 4K2
 Toronto C11 Leaside Toronto % Dif: 93
Taxes: \$3,585 / 2025 **For:** Sale **SPIS:** No **DOM:** 12
Sold: \$675,000
List: \$729,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 1 **Locker Lev/Unit:** C **Washrooms:** 2
Corp#: TSCC / 1542 **Locker Unit:** 75 1x4xFlat, 1x4xFlat
Level: 1
Dir/Cross St: Bayview and Eglinton
Directions: Bayview and Eglinton
Prop Mgmt: GPM Property Management

MLS#: C12681238 **Sold Date:** 01/21/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Other Apx Age: 16-30 Year Built: 2003 Apx Sqft: 1200-1399 Lot Size Source: GeoWarehouse Sqft Source: Owner Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,607.33 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Yes Retirement: Accessibility Feat: Level Entrance, Level Within Dwelling HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Privacy Interior Feat: None Security Feat: Concierge/Security, Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 3 #: 4 Park \$/Mo: Prk Lvl/Unit: C / C Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	16.7	x 14.44	Hardwood Floor W/O To Patio
2	Dining	Flat	0	0	Combined W/Living
3	Kitchen	Flat	8.66	x 14.96	Eat-In Kitchen Granite Counter Breakfast Bar
4	Prim Bdrm	Flat	18.44	x 9.74	4 Pc Ensuite W/I Closet W/O To Patio
5	2nd Br	Flat	14.4	x 8.89	Broadloom Double Closet 4 Pc Bath
6	Laundry	Flat	7.25	x 8.4	Ceramic Floor W/I Closet B/I Shelves

Client Remks: Welcome to Suite 101 at The Bayview - a rare ground-floor gem in the heart of Leaside. This spacious 2-bedroom, 2-bathroom corner suite offers 1,201 sq ft of thoughtfully designed interior living, plus a massive 450 sq ft private terrace - perfect for outdoor entertaining, gardening, or simply relaxing in your own peaceful oasis. Tucked away at the end of a private hallway with no neighbours on either side, this unit provides an exceptional level of privacy not often found in condo living. Inside, you'll find a functional open-concept layout with a bright living and dining area, a modern kitchen with breakfast bar, generous bedrooms, and convenient in-suite laundry. The maintenance fee includes all your utilities - heat, hydro, water, building insurance, and common elements - offering additional convenience. The building itself is thoughtfully designed with a boutique feel and features concierge service, a fitness centre, party/meeting room, guest suite, bike storage, and ample visitor parking. For added value, Suite 101 comes with two premium underground parking spaces and a spacious storage locker. Located just steps from Bayview's charming shops, cafes, restaurants, and Metro/Whole Foods, and minutes to TTC, the future Eglinton LRT, and top-rated schools, this home delivers comfort, convenience, and community in one of Toronto's most sought-after neighbourhoods. Don't miss your chance to own this truly unique residence with the rare combination of space, privacy, and outdoor living - all in an unbeatable location.

Inclusions: All Appliances (Refrigerator, Stove, B/I Dishwasher, Micro, Washer/Dryer), All Existing Light Fixtures, All Window Coverings, All Built In Shelves.

Listing Contracted With: PROPERTY.CA INC. **Ph:** 416-583-1660



25 Malcolm Rd 314
Toronto Ontario M4G 0C1
 Toronto C11 Leaside Toronto % Dif: 96
Taxes: \$4,147.48 / 2025 **For:** Sale **SPIS:** No **DOM:** 56
Sold: \$760,000
List: \$790,000
 Condo Apt **#Shares%:**
 Apartment **Locker#:** A19 **Rms:** 4
Unit#: 14 **Locker Lev/Unit:** A19 **Bedrooms:** 2
Corp#: TSCC / 2657 **Locker Unit:** 1x4, 1x3
Level: 3
Dir/Cross St: Millwood & Laird
Directions: Millwood & Laird
Prop Mgmt: First Service Residential Ontario 416-293-5900

MLS#: C12540792 **Sold Date:** 01/08/2026
PIN#: 766570031

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: 842 SQFT / Floor Plan Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,002.26 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None Security Feat: Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: A28 Bldg Amen: Bbqs Allowed, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.45	x 27.23	W/O To Balcony
2	Kitchen	Main	11.45	x 27.23	Open Concept
3	Prim Bdrm	Main	8.76	x 10.07	Closet
4	2nd Br	Main	10.04	x 12.17	Double Closet

Client Remks: Where Leaside meets Luxury. Welcome to The Upper House Condos. This bright and spacious 2-bedroom, 2-bathroom suite offers 842 sq ft of thoughtfully designed, open-concept living, plus a 63 sq ft balcony perfect for morning coffee or sunset lounging. Inside, you will find soaring 9' ceilings, wide-plank floors, and beautiful natural light from the sunny northwest exposure. The sleek, clean kitchen is equipped with custom cabinetry, beautiful countertops, premium appliances and an island perfect for entertaining. The space flows seamlessly into the main living area, ideal for relaxing at home or entertaining. The primary bdrm is a true retreat with a double closet and a spa-inspired ensuite featuring a soaker tub and separate glass shower. This boutique mid-rise building offers a refined living experience with only 66+ units spread across 7 floors. With some of the friendliest neighbours in the city and a full-time cleaner on site, this building is exceptionally well-maintained, with a great community vibe. Residents enjoy access to a range of upscale amenities, including: Concierge Service, Fitness Centre, Rooftop Terrace, Party Room, Pet Spa, Guest Suite and Plenty of Guest Parking. The building's design emphasizes privacy and luxury, with thoughtfully curated common areas and secure underground parking. 25 Malcolm Road offers Situated in the heart of Toronto's coveted Leaside neighbourhood. Unmatched convenience to top-rated schools, parks, cafes, shops and the new LRT.

