



347 Sorauren Ave 209			Sold: \$550,000
Toronto Ontario M6R 2G8			List: \$499,000
Toronto W01 Roncesvalles Toronto % Dif: 110			
Taxes: \$2,812.75 / 2025		For: Sale	SPIS: No
		DOM: 67	
Condo Apt	#Shares%:	Rms: 4	
Loft	Locker#:	Bedrooms: 1	
Unit#: 8	Locker Lev/Unit:	Washrooms: 2	
Corp#: MTCC / 1279	Locker Unit:	1x2xMain, 1x4xUpper	
	Level: 2		
Dir/Cross St: Dundas and Sorauren			
Directions: Dundas and Sorauren			
Prop Mgmt: Icon Property Management			

MLS#: W12678152 **Sold Date:** 03/16/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Floorplan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$448.72 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: 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, Pets Allowed with Restrictions Interior Feat: Brick & Beam, Carpet Free, Primary Bedroom - Main Floor, Separate Heating Controls	Balcony: None Ens Lndry: Y Lndy Lev: Upper Exterior: Brick / Concrete Gar/Gar Spcs: Surface / 0 Drive: Surface Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: Space #9 Park \$/Mo: Prk Lvl/Unit: Lvl 1/ Unit 36 Bldg Amen: Com Elem Incl: Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.29	x 15.19	Stainless Steel Appl Centre Island Quartz Counter
2	Living	Main	13.65	x 17.32	Open Concept Laminate
3	Prim Bdrm	Main	10.53	x 10.56	Open Concept Laminate
4	Loft	Upper	4.79	x 8.73	4 Pc Bath

Client Remks: Welcome To The Sorauren Lofts A True LIVE/WORK Community. This Authentic Brick And Beam Hard Loft Highlights 15 Foot Ceilings, Skylights, Large Windows, Heavy Pipes And Ductwork, Ductless A/C And Exposed Wood-Slat Ceilings And A Steel Framed Mezzanine With A 4 Piece Bathroom And Laundry (Unfortunately Not Enough Room For A Bed). With Recent Renovations That Include 2 Updated Bathrooms, A Renovated Kitchen And New Flooring. Adjacent To Sorauren Park Where You Can Find A Off Leash Dog Park, Farmer's Market, Tennis Courts, Baseball Diamond And So Much More Like The Summer Movie Nights And The Future Home If The Wabash Community Centre. There Are Many Transit Options A Short Walk From The Building Including TTC Streetcar Services, Dundas West Subway Station, The Up Express And Go Train Services.
Inclusions: Gas And Water Services, Stainless Steel Fridge, Stove, Dishwasher, OTR Hood Fan, Washer/Dryer, 2 Standing Wall Closet Organizers, Parking And A Locker.
Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



243 Macdonell Ave 6
Toronto Ontario M6R 2A9
 Toronto W01 Roncesvalles Toronto % Dif: 130
Taxes: \$2,685.59 / 2026 **For:** Sale **SPIS:** No **DOM:** 12
Sold: \$750,000
List: \$575,000
 Condo Townhouse **#Shares%:** **Rms:** 5
 Loft **Locker#:** **Bedrooms:** 2
Unit#: 6 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: MTCC / 707 **Locker Unit:** 1x4xFlat
Level: 1
Dir/Cross St: Wright and Macdonell
Directions: Wright and Macdonell
Prop Mgmt: EZ Property Management

MLS#: W13487958 **Sold Date:** 07/07/2026
PIN#: 117070006

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Other / Gas Apx Age: 100+ Year Built: 1903 Yr Built Source: MPAC Apx Sqft: 700-799 Sqft Source: 730 Sq. Ft. as per floorplans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: None Maint: \$434 A/C: Wall Unit Central Vac: No UFFI: No Elev/Lift: No Retirement: N Under Contract: Hot Water Heater HST Applicable to Sale Price: Included In Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Storage	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Private Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.68	x 11.25	Hardwood Floor Fireplace Window
2	Kitchen	Main	7.51	x 7.41	Hardwood Floor Open Concept Window
3	Dining	Main	13.09	x 8.76	Hardwood Floor Open Concept
4	Prim Bdrm	Main	8.01	x 10.6	Hardwood Floor Window Double Closet
5	2nd Br	Main	8.01	x 9.84	Hardwood Floor Window Closet

Client Remks: Rare opportunity to own a true hard loft townhouse in the heart of Roncesvalles Village. One of only six authentic loft residences in this historic 1903 industrial building, converted in 1986, this unique home combines original character with modern updates and offers your own private entrance and dedicated parking space conveniently located right outside your door. Inside, you'll find soaring 10.5-foot ceilings, exposed brick, wood floors, oversized windows that flood the home with natural light, a cozy gas fireplace and ductless air conditioning unit. The spacious open-concept living and dining area is perfect for entertaining, while the renovated bathroom, two bedrooms, and abundant in-suite storage make everyday living effortless. Step outside to create your own private patio oasis at the front entrance. Recent updates include a new dishwasher (2025), new ceiling fans and lighting in the north bedroom (2025), a new dining room light fixture (2025), and a new refrigerator (2023). All the plumbing is new flex piping (2025). Originally built between 1908 and 1910, the building has a fascinating history, serving as home to the Reach Sporting Goods Company and later Wm. A. Rogers Brass Foundry before being transformed into one of Toronto's earliest authentic hard loft conversions. Tucked among the beautiful homes of Roncesvalles, this is loft living at its finest-offering character, privacy, and a lifestyle that's impossible to replicate. Just steps to Roncesvalles Avenue's vibrant shops, cafes, restaurants, parks, transit.

Inclusions: Fridge, Stove, washer, dryer, all Electric Light fixtures, gas fireplace, ductless air conditioner, mirror in dining room

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



383 Sorauren Ave 608 Toronto Ontario M6R 0A4 Toronto W01 Roncesvalles Toronto % Dif: 96 Taxes: \$2,767.50 / 2025 For: Sale SPIS: No DOM: 35			Sold: \$565,000 List: \$589,900
Condo Apt Apartment Unit#: 08 Corp#: TSCC / 2557	#Shares%: Locker#: Locker Lev/Unit: P1 Locker Unit: 64 Level: 6	Rms: 5 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x3xFlat	
Dir/Cross St: Dundas And Sorauren Directions: Dundas And Sorauren Prop Mgmt: Icon Property Management			

MLS#: W12885944 **Sold Date:** 04/20/2026
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: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$508.29 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Exercise Room, Guest Suites, Gym, Visitor Parking Com Elem Incl: Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	13.32	x 8.4	Hardwood Floor	W/O To Balcony	Open Concept
2	Dining	Ground	13.65	x 7.48	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Kitchen	Ground	13.65	x 7.48	Hardwood Floor	Combined W/Dining	Open Concept
4	Prim Bdrm	Ground	10.24	x 9.91	Hardwood Floor	Sliding Doors	Semi Ensuite
5	Den	Ground	7.91	x 7.32	Hardwood Floor	Open Concept	Large Closet

Client Remks: Offers anytime! Welcome to Suite 608 at 383 Sorauren Avenue, a stylish one-bedroom plus den boutique condo in the heart of Roncesvalles. Tucked away on a quiet, tree-lined street, this light-filled suite blends modern loft-inspired design with the charm of one of Toronto's most vibrant neighbourhoods. Inside, you'll find soaring 9-foot exposed concrete ceilings, hardwood floors, and large windows showcasing unobstructed north-west views and filling the space with natural light. The thoughtfully designed layout offers flexibility for a home office, guest space, or creative studio, while the modern kitchen features an island, integrated appliances, and sleek finishes perfect for everyday living and entertaining. Storage is exceptional with a full wall of custom built-in closets providing generous clothing organization, a spacious in-suite storage area just off the dining room, and an additional storage locker. Step outside to enjoy a large private balcony and immediate access to Sorauren Park with its popular farmers' market and dog park. Just minutes away, Roncesvalles Avenue, Dundas Street West, and Queen Street West offer an incredible selection of cafes, restaurants, galleries, and independent shops. Residents enjoy premium amenities including a fully equipped gym, concierge service, party room, guest suite, visitor parking, and bike storage. Boutique condo living paired with the vibrant lifestyle of Roncesvalles.

Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071



383 Sorauren Ave 511
Toronto Ontario M6R 0A4
 Toronto W01 Roncesvalles Toronto % Dif: 98
Taxes: \$3,091.76 / 2025 **For:** Sale **SPIS:** No **DOM:** 49

Sold: \$620,000
List: \$635,000

Condo Apt **#Shares%:**
 Apartment **Locker#:** A115 **Rms:** 1 + 1
Unit#: 15 **Locker Lev/Unit:** A **Bedrooms:** 1 + 1
Corp#: TSCC / 2557 **Locker Unit:** 115 **Washrooms:** 1
Level: 05 1x3xMain

Dir/Cross St: Dundas Street West & Sorauren
Directions: Dundas St W & Sorauren
Prop Mgmt: Icon Property Management

MLS#: W12728136 **Sold Date:** 03/10/2026
PIN#: 765570068

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 600-699 Sqft Source: 690 Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$545.17 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Yes Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Storage	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
--	--	---

Sewage: Municipal Avai

#	Room	Level	Length (ft)	Width (ft)	Description
1	Den	Main	8.69	x 6.66	
2	Living	Main	13.45	x 15.68	
3	Bathroom	Main	4.79	x 10.04	
4	Den	Main	10.56	x 6.66	
5	Other	Main	13.71	x 6.66	Balcony
6	Other	Main	15.75	x 6.23	
7	Other	Main	15.75	x 9.84	

Client Remks: Welcome to this bright, contemporary suite in one of Toronto's most sought-after neighbourhoods. The spacious layout is bathed in natural light from expansive windows, while the sleek, modern kitchen opens effortlessly into the living and dining areas-ideal for entertaining or relaxed day-to-day living. Step outside and immerse yourself in everything Roncesvalles has to offer, from Sorauren Park and the popular Farmers' Market to an array of charming cafes and local shops, all just steps away. Commuting is effortless with exceptional access to three TTC lines, the UP Express, and multiple transit options. Residents enjoy premium amenities including a fully equipped fitness centre, a stylish party room, pet-friendly policies (with restrictions), and ultra-fast Beanfield internet. More than just a place to live, this is a lifestyle opportunity in one of Toronto's most vibrant communities.

Inclusions: All chattels present in the home except for electronics

Listing Contracted With: ROBIN HOOD REALTY LIMITED **Ph:** 365-695-5455



38 Howard Park Ave 421
Toronto Ontario M6R 0A7
 Toronto W01 Roncesvalles Toronto % Dif: 99
Taxes: \$2,865.53 / 2025 **For:** Sale **SPIS:** No **DOM:** 25
Sold: \$640,000
List: \$645,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** 39 **Bedrooms:** 1 + 1
Unit#: 21 **Locker Lev/Unit:** 4 **Washrooms:** 1
Corp#: TSCP / 2602 **Locker Unit:** 39 1x4xFlat
Level: 4
Dir/Cross St: Howard Park & Roncesvalles
Directions: To the east of Roncesvalles on the north side of Howard Park
Prop Mgmt: First Service Residential 416-531-4958

MLS#: W13073230 **Sold Date:** 05/26/2026
PIN#: 766040442

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2018 Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$630.27 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: 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: Carpet Free, Storage Area Lockers Security Feat: Carbon Monoxide Detectors, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Metal/Side Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 129 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bbqs Allowed, Bike Storage, Gym, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.5	x 7.35	Hardwood Floor	Window Flr to Ceil	W/O To Balcony
2	Kitchen	Main	15.49	x 9.91	Hardwood Floor	B/I Appliances	Stainless Steel Appl
3	Br	Main	10.17	x 9.51	Hardwood Floor	Mirrored Closet	Sliding Doors
4	Den	Main	18.5	x 7.74	Hardwood Floor		

Client Remks: Bright, private, and vacant! Move in immediately to this thoughtfully designed 1 bedroom plusden offering a rare clear, open view in the heart of Roncesvalles Village. Floor-to-ceiling windows flood the space with natural light, while the open-concept layout is anchored by a generous den alcove-ideally suited for a built-in desk and shelving, creating a dedicated and highly functional home office. Start your day with a quiet cup of coffee, watching the neighbourhood come to life from the privacy of your own home without the close proximity of facing windows. Steps to Roncesvalles' cafes, boutiques, and dining, with High Park close by and easy access to TTC streetcar and subway lines. Includes one parking space, one locker, and secured bike storage. Bring your favourite pieces, settle in, and make this place your own. Welcome home!

Inclusions: All electrical fixtures, window coverings and major kitchen appliances including: Miele Built-in appliances, Cooktop, built-in oven, washer/dryer. 1 parking, 1 locker (on the same floor as the unit)

Listing Contracted With: HAZELTON REAL ESTATE INC. **Ph:** 416-924-3779



437 Roncesvalles Ave 210 Toronto Ontario M6R 3B9 Toronto W01 Roncesvalles Toronto % Dif: 93 Taxes: \$2,515.78 / 2026 For: Sale SPIS: No DOM: 17			Sold: \$610,000 List: \$658,000
Condo Apt Multi-Level Unit#: 10 Corp#: TSCC / 1922	#Shares%: Locker#: B-84 Locker Lev/Unit: B Locker Unit: 84 Level: 02	Rms: 5 Bedrooms: 1 Washrooms: 1 1x4xUpper	
Dir/Cross St: Roncesvalles Ave & Howard Park Ave Directions: Roncesvalles Ave & Howard Park Ave Prop Mgmt: BRILLIANT PROPERTY MANAGEMENT			

MLS#: W13415390 **Sold Date:** 06/25/2026
PIN#: 129220231

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$711.62 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, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Upper Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level B Spot 8 Bldg Amen: Com Elem Incl: Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Upper	9.38	x 9.19	Large Closet
2	Prim Bdrm	Upper	11.58	x 8.83	Large Closet
3	Kitchen	Lower	6.17	x 15.72	Modern Kitchen
4	Living	Lower	10.3	x 15.72	Gas Fireplace
5	Dining	Lower	10.3	x 15.72	Combined W/Living

Client Remks: Suite 210 at 437 Roncesvalles Avenue sits at the centre of it all! Located within the architecturally iconic High Park Lofts, Toronto's pioneering geothermal residential building, this 1-bedroom residence pairs authentic loft character with a warmth often absent from contemporary condominiums. Inside, soaring 12.5' ceilings & a split-level floor plan bring a rare sense of scale to the living space; while wall-to-wall, floor-to-ceiling windows & sliding doors soften the boundary between indoors and out. At the heart of the home, a contemporary gas fireplace introduces an unexpected sense of intimacy and atmosphere. The updated kitchen offers a clean, modern backdrop for daily routines, while a generous terrace extends the living space outdoors - private, green and quietly removed from the city beyond. A built-in work station, automated blinds, upgraded appliances, customized primary closet & discreet crawl-space storage add a layer of understated everyday luxury. Parking with an EV charger, bike rack, and a locker complete the package. Residents enjoy concierge service, visitor parking, a rooftop terrace and the building's remarkable glass-covered atrium - a cathedral-like communal space that has served as the backdrop for gatherings, performances and the connected condominium culture increasingly rare in the city. High Park to the west. The waterfront to the south. An easy ride into the downtown core. And one of Toronto's most vibrant main streets at your doorstep. The Bloor subway line, UP Express, streetcars and the Martin Goodman Trail are all moments away, offering exceptional west-end access without sacrificing the rhythm and character that define the neighbourhood. There is a connectivity here that quietly reshapes how the city is experienced. A home for people who value character over convention. Creativity over predictability.

