

 BRAD J. LAMB REALTY 2016 INC., Brokerage	495 Logan Ave 413 Toronto Ontario M4K 0A5 Toronto E01 North Riverdale Toronto % Dif: 93 Taxes: \$3,483.59 / 2026 For: Sale SPIS: No DOM: 4		Sold: \$740,000 List: \$749,900		
	Condo Apt Apartment Unit#: 13 Corp#: TSCC / 2988	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 4	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x3		
Dir/Cross St: Logan/Gerrard Directions: Logan/Gerrard Prop Mgmt: Meritus Group Management 905-275-9575					
MLS#: E13113306 Sold Date: 05/15/2026 PIN#: 769880108					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 0-5 Apx Sqft: 800-899 Sqft Source: As Per Builder Floor Plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$619.61 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Other Security Feat: Security System	Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Built-In / 0 Drive: Stacked Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Rooftop Deck/Garden Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to Lofthouse in the heart of Riverdale. This bright south facing 2-bedroom, 2-bathroom suite is designed for modern urban living. This sun-filled unit features 10-foot ceilings, floor to ceiling windows, and an open-concept layout. The massive chef-inspired kitchen is the true center piece, complete with a large centre island, full-size stainless steel appliances, agas stove, and plenty of prep and storage space - perfect for cooking, entertaining, and everyday living. Large south facing balcony also comes with a BBQ hookup. Both bedrooms are generously sized with excellent storage, while the thoughtful layout offers comfort and functionality for families, professionals, or downsizers alike. Additional storage throughout the unit ensures everything has its place. Located in the boutique Lofthouse building, you're just steps to transit, shops, restaurants, cafes, parks, and excellent schools, with easy access to everything Riverdale has to offer. A perfect blend of style, space, and convenience in one of the city's most vibrant neighbourhoods.					
Inclusions: Fridge, Stove, B/IDishwasher, B/I Microwave. Stacked Washer/Dryer. All Window Coverings. All Electric Light Fixtures. Building amenities include a partyroom, roof top terrace and security entry system.					
Listing Contracted With: BRAD J. LAMB REALTY 2016 INC. Ph: 416-368-5262					



2 Withrow Ave 4
Toronto Ontario M4K 1C9
 Toronto E01 North Riverdale Toronto % Dif: 95
Taxes: \$3,197.78 / 2025 **For:** Sale **SPIS:** No **DOM:** 4
Sold: \$945,000
List: \$998,000
 Condo Townhouse **#Shares%:**
 2-Storey **Locker#:**
Unit#: 4 **Locker Lev/Unit:**
Corp#: YCC / 359 **Locker Unit:**
Level: 1
Rms: 7
Bedrooms: 2
Washrooms: 2
 1x4, 1x2
Dir/Cross St: Withrow And Broadview
Directions: Broadview and Withrow
Prop Mgmt: ICC Property Management

MLS#: E13461862 **Sold Date:** 06/22/2026
PIN#: 113590004

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Apx Sqft: 900-999 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Common Maint: \$472.83 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Clear View, Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: On Demand Water Heater	Balcony: Open Ens Lndry: Y Lndy Lev: Upper 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: Unit O Bldg Amen: Bbqs Allowed Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.01	x 11.42	W/O To Balcony
2	Dining	Main	18.01	x 11.42	Open Concept
3	Kitchen	Main	8.83	x 7.91	Combined W/Living
4	Prim Bdrm	2nd	14.5	x 9.25	Granite Counter
5	2nd Br	2nd	14.5	x 11.32	Stainless Steel Appl
6	Foyer	Main	0	0	Open Concept
7	Other	Main	0	0	Large Window
					Large Window
					W/I Closet
					Porcelain Floor
					Closet
					Balcony
					West View

Client Remks: Sunsets over Riverdale Park. The Toronto skyline glowing in the distance. All from your own balcony. This is the view people dream about. And it's yours every single evening. This boutique low-rise, low-maintenance-fee condo town is right in the heart of Riverdale. This fully renovated 2-bed, 2-bath unit features Bosch appliances, heated floors, granite counters, on-demand water heater, and ensuite washer and dryer. Open-concept main floor walks straight out to that west-facing balcony. Two balconies total. Underground parking included plus bicycle storage. Lowest maintenance fees at \$472.83 lowest in the complex and significantly lower than many condos! For families, the address delivers even more. This unit falls in the catchment for Withrow Avenue Junior Public School and Riverdale Collegiate Institute. Two of the most in-demand public schools in the city. People move to this exact neighbourhood to get into them. Steps to the Danforth, Don River trails, Greek town, china town, leslievillle.and transit. Units here rarely come up. Low turnover condo town houses. Wonderful community and quiet neighbourhood.

Inclusions: Stainless Steel: Fridge, Stove, Microwave, Dishwasher. Washer/Dryer combo. All existing electric light fixtures and window coverings.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016