Inclusions: All Existing Appliances; Fridge, Stove, Hood Fan, Dishwasher, Microwave, Washer & Dryer. Includes One (1) Owned Parking Spot And One (1) Owned Locker.

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



955 Millwood Rd 408			Sold: \$760,000		
Toronto Ontario M4G 4E3			List: \$795,500		
Toronto C11 Leaside Toronto % Dif: 96					
Taxes: \$3,627.16 / 2025		For: Sale	SPIS: No	DOM: 62	
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#: 7	Bedrooms: 2			
Unit#: 08	Locker Lev/Unit: 4	Washrooms: 2			
Corp#: MTCC / 776	Locker Unit: 7	1x4xFlat, 1x3xFlat			
	Level: 4				
Dir/Cross St: Millwood & Southvale					
Directions: Millwood & Southvale					
Prop Mgmt: Crossbridge Condominium Services					

MLS#: C12670910
PIN#: 117760071
Sold Date: 03/10/2026

Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Open	
Fam Rm: N		Locker: Exclusive		Ens Lndry: Y	
Basement: None		Maint: \$1,304.26		Lndy Lev:	
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick	
Heat: Fan Coil / Gas		Central Vac: No		Gar/Gar Spcs: Underground / 1	
Apx Age: 31-50		UFFI:		Drive: Underground	
Year Built: 1988		Elev/Lift: Yes		Park Type: Exclusive	
Yr Built Source: MPAC		Retirement:		Park/Drv Spcs: 0	
Apx Sqft: 1000-1199		Accessibility		Tot Prk Spcs: 1	
Lot Size Source: MPAC		Feat:		#: 26	
Sqft Source: Builder Plan		Bath Grab Bars,Elevator,Level		Park \$/Mo:	
Exposure: E		Entrance,Neighbourhood With Curb		Prk Lvl/Unit: B	
Assessment: 2025		Ramps,Open Floor Plan,Shower Stall		Bldg Amen:	
Spec Desig: Unknown		HST Applicable to Included In		Exercise Room, Games Room, Party/Meeting	
Survey Type: None		Sale Price:		Room, Visitor Parking, Elevator	
Phys Hdcap-Eqp:		Taxes Incl: Water Incl: Y		Com Elem 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, Grnbelt/Conserv,			
		Library, Park, Pets Allowed with Restrictions,			
		Place Of Worship, Public Transit, Rec Centre			
		Interior Feat: Auto Garage Door Remote,			
		Carpet Free, Primary Bedroom - Main Floor			
		Security Feat: Heat Detector, Smoke Detector,			
		Security System			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	4.69	x 6.92	Wood Floor	Large Closet	Open Concept
2	Kitchen	Flat	8.4	x 13.45	Cork Floor	O/Looks Dining	Renovated
3	Dining	Flat	12.83	x 24.28	Wood Floor	Combined W/Living	Open Concept
4	Living	Flat	12.83	x 24.28	Wood Floor	Large Window	W/O To Balcony
5	Prim Bdrm	Flat	11.12	x 15.12	Wood Floor	W/I Closet	4 Pc Ensuite
6	2nd Br	Flat	11.88	x 8.27	Wood Floor	Large Closet	3 Pc Bath

Client Remks: Tired of shoveling your walk & cleaning the snow off your car? Remarkable 2 bdrm / 2 bath suite at Leaside Gate! Beautifully renovated (refer to attached Features & Upgrades on listing) 1,171 SF suite with great view over the rooftops of South Leaside homes. Everything is done to perfection and move-in ready! The all white kitchen opens onto the dining rm. The open concept dining and living room with a walk-out to the balcony ensures an easy flow for optimal entertaining space. The primary bedroom boasts a walk-in cedar lined closet w/lots of new storage features and baskets for maximum storage. The en-suite bathroom has new modern shower tiles and a new custom vanity with new stone countertop. The 2nd bathroom has a new custom vanity with stone countertop, new lighting, new glass shower door & a new shower system +++. Leaside Gate amenities include an exercise room, sauna, games room, billiards room, workshop, conservatory/party room (with patio) and also lots of visitor parking. There are many activities including bridge, chair yoga, shuffleboard and movie nights. TTC is at your door, the Leaside Curling Club & Memorial Gardens Pool is a walk away. Walk to shopping plazas with services & restaurants on Millwood. Loblaws is nearby on Redway Rd and Longos & Shoppers Drug Mart are at Leaside Village nearby too. The public library & Trace Manes Park are a few mins walk away. Walk to Bayview Ave for all kinds of service providers & a great selection of restaurants. a short 5 min car ride to Costco. This condo is ideal for active, mature individuals seeking a community environment while enjoying the vibrancy and convenience of South Leaside and all it has to offer. 1 parking & an extra large locker on the 4th floor down the hall for real convenience. Principal bdrm and ensuite just repainted white. Unit is now vacant, photos shown were when owner lived in the suite.

Inclusions: Fridge, Stove, Hood Vent, Dishwasher, Microwave, Washer & Dryer. Bookcases In 2nd Bedroom. All Closet Organizers. All The Electrical Light Fixtures. All The Window Coverings In Place. All The Bathroom Mirrors. Shower Caddy.