Inclusions: Existing - Fridge, Stove, Microwave, Dishwasher, Washer & Dyer. All Existing Light Fixtures & Window Coverings.
Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000

			369 Sorauren Ave 402			Sold: \$625,000		
			Toronto Ontario M6R 3C1			List: \$669,000		
			Toronto W01 Roncesvalles Toronto % Dif: 93					
			Taxes: \$3,280 / 2025 For: Sale SPIS: No DOM: 25					
Condo Apt			#Shares%:			Rms: 4		
Loft			Locker#:			Bedrooms: 1		
Unit#: 17			Locker Lev/Unit: A			Washrooms: 1		
Corp#: TSCP / 1899			Locker Unit: 164			1x4xFlat		
			Level: 4					
Dir/Cross St: Sorauren Ave & Dundas St W								
Directions: Use GPS								
Prop Mgmt: Icon Property Management 416-939-6421								
MLS#: W13222360 Sold Date: 06/26/2026								
PIN#: 128990134								
Kitchens: 1			Pets Perm: Yes-with Restrictions			Balcony: Terr		
Fam Rm: N			Locker: Owned			Ens Lndry: Y		
Basement: None			Maint: \$621.79			Lndy Lev:		
Fireplace/Stv: N			A/C: Central Air			Exterior: Concrete		
Heat: Fan Coil / Gas			Central Vac: No			Gar/Gar Spcs: Underground / 1		
Apx Age:			UFFI:			Drive:		
Apx Sqft: 500-599			Elev/Lift:			Park Type: Owned		
Sqft Source: MPAC			HST Applicable to Included In			Park/Drv Spcs: 0 Tot Prk Spcs: 1		
Exposure: Sw			Sale Price:			#: 53		
Assessment:			Taxes Incl:			Park \$/Mo:		
Spec Desig: Unknown			Water Incl: Y			Prk Lvl/Unit: B		
Survey Type: None			Heat Incl: Y Hydro Incl:			Bldg Amen:		
Phys Hdcap-Eqp:			Cable TV Incl: CAC Incl: Y			Bbqs Allowed, Exercise Room, Party/Meeting		
			Bldg Ins Incl: Y Prkg Incl: Y			Room, Visitor Parking, Elevator		
			Cert Level: Energy Cert:			Com Elem Incl: Y		
			GreenPIS:					
			Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, School Bus Route					
			Interior Feat: Storage					
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Kitchen	Flat	9.51	x 9.09	Stainless Steel Appl	Granite Counter	Concrete Floor	
2	Dining	Flat	12.6	x 11.91	Combined W/Kitchen	Open Concept	Concrete Floor	
3	Living	Flat	12.6	x 11.91	W/O To Terrace	Window Flr to Ceil	Concrete Floor	
4	Prim Bdrm	Flat	10.4	x 9.42	4 Pc Ensuite	W/O To Terrace	Closet	
5	Foyer	Flat	7.51	x 4.49	Combined W/Den	Combined W/Laundry	Concrete Floor	
Client Remks: Discover authentic loft living at the historic Robert Watson Lofts, a coveted boutique conversion nestled in the heart of Roncesvalles. Rich in character and architectural detail, this updated 1-bedroom plus study residence pairs industrial heritage with modern comfort, featuring an updated kitchen and bathroom completed in 2025. Bathed in natural light from its southwest exposure, the loft is defined by soaring 10-foot ceilings, floor-to-ceiling windows, and an airy open-concept design. The flexible study is perfectly suited for a home office, while also offering the potential to be reimaged with custom built-ins for enhanced storage-whether as a closet system, pantry space, or a combination of both. Two walkouts extend the living space outdoors to a generous 110 sqft terrace with gas BBQ hookup. Located on one of the neighbourhood's most picturesque streets, you're just steps from Sorauren Park, home to the beloved Farmers' Market and soon-to-be highly anticipated Wabash Community Recreation Centre. Enjoy easy access to acclaimed dining, independent cafes, local breweries, the West Toronto Railpath, and the MOCA. Complete with 1 underground parking space, a private storage locker, fitness facilities, ample visitor parking, and a landscaped courtyard, this exceptional residence offers a unique opportunity to become part of one of Toronto's most cherished loft communities.								
Inclusions: (1) Underground Parking Spot, (1) Underground Storage Locker, Gas & Water Included in Maintenance Fee, (Kitchen appliances new 2024) S/S Fridge, S/S Gas Range & Stove, S/S Dishwasher, Microwave Hood fan combo, Washer & Dryer (2026), All Electrical Light Fixtures, All Existing Window Coverings (Custom sheers and blackout shades 2024). Some Furniture is Negotiable.								
Listing Contracted With: <u>SOTHEYB'S INTERNATIONAL REALTY CANADA</u> Ph: 416-960-9995								



383 Sorauren Ave 610 Toronto Ontario M6R 0A4 Toronto W01 Roncesvalles Toronto % Dif: 96 Taxes: \$3,318.25 / 2025 For: Sale SPIS: No DOM: 17		
Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2557	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 60 Level: 6	Rms: 5 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x3xFlat
Dir/Cross St: Dundas And Sorauren Directions: Dundas And Sorauren Prop Mgmt: Icon Property Management		

MLS#: W12989564 **Sold Date:** 04/30/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2016 Apx Sqft: 600-699 Sqft Source: MPAC Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$613 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	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: B/19 Bldg Amen: Bike Storage, Concierge, Exercise Room, Guest Suites, Gym, Visitor Parking Com Elem Incl: Y
---	---	---

Water Body Type: Bay

#	Room	Level	Length (ft)	Width (ft)	Description
---	------	-------	-------------	------------	-------------

Client Remks: An outstanding opportunity to own 695 square feet with parking and a locker in one of Roncesvalles' premier buildings, offered at an unbeatable price. Proudly owned by the original owner, this beautifully maintained suite features thousands spent in upgrades, offering exceptional value throughout. Unit 610 offers one-bedroom plus a large den, and blends modern loft-inspired style with neighbourhood charm. Inside, soaring 9-foot exposed concrete ceilings, hardwood flooring, and expansive windows create a warm, light-filled atmosphere. The well-proportioned den provides added flexibility, ideal for a workspace or second bedroom. The contemporary kitchen is both functional and refined, featuring a centre island, integrated appliances, and sleek finishes suited for everyday living and entertaining. An additional storage locker adds valuable convenience. Sorauren Park is just steps away, home to a popular farmers' market and dog park. Take a stroll to Roncesvalles Avenue, Dundas Street West, and Queen Street West with an excellent mix of cafes, restaurants, galleries, and independent shops in a highly walkable setting. Residents enjoy premium amenities including a fitness centre, concierge service, party room, guest suite, visitor parking, and bike storage. Upgrades include a custom barnwood bedroom accent wall, kitchen backsplash tiling, and a new air conditioner and dishwasher (2025). A rare opportunity to experience boutique condo living in one of Toronto's most vibrant and sought-after neighbourhoods.

Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071



25 Ritchie Ave 201 Toronto Ontario M6R 2J6 Toronto W01 Roncesvalles Toronto % Dif: 98 Taxes: \$3,129.46 / 2025 For: Sale SPIS: No DOM: 9			Sold: \$665,000 List: \$680,000
Condo Apt Apartment Unit#: 1 Corp#: TSCC / 2123	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4xFlat	
Dir/Cross St: Roncesvalles Avenue & Dundas Street West Directions: Roncesvalles Avenue & Dundas Street West Prop Mgmt: Maple Ridge Community Management			

MLS#: W13124860 **Sold Date:** 05/22/2026
PIN#: 761320022

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Owner Exposure: Se Assessment: Spec Desig: Other Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$690 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: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Interior Feat: Carpet Free Security Feat: Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete / Other Gar/Gar Spcs: None / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.09	x 6.99	Hardwood Floor	Combined W/Dining	W/O To Terrace
2	Dining	Flat	7.58	x 15.65	Hardwood Floor	Se View	O/Looks Garden
3	Kitchen	Flat	7.38	x 15.65	Hardwood Floor	Centre Island	Modern Kitchen
4	Prim Bdrm	Flat	10.79	x 11.06	Window	Closet	Se View
5	2nd Br	Flat	9.28	x 7.84	Window	Closet	Se View

Client Remks: Set within one of Toronto's most iconic boutique loft buildings, this remarkable residence offers a rare combination of architectural character, exceptional light, and genuine community in the heart of Roncesvalles Village. Centered around the building's celebrated courtyard - a natural gathering place alive with neighbourly encounters all summer long - the unit features an expansive terrace affectionately known as "the backyard." Whether you envision a lush urban garden, quiet morning yoga, or long summer evenings entertaining friends, this outdoor space truly extends the living experience beyond the walls of the home. Inside, the layout is exceptionally functional and beautifully balanced. The generously sized second bedroom easily adapts as a home office, guest room, or creative space. Soaring ceilings and expansive windows flood the living and dining areas with natural light from the southeast exposure, while the bedrooms are filled with soft northwest evening light. Every detail that makes loft living special is present here: volume, warmth, light, and a sense of individuality rarely found in newer developments. Step outside and you are immersed in one of the city's most vibrant cultural pockets, with Revue Cinema, Museum of Contemporary Art, galleries, beloved cafes, artisanal breweries, walking distance to the beach and High Park and some of Toronto's most celebrated restaurants just moments away. More than simply a condo, this is a home designed to be lived in, and loved, for many years to come.