21 Burkebrook Pl 114 Toronto Ontario M4G 0A2 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97 Taxes: \$4,055.69 / 2025 For: Sale SPIS: No DOM: 13		
Condo Apt Apartment Unit#: 14 Corp#: TSCC / 1957	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: 156 Level: 1	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x4, 1x3
Dir/Cross St: South of Blythwood Rd/East of Bayview Ave Directions: South of Blythwood Rd/East of Bayview Ave Prop Mgmt: Ace Property Management		

MLS#: C13176744	Sold Date: 06/08/2026
Assignment: No	Fractional Ownership: No PIN#: 129570014

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Foundation: Concrete Sqft Source: seller Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$849.56 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: 288 Bldg Amen: Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to the prestigious Kilgour Estates at 21 Burkebrook Place. Located in one of Toronto's most sought-after communities, Kilgour Estates offers exceptional amenities; 24/7 concierge, indoor pool, exercise room, party room, library, theater room, ample visitor parking and beautifully landscaped grounds. This 1st floor 1 bedroom plus den, 2-bathroom condo offers, 9ft ceilings, 10ft ceilings in Living Room, hardwood flooring throughout, marble floor and wall tiles, granite kitchen countertop, crown moulding, and potlights, perfect blend of luxury, comfort and functionality featuring a bright open-concept layout with separate dining room. Steps to Sunnybrook hospital, public transit and walking trails. Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, light fixtures, window coverings Listing Contracted With: <u>WEISS REALTY LTD.</u> Ph: 416-636-6800					



20 Burkebrook PI 322 Toronto Ontario M4G 0A1 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97 Taxes: \$4,434.03 / 2025 For: Sale SPIS: No DOM: 87		
Condo Apt Apartment Unit#: 22 Corp#: TSCC / 1849	#Shares%: Locker#: B338 Locker Lev/Unit: Locker Unit: Level: 3	Rms: 4 Bedrooms: 1 + 1 Washrooms: 2 1x4, 1x3
Dir/Cross St: Bayview/Blythwood Directions: East of Bayview and North of Kilgour Prop Mgmt: First Service Residential		

MLS#: C12935252 **Sold Date:** 06/25/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 800-899 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$942.03 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: CAC Incl: Y Prkg Incl: Y Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Ravine Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: B148 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Exercise Room, Gym, Indoor Pool, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.01	x 8.6	B/I Appliances Double Sink Hardwood Floor
2	Living	Main	10.96	x 20.08	W/O To Balcony Crown Moulding Hardwood Floor
3	Dining	Main	10.96	x 20.08	Combined W/Living Recessed Lights Hardwood Floor
4	Den	Main	8.1	x 9.91	French Doors Hardwood Floor
5	Prim Bdrm	Main	9.28	x 19.36	Double Closet Carpet Free 4 Pc Ensuite

Client Remks: Welcome to the prestigious Kilgour Estates at 20 Burkebrook Place, a highly sought-after luxury residence nestled in a serene, park-like setting. This beautifully maintained 1 Bedroom + Den suite offers an exceptional blend of comfort, functionality, and upscale living. Featuring a thoughtfully designed layout, the spacious den is ideal for a home office or guest space. The open-concept living and dining area is filled with natural light, complemented by a classic kitchen with quality finishes and ample storage. The primary bedroom provides a comfortable retreat with generous closet space. Enjoy the convenience of one parking space and one locker, along with access to premium building amenities and beautifully landscaped grounds. Located in a quiet enclave surrounded by nature, yet just minutes to Bayview Avenue, Sunnybrook Park, transit, and all essential amenities. An excellent opportunity to own in one of Toronto's most exclusive and well-managed communities.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Elf's.
Listing Contracted With: HC REALTY GROUP INC. **Ph:** 905-889-9969



21 Burkebrook Pl 312
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 101
Taxes: \$4,147 / 2025 **For:** Sale **SPIS:** No **DOM:** 26
Sold: \$908,018
List: \$899,800
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** Rm10 **Bedrooms:** 1 + 1
Unit#: 12 **Locker Lev/Unit:** Level A **Washrooms:** 2
Corp#: TSCC / 1957 **Locker Unit:** #46 1x4xFlat, 1x3xFlat
Level: 3
Dir/Cross St: Bayview/Burkebrook
Directions: N/A
Prop Mgmt: Icon Property Management 647-349-4359

MLS#: C13241760 **Sold Date:** 06/30/2026
PIN#: 129570101

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Approx 846 SF + Balcony Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$828.49 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed Interior Feat: Carpet Free, Primary Bedroom - Main Floor Security Feat: Security System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 118 Park \$/Mo: Prk Lvl/Unit: Level B Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Indoor Pool, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	22.31	x 10.3	Hardwood Floor	Coffered Ceiling	W/O To Balcony
2	Dining	Flat	0	0			
3	Kitchen	Flat	9.12	x 6.89	Ceramic Floor	Breakfast Bar	Backsplash
4	Br	Flat	14.01	x 10.01	Hardwood Floor	W/I Closet	4 Pc Ensuite
5	2nd Br	Flat	10.6	x 8.1	Hardwood Floor	B/I Closet	Pocket Doors
6		Flat	0	0	Closet Organizers		
7		Flat	0	0	3 Pc Bath		

Client Remks: *Welcome to this beautifully renovated and freshly painted 1+1 bedroom, 2-bath residence at the prestigious Kilgour Estate II, 21 Burkebrook Place. This unit is truly exceptional--it is a perfect blend of elegance, comfort, and design in a prime location. Every detail, from the spacious layout to the serene ravine reviews, has been thoughtfully designed.* *Spacious open-concept living and dining area features impressive 10-foot smooth ceilings and a walkout to a good sized balcony, creating a bright and inviting space for relaxing or entertaining. The modern white kitchen has been tastefully renovated with granite countertops, Under counter lightnings, a breakfast bar, stylish backsplash, and brand-new flooring.* *The generous primary bedroom easily accommodates a king-sized bed and overlooks the tranquil ravine and mature trees. It includes a walk-in closet with custom organizers and a private 4-piece ensuite bath. The versatile den features both a closet and a pocket door, making it ideal as a second bedroom, home office, or hobby room.* *Additional highlights include a front hall closet with organizers, a large laundry room with ample storage space, and two full bathrooms.* Residents enjoy outstanding building amenities and an unbeatable location close to parks, walking trails, transit, shopping, and dining. *A rare opportunity to enjoy refined living in one of Toronto's most desirable ravine-side communities.

Inclusions: S/s Fridge, S/S stove, B/I Microwave (2023), B/I Dishwasher (2022), Stacked Washer & Dryer (2021), Upgraded Lightings, pot lights, Hardwood Floorings, Large Laundry, closet organizers, curtains and Rods, Price included one Parking and One Locker.

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 905-731-2000



21 Burkebrook PI 225
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 98
Taxes: \$4,950 / 2026 **For:** Sale **SPIS:** No **DOM:** 48
Sold: \$1,100,000
List: \$1,125,000
 Condo Apt **#Shares%:** **Rms:** 4 + 1
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 25 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 1957 P2- locker rm 2 2x4xFlat
Locker Unit:
Level: 2
Dir/Cross St: Bayview north of Eglinton
Directions: Follow your GPS
Prop Mgmt: Ace Property Management

MLS#: C12886952 **Sold Date:** 04/29/2026
PIN#: 129570628

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: 995 sq.ft. + Balcony /builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$959.57 A/C: Central Air, None, Window Unit Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School Interior Feat: Built-In Oven, Primary Bedroom - Main Floor Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground, Covered, Inside Entry Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 226 Park \$/Mo: Prk Lvl/Unit: 2 Bldg Amen: Concierge, Exercise Room, Gym, Media Room, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	8.46	x 7.94	Slate Flooring Closet Organizers
2	Living	Flat	24.41	x 10.33	Hardwood Floor Balcony B/I Shelves
3	Dining	Flat	24.41	x 10.33	Hardwood Floor Combined W/Living Coffered Ceiling
4	Kitchen	Flat	10.01	x 7.74	Breakfast Bar Slate Flooring Stainless Steel Appl
5	Prim Bdrm	Flat	11.42	x 10.01	Broadloom 4 Pc Ensuite Closet Organizers
6	2nd Br	Flat	11.84	x 10.01	Broadloom Closet Organizers California Shutters
7	Den	Flat	10.89	x 10.01	Hardwood Floor Coffered Ceiling Separate Rm

Client Remks: Welcome to the Kilgour Estate. Tucked into a private ravine setting just off Bayview Avenue, this exceptional residence offers a rare balance of tranquillity and urban convenience. This unique and timeless enclave is known for its classic architecture, beautiful finishes, and AAA amenities. Residents enjoy the comfort and security of 24 hour concierge service, ensuring convenience, security and attentive service at all times. The two-bedroom, two bathroom suite features a desirable split -bedroom layout and feels larger than its footprint. The south exposure fills the space with natural light throughout the day and offers a lovely treed view overlooking the townhomes. The terrace is the perfect place to enjoy a morning coffee or relax in the afternoon while taking in the peaceful setting. Perfectly positioned within the building, the south exposure and lovely treed view make this suite truly a must-see. Ideally located around the corner from Sunnybrook Hospital and minutes from charming shops and cafes south of Eglinton. Convenient access north to Hwy 401 provides an easy route to cottage country and the airport.

Inclusions: Stainless Steel Oven, Refrigerator, Microwave, Dishwasher (Bosch 1 year new), Maytag Washer & Dryer (1 year new); California shutters, Drapery & Rods, Closets, built-ins in living/dining room, Wall mounted television, Electric Light Fixtures (Accept those excluded);

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



21 Burkebrook Pl 416			Sold: \$1,125,000
Toronto Ontario M4G 0A2			List: \$1,129,000
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto			% Dif: 100
Taxes: \$5,414 / 2025	For: Sale	SPIS: No	DOM: 72
Condo Apt	#Shares%:	Rms: 6 + 0	
Apartment	Locker#: B272	Bedrooms: 2	
Unit#: 16	Locker Lev/Unit: B	Washrooms: 2	
Corp#: TSCC / 1957	Locker Unit: 272	1x4, 1x3	
Level: 4			
Dir/Cross St: Bayview & Eglinton			
Directions: North of Eglinton, east of Bayview off Kilgour Rd			
Prop Mgmt: Ace Property Management			