Inclusions: All Existing ELF's and Window Coverings. S/S Appliances, Kitchen Island, Bell Internet Included in maintenance fees

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



38 Howard Park Ave 222 Toronto Ontario M6R 0A7 Toronto W01 Roncesvalles Toronto % Dif: 99 Taxes: \$3,386 / 2025 For: Sale SPIS: No DOM: 4			Sold: \$705,000 List: \$714,990
Condo Apt Apartment Unit#: 22 Corp#: TSCC / 2604	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 3 Bedrooms: 1 + 1 Washrooms: 1 1x3	
Dir/Cross St: Roncesvalles Ave & Howard Park Ave Directions: Roncesvalles Ave & Howard Park Ave Prop Mgmt: First Service Residential			

MLS#: W12661858 **Sold Date:** 01/09/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Grnd Srce Apx Age: 6-10 Year Built: 2018 Apx Sqft: 700-799 Sqft Source: Per approved building permit drawings Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$658.79 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Under Contract: Other HST Applicable to Sale Price: Included In 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, Pets Allowed with Restrictions Interior Feat: Built-In Oven	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: None / 0 Drive: 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
Client Remks: Welcome to Unit 222 at 38 Howard Park, a refined retreat located in the heart of Toronto's highly sought-after Roncesvalles Village. This 1 Bedroom plus den suite perfectly blends contemporary design with functional living, highlighted by floor-to-ceiling windows that flood the living and dining areas with beautiful natural light. The owners have meticulously updated the space, featuring custom built in seating and storage, including a solid wood entrance way and dining area with a custom banquette that creates a sophisticated spot for entertaining or doing a Sunday morning crossword together. A tasteful bathroom renovation completed in 2023. The versatile den is super cozy and currently serves as a dedicated media room, though it offers the flexibility to become a quiet home office or guest space. Well-appointed light fixtures throughout can remain with the property to maintain the unit's polished aesthetic. Step out onto the private balcony which boasts a gas line connection for your BBQ. Building amenities are excellent, including a gym, two fantastic party rooms with BBQs and outdoor space, pet spa, and underground visitor parking. The unit comes with a storage locker and a secured outdoor bike parking spot. Living here means being immersed in the vibrant Roncesvalles community, known for its unique small-town feel, independent shops, and incredible dining. Commuting is effortless with walking distance to the King, Carlton, and Dundas streetcars, Dundas West Station, and the GO Train / UP Express which will get you downtown in 8 minutes or to Pearson Airport in 17. This multifunctional home offers an unparalleled opportunity to enjoy a turnkey lifestyle in one of the city's most vibrant and connected pockets. Inclusions: Stainless steel built-in oven, gas range, built-in dishwasher, stainless steel fridge, white washer and dryer, and light fixtures can be included.					
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY Ph: 416-572-1016					



2154 Dundas St W Ph5 Toronto Ontario M6R 1X3 Toronto W01 Roncesvalles Toronto % Dif: 95 Taxes: \$2,692.09 / 2025 For: Sale SPIS: No DOM: 91			Sold: \$686,000 List: \$725,000
Condo Apt Loft Unit#: 5 Corp#: TSCC / 1941	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 6	Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xFlat	Dir/Cross St: Dundas St. W. & Bloor St. W. Directions: Dundas St. W. & Roncesvalles Ave Prop Mgmt: Nadlan Harris Property Management

MLS#: W12587226 **Sold Date:** 02/27/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 100+ Apx Sqft: 500-599 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Heritage Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$616.61 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Brick & Beam, Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Main 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: Bike Storage Com Elem Incl: Y
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	9.71	x 8.73	East View	Open Concept	Laminate
2	Dining	Ground	11.75	x 8.01	Combined W/Living		
3	Kitchen	Ground	12.11	x 7.48	Stainless Steel Appl	Stainless Steel Coun	Breakfast Bar
4	Br	Ground	9.78	x 12.8	Laminate	East View	

Client Remks: A featherweight name, but a heavyweight loft. Once home to the B.F. Harvey Co. bedding factory, the Feather Factory (c. 1911) now stands as a boutique hard loft that blends century-old character with modern style - right in the heart of Roncesvalles. Dramatic 15-foot ceilings, original wood beams, and exposed brick set the backdrop for a home that feels both expansive and intimate. Factory-style windows invite eastern light to pour across the space, framing skyline views that shift with the day. The stainless-steel counters and oversized breakfast bar add a cool, utilitarian edge to a space that's effortlessly stylish. This 1-bedroom, 1-bathroom loft doesn't try to impress, it just does. Authentic, rare, and ready for its next chapter. Step outside and you're surrounded by Roncy's best: morning coffee at Propeller, dinner at The Commoner, a film at the Revue. High Park, Sorauren Farmers Market, the Railpath, and MOCA are all within easy reach. Streetcar, subway, GO, and UP Express are minutes away. For people who don't do boring. This one's for you!

Inclusions: Learn more at: www.FeatherFactoryLoftPh5.ca. Rarely offered penthouse suite - last sale was in 2023. Included with this suite: stainless steel stove, fridge, microwave/range combo, blinds, Pax wardrobe, washer & dryer (new 2025), and all existing light fixtures.

Listing Contracted With: SUTTON GROUP - SUMMIT REALTY INC. **Ph:** 905-897-9555



38 Howard Park Ave 622 Toronto Ontario M6R 0A7 Toronto W01 Roncesvalles Toronto % Dif: 99 Taxes: \$3,498.96 / 2026 For: Sale SPIS: No DOM: 302			Sold: \$720,000 List: \$730,888
Condo Apt Apartment Unit#: 22 Corp#: TSCC / 2604	#Shares%: Locker#: 141 Locker Lev/Unit: B Locker Unit: Level: 6	Rms: 6 Bedrooms: 1 + 1 Washrooms: 2 1x2xMain, 1x4xMain	
Dir/Cross St: Roncesvalles & Howard Park Ave Directions: Roncesvalles & Howard Park Ave Prop Mgmt: First Service Residential			

MLS#: W12165992 **Sold Date:** 03/20/2026
PIN#: 766040496

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 700-799 Sqft Source: BUILDER Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$727.62 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Under Contract: Other 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, Family Room, Pets Allowed with Restrictions Interior Feat: Carpet Free, Primary Bedroom - Main Floor	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A 78 Bldg Amen: Bbqs Allowed, Bike Storage, Exercise Room, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	18.04	x 19.36	
2	Dining	Main	12.01	x 10.79	
3	Kitchen	Main	10.53	x 8.92	
4	Living	Main	9.38	x 9.55	
5	Prim Bdrm	Main	12.57	x 9.15	W/I Closet 4 Pc Ensuite