MLS#: C12773700 **Sold Date:** 04/22/2026
PIN#: 129570143

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,033.87	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Year Built: 2008	Elev/Lift:	Park Type: Owned
Apx Sqft: 1000-1199	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Lot Size Source: MPAC	Sale Price:	#: 202
Sqft Source: MPAC	Taxes Incl:	Park \$/Mo:
Exposure: Se	Water Incl: Y	Prk Lvl/Unit: B
Assessment:	Heat Incl: Y Hydro Incl:	Bldg Amen:
Spec Desig: Unknown	Cable TV Incl:	Bbqs Allowed, Car Wash, Concierge, Gym,
Survey Type: None	Bldg Ins Incl: Y Prkg Incl: Y	Indoor Pool, Visitor Parking
Phys Hdcap-Eqp:	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Cul De Sac, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School, Wooded/Treed	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.43	x 10.83	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Main	18.37	x 11.55	Hardwood Floor	Open Concept	W/O To Balcony
3	Kitchen	Main	8.37	x 8.96	Breakfast Bar	Centre Island	Granite Counter
4	Prim Bdrm	Main	13.94	x 19.65	4 Pc Ensuite	Closet Organizers	Large Window
5	Br	Main	9.19	x 10.1	Large Window	Closet Organizers	
6	Foyer	Main	15.62	x 8.96	Hardwood Floor	Pot Lights	

Client Remks: A bright and beautifully maintained corner suite in the coveted Kilgour Estate II by Daniels Corporation. This 2-bedroom, 2-bath residence offers 1080 sqft of graceful, turn-key living in one of Toronto's most established midtown communities. Offered for the first time since its original purchase from the developer, this suite is a rare opportunity to own a residence that has never before been available on the resale market. Set against a backdrop of quiet, treed residential views, this suite is a serene escape in the heart of the city. Flooded with natural light thanks to oversized windows on two exposures, this suite feels elevated and open, with soaring 10' ceilings, upgraded pot lighting, hardwood floors throughout, and California shutters that add both ambiance and privacy. The open-concept kitchen features a gas range, granite counters, generous pantry, and a large breakfast bar -making it as functional as it is inviting. The split bedroom layout features a spacious primary suite that includes a large custom closet and 4 pc ensuite, while the second bedroom and bath offer perfect flexibility for guests, work, or quiet retreat. One of the standout features is the oversized balcony, outfitted with Condo Kandy floor tiling and gas line for BBQ -offering a very private outdoor living space for morning coffees or evening unwinds. Residents of this designer boutique building enjoy 5-star amenities including a concierge, indoor pool, gym, guest suites, and beautifully landscaped gardens. With a warm and welcoming community, this is a rare blend of comfort, elegance, and connection. Just steps to Sunnybrook Hospital, the extensive trails of Sunnybrook Park, and minutes to Bayview shopping, Granite Club, TTC, and top-ranked public & private schools. And the newly opened Eglinton LRT nearby connects this quiet midtown pocket to the rest of Toronto with upgraded ease and convenience. Experience effortless living in a neighbourhood where neighbours become friends.

Inclusions: Inclusions: Frigidaire gas stove, built-in fridge and over the range microwave (new). KitchenAid dishwasher (new). Whirlpool stacked washer & dryer. All electrical light fixtures. All window coverings & California shutters. Outdoor gas line for BBQ. 1 parking and 1 locker.

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



20 Burkebrook Pl 212
Toronto Ontario M4G 0A1
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97
Taxes: \$5,512 / 2025 **For:** Sale **SPIS:** No **DOM:** 85
Sold: \$1,175,000
List: \$1,209,000
 Comm Element Condo **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 12 **Locker Lev/Unit:** Level B **Washrooms:** 3
Corp#: TSCC / 1957 **Locker Unit:** 248/ 1x5, 1x3, 1x2
Level: 2
Dir/Cross St: Bayview/Blythwood
Directions: East of Bayview, North of Eglinton Avenue East.
Prop Mgmt: First Service Residential

MLS#: C12750450 **Sold Date:** 04/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Other Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,155 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Accessibility Elevator,Ramps Feat: 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: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lyndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 139 Park \$/Mo: Prk Lvl/Unit: Level B Bldg Amen: Games Room, Gym, Indoor Pool, Media Room, Party/Meeting Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.12	x 4.1	Coffered Ceiling Porcelain Floor Closet
2	Kitchen	Main	10.17	x 7.61	Porcelain Floor Stainless Steel Appl O/Looks Dining
3	Dining	Main	9.78	x 10.04	Hardwood Floor Combined W/Living Open Concept
4	Living	Main	10.83	x 10.04	Hardwood Floor W/O To Balcony
5	Prim Bdrn	Main	17.59	x 9.65	Hardwood Floor W/I Closet 5 Pc Ensuite
6	2nd Br	Main	11.65	x 9.84	Hardwood Floor Large Window 3 Pc Ensuite

Client Remks: Luxury Living at Kilgour Estates. Step into elegance at this exclusive Lawrence Park residence, where timeless design meets modern convenience. Bathed in Southern light, this sophisticated 2 bedroom, 2.5 bathroom suite showcases an open concept layout with 9ft coffered ceilings, hardwood, and high-end porcelain flooring, and custom built in closet systems. The gourmet kitchen boasts premium stainless steel and built in appliances, refined finishes, abundant storage, and a seamless open flow designed for both culinary artistry and entertaining. Both bedrooms offer spa-inspired ensuites, including a primary retreat with a large walk-in closet. Your private terrace overlooks the serene garden, complete with a BBQ gas line, perfect for entertaining or quiet relaxation. Nestled in one of Torontos most prestigious enclaves where privacy, and grandeur harmonize. Residents enjoy a refined, resort-style lifestyle with an exceptional collection of amenities designed to elevate everyday living from a state of the art fitness centre and serene swimming pool to beautifully landscaped grounds, walking trails, and outdoor barbecue areas perfect for entertaining. A fully equipped business centre with high-speed internet and private meeting rooms supports seamless work from home living, while pet-friendly features ensure four legged companions are just as well cared for. Every detail is thoughtfully curated to offer comfort, convenience, and a true sense of community. Surrounded by exclusive private and preparatory schools. High-end boutiques and dining along Bayview, York Mills Road, Bayview Village, York Mills Plaza. Premier parks and gardens, Edwards Gardens & the Toronto Botanical Garden, Sunnybrook Park, Windfields Park, Wilket Creek trails, with seamless access to major highways and Downtown Toronto all combine to create a upscale and serene lifestyle.