Client Remks: Visit REALTOR website for additional information. Modern Condo Living in the Heart of Roncesvalles. 1 Bed + Den | 1.5 Baths | Parking | Expansive Terrace (additional 202 sqft). Welcome to this stylish and spacious 1-bedroom plus den condo located in the highly sought-after Howard Park residences. This thoughtfully designed unit features an open-concept layout with contemporary finishes, floor-to-ceiling windows, 3/4 inch hand carved engineered hardwood flooring, and a rare oversized west-facing terrace perfect for entertaining, gardening, or simply enjoying your own outdoor oasis in the city. The sleek kitchen boasts modern cabinetry, appliances, and a large island for casual dining. The primary bedroom offers generous space and a private ensuite, while the versatile den can easily be used as a home office. Enjoy the added convenience of a second powder room and parking. Situated in the vibrant Roncesvalles Village, you're just steps from some of Toronto's best cafes, independent shops, restaurants, and parks. With easy access to transit, High Park, and the West Toronto Railpath, this location offers the perfect balance of urban living and community charm. Don't miss the opportunity to own a unique unit with a large terrace - a true extension of your living space in one of Toronto's most beloved neighborhoods. Note: wall mural in powder room easily removable (peel and stick).
Inclusions: fridge, stove, dishwasher, window coverings, powder room medicine cabinet, custom built island, two walk in closet storage shelves

Listing Contracted With: PG DIRECT REALTY LTD. **Ph:** 877-709-0027



437 Roncesvalles Ave 113
Toronto Ontario M6R 3B9
 Toronto W01 Roncesvalles Toronto % Dif: 98
Taxes: \$3,159.63 / 2025 **For:** Sale **SPIS:** No **DOM:** 8
Sold: \$751,000
List: \$764,900
 Condo Apt **#Shares%:** **Rms:** 5 + 1
 Apartment **Locker#:** B66 **Bedrooms:** 1 + 1
Unit#: 6 **Locker Lev/Unit:** B **Washrooms:** 1
Corp#: TSCP / 1922 **Locker Unit:** 66 1x3xFlat
Level: 1
Dir/Cross St: Dundas/Roncesvalles
Directions: East side of Roncesvalles between Howard Park and Dundas West
Prop Mgmt: Brilliant Property Management

MLS#: W13142568 **Sold Date:** 05/27/2026
PIN#: 129220097

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 2007 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: 825 unit (MPAC) +90 office +80 terrace Exposure: W Assessment: 2025 Spec Desig: Accessibility Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,065.30 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility Feat: Wheelchair Access,32 Inch Min Doors 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: No GreenPIS: No Prop Feat: Arts Centre, Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Interior Feat: Carpet Free, Primary Bedroom - Main Floor Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Poured Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: P2 15 Park \$/Mo: Prk Lvl/Unit: Level B; Unit 1 Bldg Amen: Bbqs Allowed, Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15.55	x 9.94	Gas Fireplace	Hardwood Floor	Window Flr to Ceil
2	Dining	Flat	14.3	x 7.55	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	10.1	x 6.92	Centre Island	Stainless Steel Appl	Quartz Counter
4	Den	Flat	10.89	x 4.79	Hardwood Floor	Closet	
5	Br	Flat	13.09	x 12.47	Hardwood Floor	Large Closet	Closet Organizers
6	Office	Flat	0	0			

Client Remks: SUNDAY OPEN HOUSE CANCELLED - Property sold conditionally. Loft-style living in the heart of Roncesvalles at High Park Lofts. This renovated 1+1 bedroom suite offers thoughtfully designed living space with a rare private street-level entrance directly off Roncesvalles Ave, creating a more residential feel than a typical condo. Inside, soaring ceilings, expansive west-facing windows, and loft proportions bring natural light throughout the space, while the king-sized primary bedroom and accessible layout add long-term functionality. The 825 square foot (MPAC) suite has been updated with custom cabinetry, quartz countertops, porcelain tile, updated flooring, renovated kitchen and bath spaces, automated blinds, upgraded appliances, and a newly installed owned HVAC system (2025). One of the home's most distinctive features is the separate climate-controlled 90 square foot atrium space currently used as a dedicated office, offering true separation between work and home life. The west-facing rooftop terrace (80 square feet) overlooking High Park feels private and tucked away from the city below, with seasonal sunset views, gas hookup for outdoor dining, and space for entertaining or container gardening. Includes underground parking and locker. High Park Lofts is a boutique 100-unit building known for geothermal energy efficiency, EV charging availability, and true live/work zoning. Located in the centre of Roncesvalles Village, steps to independent cafes, restaurants, local shops, High Park, the Bloor subway line, UP Express, and streetcars, offering exceptional west-end living with outstanding city connectivity.
Inclusions: Existing fridge, stove, dishwasher, washer/dryer; all electric light fixtures; all existing window coverings (blinds and curtains); closet organizers, bathroom mirror, and built-in cabinetry/shelving throughout

Listing Contracted With: BSPOKE REALTY INC. **Ph:** 416-274-2068



383 Sorauren Ave 401			Sold: \$790,000
Toronto Ontario M6R 0A4			List: \$799,900
Toronto W01 Roncesvalles Toronto % Dif: 99			
Taxes: \$3,114.38 / 2025		For: Sale	SPIS: No
			DOM: 61
Condo Apt	#Shares%:	Rms: 5	
Loft	Locker#:	Bedrooms: 1 + 1	
Unit#: 1	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 2557	Locker Unit:	1x4xMain, 1x3xMain	
	Level: 4		
Dir/Cross St: Dundas/Sorauren			
Directions: Dundas/Sorauren			
Prop Mgmt: GPM Property Management Inc.			

MLS#: W12581798 **Sold Date:** 01/27/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: 6-10 Apx Sqft: 700-799 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$596.89 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor, Storage	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 Park \$/Mo: Prk Lvl/Unit: C-8 Bldg Amen: Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Main	9.02	x 10.89	4 Pc Ensuite	Closet	Pot Lights
2	Kitchen	Main	23.29	x 10.5	B/I Appliances	Backsplash	Breakfast Bar
3	Living	Main	23.29	x 10.5	W/O To Balcony	Open Concept	Hardwood Floor
4	Den	Main	8.2	x 7.32	Separate Rm	Separate Rm	Wood Floor
5	Foyer	Main	0	0	B/I Closet	Wood Floor	Pot Lights
6	Bathroom	Main	0	0	3 Pc Bath	Separate Shower	B/I Vanity
7	Bathroom	Main	0	0	4 Pc Ensuite	B/I Vanity	Soaker
8	Other	Main	0	0	Balcony	South View	

Client Remks: Live in one of Toronto's most sought-after neighbourhoods, in a boutique building designed by renowned neo-modern architect Peter Clewes. This intimate and stylish residence offers the perfect balance of design and function. This thoughtfully planned 1+den suite with two full baths features a versatile den that can easily serve as a second bedroom or home office. Soaring nine-foot exposed concrete ceilings, floor-to-ceiling black-framed windows that flood the unit in sunlight, and bleached oak floors fill the space with natural light and give it a modern edge. The sleek kitchen is equipped with built-in appliances, quartz counters, a stainless steel backsplash, oversized sink, and crisp white cabinetry. A custom island with quartz counters extends into a walnut dining table, creating a seamless space for both cooking and entertaining. The primary bedroom offers pot lighting, floor-to-ceiling windows, double closets, and a spa-like three-piece ensuite with a frameless glass walk-in shower. A private covered balcony, integrated front closet, ensuite storage, and in-suite laundry complete the home, along with one underground parking space. Residents enjoy exceptional building amenities including a gym, party room, concierge, BBQ area, bike storage, and visitor parking. Situated in the heart of Roncesvalles, one of Toronto's most vibrant communities, this home is surrounded by cafes, restaurants, markets, shops, and parks including an off-leash dog park! With quick TTC access by streetcar or subway, downtown is only minutes away. Stylish, functional, and ideally located, this condo offers the best of both home and neighbourhood.