Inclusions: All Existing Appliances Including B/I Refrigerator, Stove/Oven, Dishwasher, B/I Microwave. ClothingWasher and Dryer. All Existing Electric Light Fixtures and Window Coverings. Two owned storage lockers (248/237), One underground parking with EV charger owned. Additional Parking Space potentially available for rent or purchase.

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



3 Southvale Dr 303 Toronto Ontario M4G 1G2 Toronto C11 Leaside Toronto % Dif: 92 Taxes: \$6,265.93 / 2025 For: Sale SPIS: No DOM: 53			Sold: \$1,272,500 List: \$1,385,000
Condo Apt Apartment Unit#: 03 Corp#: TSCC / 2833	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 42 Level: 3	Rms: 4 Bedrooms: 2 Washrooms: 2 1x4, 1x5	
Dir/Cross St: Millwood/Laird Directions: Millwood / Laird Prop Mgmt: Canlight Management			

MLS#: C13041776 **Sold Date:** 06/16/2026
PIN#: 768330012

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,214.94 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: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 27 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bbqs Allowed, Exercise Room, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	20.11	x 15.72	Combined W/Dining Fireplace W/O To Balcony
2	Dining	Ground	20.11	x 15.72	Combined W/Living Porcelain Floor W/O To Balcony
3	Kitchen	Ground	10.89	x 8.1	Breakfast Bar Open Concept B/I Appliances
4	Prim Bdrm	Ground	11.61	x 10.79	5 Pc Ensuite W/I Closet
5	2nd Br	Ground	11.09	x 10.01	W/I Closet Porcelain Floor

Client Remks: Welcome to Boutique Living at Leaside Manor. Featuring a Superb Split-Plan Layout with Zero Wasted Space, Soaring High Ceilings and High-End Finishes Throughout; Stunning Chefs Kitchen w/ Integrated Miele Appliances & Tons of Storage. Unobstructed East Views from Every Room Drench the Unit in Natural Light. Retreat to your Primary Oasis featuring a Walk-In Closet with Built Ins & a 5-Pc Spa-Like Ensuite. Spacious 2nd Bedroom with Its Own Walk-In Closet & Direct Access to 3-Pc Bathroom. 1 Parking & 1 Locker Included! Steps To Fantastic Shops And Restaurants Of Leaside Village & Bayview Ave. Fab Transit And Easy Access To Dvp & Bayview Extension.

Inclusions: Miele Appliances, Gas Cooktop, Stainless Steel BBQ on balcony, Linear Fireplace, Window shades (motorized) Solid core doors, 10" baseboards, remotely operated locks, Italian cabinetry & vanities, conduits for EV. 1 Parking spot & 1 Locker.

Listing Contracted With: BRIDLEPATH PROGRESSIVE REAL ESTATE INC. **Ph:** 416-449-0090



21 Burkebrook Pl 518
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99
Taxes: \$6,568.10 / 2025 **For:** Sale **SPIS:** No **DOM:** 8
Sold: \$1,475,000
List: \$1,495,000
Condo Apt **#Shares%:** **Rms:** 6
Apartment **Locker#:** 95 **Bedrooms:** 2 + 1
Unit#: 18 **Locker Lev/Unit:** B **Washrooms:** 2
Corp#: TCSCC / 1957 **Locker Unit:** 1x5xFlat, 1x4xFlat
Level: 5
Dir/Cross St: Bayview & Blythwood
Directions: Bayview & Blythwood
Prop Mgmt: Ace Property Management

MLS#: C13171900 **Sold Date:** 06/02/2026
PIN#: 129570173

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1200-1399 Lot Size Source: GeoWarehouse Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,222.56 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility Feat: Elevator,Hard/Low Nap Floors,Level Entrance,Level Within Dwelling,Lever Door Handles,Lever Faucets,Hallway Width 36-41 Inches 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: Clear View, Cul De Sac, Electric Car Charger, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: Auto Garage Door Remote, Carpet Free, Separate Heating Controls, Separate Hydro Meter, Storage Area Lockers Security Feat: Concierge/Security, Carbon Monoxide Detectors, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Private, Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 265 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Car Wash, Games Room, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.99	x 4.59	Double Closet	Stone Floor	
2	Living	Main	20.24	x 13.78	South View	Crown Moulding	W/O To Balcony
3	Dining	Main	20.24	x 13.78	South View	Open Concept	Hardwood Floor
4	Kitchen	Main	10.99	x 8.53	B/I Appliances	Breakfast Bar	Stone Counter
5	Laundry	Main	5.97	x 4.99	B/I Shelves		
6	Prim Bdrm	Main	16.57	x 10.99	5 Pc Ensuite	South View	W/I Closet
7	2nd Br	Main	10.66	x 10.01	4 Pc Ensuite	Double Closet	South View
8	Den	Main	14.37	x 8.99	B/I Bookcase	Hardwood Floor	French Doors