Inclusions: Built-In Liebherr Fridge, Built-In Porter & Charles Dishwasher, Porter & Charles Built-In Electric Stove Top, Porter & Charles Built-In Electric Stove Top, Frigidaire Stainless Steel Microwave, Bloomberg Stacked Washer & Dryer, All Window Coverings, All Existing Electrical Light FixturesAI ModeAllSh

Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-236-1241



2154 Dundas St W 107 Toronto Ontario M6R 1X3 Toronto W01 Roncesvalles Toronto % Dif: 98 Taxes: \$4,554.68 / 2025 For: Sale SPIS: No DOM: 50			Sold: \$800,000 List: \$819,900
Condo Apt Apartment Unit#: 5 Corp#: TSCC / 1941	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: A	Rms: 5 Bedrooms: 2 Washrooms: 1 1x3xFlat	
Dir/Cross St: Dundas West and Bloor Directions: Dundas West and Bloor Prop Mgmt: Nadlan Harris Property Management			

MLS#: W12740340 **Sold Date:** 03/20/2026
PIN#: 129410044

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Other Apx Age: Apx Sqft: 1000-1199 Sqft Source: 1070 sq/ft Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,183.04 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Indy Lev: Main Exterior: Brick Gar/Gar Spcs: Surface / 0 Drive: None Park Type: Rental 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	17.32	x 11.32	Hardwood Floor Window Open Concept
2	Dining	Flat	14.17	x 13.75	Hardwood Floor Combined W/Living Window
3	Kitchen	Flat	9.42	x 8.6	Hardwood Floor Stainless Steel Appl Breakfast Bar
4	Prim Bdrm	Flat	10.76	x 9.84	Hardwood Floor Double Closet Window
5	2nd Br	Flat	10.99	x 7.19	Hardwood Floor Separate Rm

Client Remks: Once the B.F. Harvey Co. bedding factory (early 1900s), this heritage-designated building was transformed in the late 2000s into Feather Factory Lofts, a boutique residence of just 44 authentic hard lofts over five storeys-true character in a prime west-end location. This 1,070 sq ft, 2-bedroom SE corner suite showcases original 10 ft factory wood ceilings, exposed brick, and post-and-beam construction. Wraparound windows bring natural light across the open plan. A large kitchen with stainless steel appliances, generous counters, and an eat in area makes everyday living and entertaining easy. The flexible layout works beautifully as a home, office, studio, or gallery. Located in the heart of Roncesvalles Village, just minutes to Bloor West/Dundas West subway, High Park, bistros, pubs, indie cafes, and boutique shops, with Loblaws and daily conveniences nearby. Street permit parking is available through the City of Toronto With a Walk Score that makes this a true walker's paradise, excellent transit options including subway, UP Express, and streetcar, and a bike-friendly neighborhood with lanes and trails nearby, convenience is at your doorstep. Roncesvalles is known for its vibrant, creative culture-third-wave coffee, craft breweries, natural-wine bars, vintage shops, galleries, yoga and fitness studios, and a beloved farmers' market all add to the lifestyle. A rare chance to own a true hard loft with history, scale, and community in one of Toronto's most loved neighborhoods.

Inclusions: Fridge, Stove, Built In Dishwasher, Washer, Dryer, All Electrical Light Fixtures and All Window Coverings
Listing Contracted With: ROYAL LEPAGE TERREQUITY GOLD REALTY **Ph:** 416-495-2230



383 Sorauren Ave 614 Toronto Ontario M6R 0A4 Toronto W01 Roncesvalles Toronto % Dif: 99 Taxes: \$3,664.86 / 2025 For: Sale SPIS: No DOM: 1		
Condo Apt Apartment Unit#: 14 Corp#: TSCC / 2557	#Shares%: Locker#: Locker Lev/Unit: Level A Locker Unit: 63 Level: 6	Rms: 4 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain
Dir/Cross St: Dundas St W/ Roncesvalles Ave Directions: Dundas St W/ Sorauren Ave Prop Mgmt: GPM Property Management Inc.		

MLS#: W12678140 **Sold Date:** 01/09/2026
PIN#: 765570091

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2016 Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: As per Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$688.02 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: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free, Built-In Oven, Storage	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: Level B/Unit 18 Bldg Amen: Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	25	x 3.58	Closet
2	Living	Main	14.76	x 12.4	W/O To Balcony
3	Dining	Main	14.76	x 12.4	Combined W/Living
4	Kitchen	Main	10.01	x 7.51	Centre Island
5	Prim Bdrm	Main	12.01	x 9.15	3 Pc Ensuite
6	2nd Br	Main	11.32	x 8.99	Double Closet

Client Remks: Welcome to this exceptional 2 bed, 2 bath suite at 383 Sorauren Ave, a boutique style condo in one of Toronto's most sought after west-end communities. Over 800 sq.ft. of thoughtfully designed living space, w/floor-to-ceiling windows, exposed concrete ceilings & a bright, open layout w/unobstructed east-facing views of the CN Tower. The modern kitchen includes a dining extension, while the primary bedroom boasts an ensuite & closet w/custom built-ins. Enjoy a large balcony that's perfect for soaking in the morning light. 1 parking spot & 1 locker included. The building offers a host of impressive amenities designed for comfort & convenience. Residents enjoy a well equipped gym, party room, guest suites, BBQ area & outdoor patio. With bicycle storage, visitor parking & 24-hour concierge service, this family & pet-friendly building truly has it all. Life in Roncesvalles Village is full of local charm. A day in the life of a Roncy resident begins at Reunion Coffee Roasters, followed by a visit to Arbequina, a beloved neighbourhood gem known for some of the city's finest dishes. Around the corner, Alimentari, the popular Italian grocery store is always buzzing w/activity, while Tutto Panino the new Italian sandwich shop on Sorauren from Toronto musician, Charlotte Day Wilson, has quickly become a local favourite. All of these delicious stops are just a 5-10 minute walk away from your doorstep. During the warmer months, Sorauren Park comes alive w/the Sorauren Farmers' Market, one of the area's biggest community events, featuring local food, live music & outdoor movie nights. The list of amenities continues w/a pizza oven, playground, epic splash pad, dog park, baseball field, tennis courts & the upcoming Wabash Community Rec Centre. In winter, the market moves indoors to Henderson Brewery, keeping the neighbourhood spirit alive year round. High Park, the lakefront, TTC, & UP Express are just steps away, you get the perfect balance of urban convenience & small-town charm.

Inclusions: See Schedule B
Listing Contracted With: BABIAK TEAM REAL ESTATE BROKERAGE LTD. **Ph:** 416-717-8853



383 Sorauren Ave 414 Toronto Ontario M6R 0A4 Toronto W01 Roncesvalles Toronto % Dif: 98 Taxes: \$3,522 / 2025 For: Sale SPIS: Yes DOM: 17			Sold: \$830,000 List: \$845,000
Condo Apt Apartment Unit#: 14 Corp#: TSCC / 2557	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 77 Level: 4	Rms: 4 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xMain	
Dir/Cross St: Sorauren and Dundas St W Directions: Sorauren Ave, South of Dundas St W Prop Mgmt: GPM Property Management			

MLS#: W12832292 **Sold Date:** 03/19/2026
PIN#: 765570051

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: 800-899 Lot Size Source: MPAC Sqft Source: Floor Plans Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$701.79 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: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 49 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Concierge, Gym, Community BBQ Com Elem Incl: Y
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.8	x 10.5	Open Concept	Laminate	W/O To Balcony
2	Dining	Main	7.55	x 10.17	Open Concept	Laminate	Combined W/Kitchen
3	Kitchen	Main	7.55	x 10.17	Open Concept	Laminate	Combined W/Dining
4	Prim Bdrm	Main	9.51	x 8.86	Laminate	Closet	3 Pc Ensuite
5	Br	Main	9.84	x 8.86	Laminate	Closet	

Client Remks: Welcome to 414-383 Sorauren! Your dream condo in the heart of Roncesvalles, one of Toronto's most vibrant neighbourhoods! This spacious two-bedroom, two-bathroom unit boasts modern living with high-end appliances and fresh paint throughout. Enjoy the charm of exposed concrete ceilings that add a contemporary flair to the space. The large balcony offers stunning eastward views of downtown Toronto, perfect for morning coffee or evening relaxation. Don't miss the opportunity to own this stylish urban oasis in a bustling community filled with gorgeous amenities, as well as, shops, restaurants, transit and parks.