Client Remks: The Fairmont at Kilgour Estates! This rarely available, elegant, bright south facing suite offers a desirable split bedroom floor plan with den. Nearly 1300 SF of superbly designed living space with tranquil seasonal views. The inviting entrance foyer is finished with polished limestone and two double closets. Crown moulding, hardwood floors throughout, granite counters, attractive built-in shelving, custom closets, custom blinds, a full size laundry, are just some of the features that enhance this outstanding suite. The chefs kitchen has generous custom cabinetry with handy pantry drawer, ample counter space and bonus breakfast bar seating. walk out to the spacious private balcony from your living room and enjoy the views and greenery. Flexible main living space allows for easy entertaining. The large Primary suite includes a walk-in closet with custom built-ins, and luxurious 5 piece bath. The second bedroom also has its own full bath, double closet and south views. The spacious den/office is accented by French doors and custom shelving. The owned parking space is close to the elevator and equipped with an EV charger. The owners rent a second parking space. Storage locker also near parking space and elevator. Kilgour Estates by Daniels offers 24 hours concierge. The amenities: indoor swimming pool, party room. spa and steam room, gym, library, billiard room, theatre room, patio garden, a car wash, ample visitor parking and guest suite. The ideal location at Bayview just south of Blythwood, offers walkability to transit, LRT and nearby shopping, plus quick access to downtown and out of town!



21 Burkebrook PI 309
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 98
Taxes: \$6,896.41 / 2025 **For:** Sale **SPIS:** No **DOM:** 19
Sold: \$1,950,000
List: \$1,980,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 09 **Locker Lev/Unit:** P2 **Washrooms:** 2
Corp#: TSCC / 1957 **Locker Unit:** 1x5xMain, 1x4xMain
Level: 3
Dir/Cross St: Bayview Ave/Kilgour Rd
Directions: Building on the East Side of Burkebrook
Prop Mgmt: Brookfield Property Management

MLS#: C12843636 **Sold Date:** 03/23/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,542.90 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: Clear View, Cul De Sac, Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: P2-111 / P2-161 Bldg Amen: Bbqs Allowed, Concierge, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.99	x 4	Marble Floor	Double Closet	Crown Moulding
2	Living	Main	15.09	x 10.99	Fireplace	W/O To Balcony	Combined W/Dining
3	Dining	Main	15.09	x 10.2	Hardwood Floor	O/Looks Ravine	Combined W/Living
4	Kitchen	Main	15.49	x 10.1	Granite Counter	Centre Island	Hardwood Floor
5	Prim Bdrm	Main	16.21	x 10.3	W/O To Balcony	W/I Closet	5 Pc Ensuite
6	2nd Br	Main	9.42	x 9.09	Hardwood Floor	Double Closet	4 Pc Ensuite
7	Den	Main	10.99	x 9.42	Hardwood Floor	Crown Moulding	Separate Rm

Client Remks: Rarely available in coveted Kilgour Estates. Sensational split bedroom layout measuring almost 1600 sq ft of interior living space with fabulous views overlooking the greenery of the Sunnybrook Ravine. A turn key residence, fully updated and immaculately maintained. This 2 +den suite offers incredible versatility in the use of space. The open concept living room and dining room allows for flexible furniture placement. As not to encroach on the living space a thin entertainment built-in has been added and the pot lights have been positioned as accent lighting. Natural light streams in the large east facing windows and there is a walk out to a massive balcony that overlooks and spans across the treetops of Sunnybrook Park. The kitchen is pleasantly equipped with granite counters and a centre island for extra prep space or a casual glass of wine while cooking. The primary suite has a bright east exposure with walk-out, a generous walk-in closet and a luxurious spa inspired 5-pc ensuite bath. Nothing has been overlooked. The second bedroom is incredibly spacious with access to a 4-pc bathroom and ample closet space. For those seeking a home office the den is a separate room and offers incredible privacy from the main open concept living space. No suite of this caliber would be complete without a full sized laundry room and additional linen storage. This suite comes with 2 car parking, roughed in for EV charging, if required. There is also a large heated storage locker for seasonal overflow. This building has an excellent reputation and a strong sense of community. The common elements have recently undergone a cosmetic update. The quiet positioning of the building along with exceptional amenities makes Kilgour Estates the perfect home. Lives Like a Bungalow. True Gem!

Inclusions: Fridge, Stove/oven, microwave, dishwasher. Washer & dryer. Entertainment unit including TV, TV in guest bedroom, electric fireplace, blinds and all light fixtures. 2 car parking (rough in EV), 1 large locker.

Listing Contracted With: RE/MAX HALLMARK JOY VERDE GROUP REALTY **Ph:** 416-481-5666



3 Southvale Dr 605
Toronto Ontario M4G 1G1
 Toronto C11 Leaside Toronto % Dif: 92
Taxes: \$9,840 / 2025 **For:** Sale **SPIS:** No **DOM:** 27
Sold: \$1,845,000
List: \$1,998,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** 36A **Bedrooms:** 3
Unit#: 05 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 2833 **Locker Unit:** 36 1x4, 1x3
Level: 6
Dir/Cross St: Moore/Millwood
Directions: Moore/Millwood
Prop Mgmt: Canlight

MLS#: C13119578 **Sold Date:** 06/08/2026
PIN#: 768330034

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1600-1799 Sqft Source: Floorplan Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,919.58 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: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: Prop Feat: Clear View, Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre Exterior Feat: Patio, Privacy, Security Gate Interior Feat: Auto Garage Door Remote, Carpet Free, Countertop Range, Intercom, Primary Bedroom - Main Floor, Separate Hydro Meter, Storage, Trash Compactor Security Feat: Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: A1 #: A2 Park \$/Mo: Prk Lvl/Unit: Level A, Unit 1 / Level A, Unit 2 Bldg Amen: Bbqs Allowed, Bike Storage, Gym, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.93	x 16.4	Hardwood Floor	W/O To Terrace	Large Window
2	Dining	Main	14.67	x 12.4	Open Concept	Hardwood Floor	Combined W/Living
3	Kitchen	Main	13.78	x 12.76	B/I Appliances	Stone Counter	Breakfast Bar
4	Prim Bdrm	Main	18.08	x 10.07	4 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	Main	14.3	x 11.58	W/O To Balcony	B/I Closet	Hardwood Floor
6	3rd Br	Main	14.3	x 10.01	W/O To Balcony	B/I Desk	Hardwood Floor
7	Foyer	Main	18.08	x 6.76	Hardwood Floor	Large Closet	

Client Remks: Enjoy the Ultimate in Luxury Boutique Condominium Living at Leaside Manor in a Highly Sought After Toronto Neighbourhood. Quality Built by Shane Baghai, this Stunning & Spacious 3 Bedroom Suite Offers Almost 2000 Sq Ft of Indoor & 2 Outdoor Living Areas Combined. Meticulously Designed Interior Appointments Include Smooth Ceilings, Reclaimed Oak Floors, Custom Millwork & 10 Inch Base Boards Throughout + Lutron Motorized Custom Roller Shades & Built- in Custom Console with 85" TV & Fireplace. Walk out to a Sunny South West Facing Private Terrace with Beautiful Sunsets + Natural Gas Hook Up & Hose Bib. Gorgeous European Inspired Designer Kitchen with Italian Custom Cabinetry, Integrated Miele Appliances & Gas Cooktop with Ample Stone Countertops, Centre Island Prep Area + Breakfast Bar Open to the Dining Room, Perfect for Entertaining. Spa Like Bathrooms with Wood Grain Style Tiles & Toto Washlet Toilets from Japan. This Truly Luxurious Turn Key Lifestyle Awaits, Make it Yours Today! A++
Inclusions: Miele Fridge, Stove, Dishwasher, Gas Cooktop, Built In Microwave, Washer and Dryer
Listing Contracted With: ROYAL LEPAGE TERREQUITY SW REALTY **Ph:** 416-495-2868



21 Burkebrook Pl 804
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 96
Taxes: \$9,826 / 2025 **For:** Sale **SPIS:** No **DOM:** 37
Sold: \$2,085,000
List: \$2,180,000
 Condo Apt #Shares%: Rms: 6
 Apartment Locker#: 222 Bedrooms: 2 + 1
 Unit#: 04 Locker Lev/Unit: P2 Washrooms: 2
 Corp#: TSCC / 1957 Locker Unit: 1x5xMain, 1x3xMain
 Level: 8
Dir/Cross St: Bayview Ave/Kilgour Rd
Directions: Bayview Ave/Kilgour Rd
Prop Mgmt: Brookfield Property Management

MLS#: C12917276 **Sold Date:** 04/30/2026
Assignment: No **Fractional Ownership:** No **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1600-1799 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,672 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 210 #: 211 Park \$/Mo: Prk Lvl/Unit: B / B Bldg Amen: Bbqs Allowed, Games Room, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.91	x 9.61	Pot Lights
2	Living	Main	20.47	x 14.99	Fireplace
3	Dining	Main	20.47	x 14.99	Hardwood Floor
4	Kitchen	Main	15.65	x 10.24	Eat-In Kitchen
5	Breakfast	Main	15.65	x 10.24	Hardwood Floor
6	Den	Main	13.32	x 9.25	Hardwood Floor
7	Prim Bdrm	Main	15.55	x 11.91	W/O To Terrace
8	2nd Br	Main	15.65	x 9.97	W/I Closet
9	Laundry	Main	9.19	x 5.15	Tile Floor

Client Remks: Rarely Offered Ravine Penthouse in Prestigious Kilgour Estates | 11' Ceilings | 622 Sq. Ft. Private Terrace. Perched on the exclusive 8th floor, this exceptional penthouse features soaring 11' ceilings found only on the PH level with breathtaking, unobstructed views across the treed Sunnybrook Ravine. Nearly 1,700 sq. ft. of beautifully updated interior living space offers a rare combination of scale, light and privacy. The sensational split-bedroom 2 + Den layout provides remarkable versatility. The open-concept living and dining rooms are anchored by a striking fireplace and framed by expansive east-facing windows that capture the tranquil ravine landscape. Four walk-outs create seamless indoor-outdoor living, opening to an extraordinary 622 sq. ft. private terrace overlooking the treetops of Sunnybrook Park, an exceptional setting for entertaining, barbecuing (gas line present) or quiet morning coffee above the ravine. A water line offers the possibility of creating your own private garden. For 3 of the 4 Toronto seasons, the total square footage of actual living space becomes 2,312 square feet! The eat-in kitchen features Corian counters and built-in high-end panelled appliances. The primary retreat offers terrace access, a generous walk-in closet and a spa-inspired 5-piece ensuite. A spacious second bedroom with a built-in Murphy bed sits beside a 3-piece bath, while the separate den serves perfectly as a private home office or media room. Includes two side-by-side parking spaces and a large heated storage locker. Kilgour Estates offers a resort-calibre fitness, social and recreation centre with sunlit indoor pool, whirlpool with garden terrace access, steam rooms and strength & conditioning studio. Additional amenities include a library, billiards lounge, formal dining room with bar and catering kitchen, and a private home theatre. Penthouse living above the ravine... a rare offering in one of Toronto's most beloved ravine communities.

Inclusions: See schedule B
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191