Inclusions: Refrigerator, Stove, Dishwasher, Washer and Dryer. All Shelving
Listing Contracted With: RE/MAX PROFESSIONALS INC. **Ph:** 416-236-1241



383 Sorauren Ave 404 Toronto Ontario M6R 0A4 Toronto W01 Roncesvalles Toronto % Dif: 104 Taxes: \$3,838 / 2026 For: Sale SPIS: No DOM: 5			Sold: \$916,044 List: \$879,000
Condo Apt Apartment Unit#: 4 Corp#: TSCC / 2557	#Shares%: Locker#: 83 Locker Lev/Unit: A Locker Unit: 83 Level: 4	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain	
Dir/Cross St: Dundas St W & Sorauren Ave Directions: East side of Sorauren just south of Dundas Prop Mgmt: GPM Management			

MLS#: W12758970 **Sold Date:** 02/09/2026
PIN#: 765570041

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Year Built: 2016 Yr Built Source: MPAC Apx Sqft: 800-899 Sqft Source: MPAC Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$752.22 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: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free, Storage Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: B64 Park \$/Mo: Prk Lvl/Unit: P2/B64 Bldg Amen: Bike Storage, Concierge, Guest Suites, Party/Meeting Room, Visitor Parking, Community BBQ Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.09	x 12.66	Hardwood Floor	Open Concept	Breakfast Bar
2	Dining	Main	11.09	x 10.5	Hardwood Floor	Open Concept	O/Looks Living
3	Living	Main	11.09	x 10.5	Hardwood Floor	Window Flr to Ceil	W/O To Balcony
4	Prim Bdrm	Main	14.76	x 10.33	Hardwood Floor	3 Pc Ensuite	W/O To Balcony
5	2nd Br	Main	8.99	x 9.68	Hardwood Floor	Large Closet	W/O To Balcony

Client Remks: When you've got it bad, we've got it good: Welcome to 383 Sorauren Ave. Sunny, stylish and spacious. The corner suite of your dreams in beloved and coveted Roncesvalles. Live your best life in this warm, West facing paradise that includes 9 ft ceilings, two balconies, custom closets (in both bedrooms and the entryway), underground parking and a locker. A contemporary boutique building in the heartbeat of this premium neighbourhood - from Sorauren Park and the Farmers' Market to independent coffee shops, restaurants and stores along Roncesvalles Ave - you are rich in options (for literally anything you could need), exceptionally friendly neighbours and lush, green space (hello, High Park). Close proximity to the UP Express, multiple transit options and the major arteries in and out of the city. Come and get this people!

Inclusions: Porter & Charles oven and dishwasher, Liebherr fridge and freezer, Frigidaire microwave. Stacked washer & dryer. All custom closets, light fixtures and built-ins not outlined in exclusions.

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



36 Howard Park Ave 707
Toronto Ontario M6R 0A5
 Toronto W01 Roncesvalles Toronto % Dif: 99
Taxes: \$3,703.57 / 2025 **For:** Sale **SPIS:** No **DOM:** 15
Sold: \$880,000
List: \$888,000
 Condo Apt **#Shares%:** **Rms:** 5 + 1
 Apartment **Locker#:** G18 **Bedrooms:** 2 + 1
Unit#: 7 **Locker Lev/Unit:** 1 **Washrooms:** 2
Corp#: TSCC / 2604 **Locker Unit:** 24 1x4xFlat, 1x3xFlat
Level: 7
Dir/Cross St: Howard Park Ave x Roncesvalles
Directions: Howard Park Ave x Roncesvalles
Prop Mgmt: FirstService Residential- 416.531.4958

MLS#: W12989950 **Sold Date:** 04/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Grnd Srce Apx Age: 6-10 Year Built: 2016 Yr Built Source: MPAC Apx Sqft: 800-899 Sqft Source: 830 sq ft + 199 sq ft over 2 balcony Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$720.92 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Under Contract: Other HST Applicable to Sale Price: Included In Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free Security Feat: Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	14.17	x 15.58	W/O To Terrace
2	Dining	Flat	14.17	x 15.58	W/O To Terrace
3	Kitchen	Flat	14.17	x 15.58	B/I Appliances
4	Bathroom	Flat	7.09	x 4.82	4 Pc Bath
5	Prim Bdrm	Flat	8.99	x 10.5	Double Closet
6	Bathroom	Flat	7.84	x 4.07	3 Pc Ensuite
7	2nd Br	Flat	9.68	x 8.99	Tile Floor
8	Den	Flat	7.58	x 5.84	Hardwood Floor Large Window

Client Remks: Welcome to 36 Howard Park-an impeccably upgraded 830 sq ft, 2+1 bed, 2 bath condo in the heart of Roncesvalles, where thoughtful design meets everyday functionality. This beautifully laid out suite features a renovated kitchen (2023), complete w/ a custom island and breakfast bar, 4-burner gas cooktop, upgraded fridge and dishwasher, and in-suite laundry. The space offers excellent storage, inc custom shelving in the front hall closet, making it as practical as it is stylish. The open-concept living and dining area is warm & versatile, with a smartly reconfigured layout that expands the den-perfect for a home office-while maintaining a dedicated dining space ideal for entertaining. Northeast-facing windows fill the home with natural light, highlighting engineered hardwood flooring, updated light fixtures, custom blinds, and fresh paint throughout. Enjoy nearly 200sf of outdoor living across two private balconies. The main balcony off the living room, includes a gas BBQ hookup and is perfect for hosting, while the second balcony off the primary bedroom offers a quiet retreat. Both provide sweeping views toward the DT core and the CN Tower. Both bedrooms are generously sized with proper doors and room for queen beds. The 2nd bedroom features floor-to-ceiling windows & a large closet with custom organizers, conveniently located near a 4-piece bath. The primary suite is privately tucked away, offering wall-to-wall windows, a double closet w/ organizers, direct balcony access, and a 3-piece ensuite. Additional features include a bike locker, storage locker, and access to three on-site car-share vehicles. Ideally located steps to High Park, Sorauren Park, TTC, and major routes. Set in vibrant Roncesvalles, known for its cafes, restaurants, boutiques, and local grocers, plus access to top schools including Howard Park Jr PS and Fern Avenue Jr and Sr PS (French immersion). A rare opportunity to own a turnkey suite in one of Toronto's most sought-after west-end communities.

Inclusions: Building amenities on ground floor: yoga room, two party rooms with kitchen & outdoor seating/BBQ area, pet spa, media/library room and gym. Unit Inclusions: All ELF's, All Custom Blinds, Updated Bosch Clothes Washer/Dryer, B/I Fulgor Milan Oven, Updated B/I Bosch Dishwasher, Updated LG Fridge, B/I Porter & Charles 4-burner Gas Cooktop, AEG Hood Range, Panasonic Microwave, Custom Kitchen Island, Bike Locker, Gas Hook up on main balcony. Custom flooring on both balconies. Custom built-in shelves and organizers in all closets.



363 Sorauren Ave 309
Toronto Ontario M6R 3C1
Toronto W01 Roncesvalles Toronto % Dif: 96
Taxes: \$3,876.01 / 2025 **For:** Sale **SPIS:** No **DOM:** 8

Sold: \$860,000
List: \$899,000

Condo Apt
Loft
Unit#: 9
Corp#: TSCC / 1899

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 3

Rms: 4
Bedrooms: 1
Washrooms: 1
1x4

Dir/Cross St: Dundas and Sorauren
Directions: S. of Dundas E. of Roncesvalles
Prop Mgmt: Icon Property Management

MLS#: W13003546
Sold Date: 04/23/2026
PIN#: 128990092

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age: 16-30
Year Built: 2007
Yr Built Source: MPAC
Apx Sqft: 700-799
Lot Size Source: MPAC
Foundation: Not Applicable
Sqft Source: Mpac
Exposure: W
Assessment: 2025
Spec Desig: Unknown
Survey Type: None
Phys Hdcap-Eqp:

Pets Perm: Yes-with Restrictions
Locker: None
Maint: \$813.54
A/C: Central Air
Central Vac: No
UFFI:
Elev/Lift:
HST Applicable to Retirement:
Sale Price: Included In
Taxes Incl:
Heat Incl: Y
Cable TV Incl: Y
Bldg Ins Incl: Y
Cert Level:
GreenPIS:
Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions
Interior Feat: Brick & Beam, Primary Bedroom - Main Floor, Separate Hydro Meter
Security Feat: Smoke Detector

Water Incl: Y
Hydro Incl:
CAC Incl:
Prkg Incl: Y
Energy Cert:

Balcony: None
Ens Lndry: Y
Lndy Lev:
Exterior: Brick
Gar/Gar Spcs: Surface / 0
Drive: Private
Park Type: Owned
Park/Drv Spcs: 1 **Tot Prk Spcs:** 1
Park \$/Mo:
Prk Lvl/Unit:
Bldg Amen: Bike Storage, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.78	x 16.57	Beamed
2	Dining	Main	17.78	x 16.57	Open Concept
3	Kitchen	Main	15.58	x 9.97	Galley Kitchen
4	Br	Main	12.27	x 11.29	W/W Closet
5	Bathroom	Main	7.09	x 7.97	4 Pc Bath

Track Lights
West View
Pantry
Sliding Doors
Pantry

B/I Desk
Concrete Floor
Breakfast Bar
Concrete Floor
Marble Counter

Client Remks: The quintessential loft. A true industrial conversion, rich with heritage brick and century-old timber post-and-beam ceilings that speak to its past life as a confectionery factory. Oversized west-facing windows fill the space with soft natural light, casting a warm glow across treetop views and the tranquil, park-like setting beyond. Thoughtfully designed, this spacious one-bedroom layout features a series of elevated upgrades: polished concrete floors, bespoke kitchen, UV-protective window film, and a reclaimed architectural bedroom door. There's a place for everything, with clever, integrated storage throughout and a discreet office nook for moments of quiet productivity. Completely reimagined with meticulous attention to detail, every element has been carefully considered, resulting in a home that feels both grounded in history and effortlessly refined for modern living. Steps to Sorauren Park, the Roncesvalles Farmers' Market, local shops, cafes, and restaurants. Building amenities include a gym, gallery style party room, BBQ terrace, and indoor bike storage. Easy highway access and excellent transit: 501, 504, 505 & 506 streetcars, plus Dundas West subway and the Union/Pearson Express. Includes parking.

Inclusions: Stainless steel kitchen appliances: refrigerator, stove, microwave, dishwasher, all existing light fixtures, front loading clothes washer & dryer, all window blinds.

Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-465-7527



38 Howard Park Ave 151			Sold: \$910,000
Toronto Ontario M6R 0A7			List: \$925,000
Toronto W01 Roncesvalles Toronto % Dif: 98			
Taxes: \$3,103.29 / 2025		For: Sale	SPIS: No
			DOM: 38
Condo Apt	#Shares%:	Rms: 5 + 1	
1 Storey/Apt	Locker#:	Bedrooms: 2 + 1	
Unit#: 51	Locker Lev/Unit: P1	Washrooms: 2	
Corp#: TSCC / 2604	Locker Unit: 12	1x4xGround, 1x3xGround	
	Level: 1		
Dir/Cross St: Roncesvalles & Howard Park			
Directions: Roncesvalles & Howard Park			
Prop Mgmt: FirstService Residential			

MLS#: W13129204 **Sold Date:** 06/21/2026
PIN#: 766040298

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Grnd Srce Apx Age: 6-10 Apx Sqft: 800-899 Sqft Source: Floor Plans / MPAC Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$825 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: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Patio Interior Feat: Built-In Oven, Carpet Free, Primary Bedroom - Main Floor, Storage, Storage Area Lockers, Wheelchair Access	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 #: 113 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bbqs Allowed, Bike Storage, Gym, Media Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Ground	4.99	x 10.5	Closet	Hardwood Floor
2	Dining	Ground	9.15	x 8.14	B/I Bookcase	Hardwood Floor
3	2nd Br	Ground	8.6	x 7.87	Closet	Hardwood Floor
4	Kitchen	Ground	10.27	x 13.58	B/I Appliances	Breakfast Bar Hardwood Floor
5	Bathroom	Ground	5.15	x 10.17	4 Pc Bath	Tile Floor
6	Living	Ground	10.3	x 13.42	W/O To Garden	Hardwood Floor Large Window
7	Prim Bdrm	Ground	8.76	x 12.66	Large Window	Hardwood Floor His/Hers Closets
8	Bathroom	Ground	8.79	x 5.51	4 Pc Ensuite	Tile Floor Soaker

Client Remks: Nestled Beneath A Leafy Canopy, This Airy, Design-Forward Roncesvalles Residence Captures The Very Best Of City Living: Vibrant & Connected, Yet Quietly Serene. Soaring 14-Foot Ceilings, Expansive Windows, And A Thoughtful Layout Create A Home That Feels Open, Luminous, And Effortlessly Inviting. The Undeniable Showpiece Is An Extraordinary Private Terrace: Over 200 Square Feet Of Lush Outdoor Living Sheltered Beneath Mature Oak Trees, Offering A Rare Sense Of Retreat In The Heart Of The City. With Gas, Water, & Power Hookups Already In Place, It's Perfectly Designed For Everything From Slow Mornings With Coffee & Birdsong To Sunset Cocktails, Lively Al Fresco Dinners, Weekend BBQ'S, Or Peaceful Evenings Immersed In Greenery. It's Cottage-Like Calm, Reimagined For Urban Life. Inside, The Beautifully Proportioned Open-Concept 2 Bed 2 Bath Living Space Unfolds With Ease, Anchored By A Sleek Contemporary Kitchen & A Dedicated Dining Area Begging For Dinner Parties. Floor-To-Ceiling Windows Flood The Interiors With Natural Light, While Thoughtfully Integrated Cabinetry Keeps Every Inch Polished, Purposeful, And Beautifully Organized. The Primary Suite Is A Tranquil Retreat, Complete With Spacious Ensuite Making It The Perfect Place To Unwind At Day's End. The Lifestyle Here Is Equally Compelling. With Convenient Ground-Level Access (No Waiting For Elevators!), And Exceptional Amenities Including A Gym, Yoga Studio, Visitor Parking, And Pet Spa For Post-Hike Cleanups After Muddy Adventures With Your Four-Legged Companion. Then There's The Location In One Of Toronto's Most Coveted Neighbourhoods: Moments From High Park & Sorauren Park, And Surrounded By Beloved Cafes, Michelin-Recognized Dining, Galleries, & Curated Boutiques. For Those Times When Effortless Access To The TTC, UP Express, And GO Transit Don't Quite Cut It, Your Very Own Underground Parking Spot And 2 Bike Lockers Await. Suite 151 Is A Truly Special And Rare Offering Not To Be Missed!

Inclusions: All Appliances, All Elf's, All Window Coverings, Cabinets In Dining Area. 1 Parking, 1 Storage Locker, 2 Bike Lockers.
Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100



437 Roncesvalles Ave 511			Sold: \$940,000
Toronto Ontario M6R 3B9			List: \$988,000
Toronto W01 Roncesvalles Toronto % Dif: 95			
Taxes: \$3,846 / 2025		For: Sale	SPIS: No
		DOM: 26	
Condo Apt	#Shares%:	Rms: 5	
2-Storey	Locker#:	Bedrooms: 2	
Unit#: 11	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 1922	Locker Unit:	1x4x2nd, 1x4x2nd	
	Level: 5		
Dir/Cross St: DUNDAS & RONCESVALLES			
Directions: DUNDAS & RONCESVALLES			
Prop Mgmt: Y.L. Hendler			

MLS#: W13016032 **Sold Date:** 05/14/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Estimated Exposure: Ew Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,122 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: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Lake Access, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Private 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	Main	17.49	x 12.6	Combined W/Dining W/O To Balcony
2	Dining	Main	17.49	x 12.6	Combined W/Living Gas Fireplace
3	Kitchen	Main	12.99	x 9.84	Open Concept Stainless Steel Appl
4	Prim Bdrm	2nd	13.88	x 11.48	3 Pc Ensuite Double Closet
5	2nd Br	2nd	10.89	x 11.75	Closet W/O To Balcony

Client Remks: Welcome to High Park Lofts in the heart of vibrant Roncesvalles Village-Toronto's pioneering geothermal residence where sustainability meets sophisticated urban living. This rare, bright 2-storey loft offers 2 bedrooms, 2 bathrooms, a versatile entrance-level den, and an exceptional two private outdoor spaces-plus parking and a locker-delivering the comfort of a home with the energy of the city. Flooded with natural light from its west-facing exposure, the principal level boasts soaring ceilings, updated flooring, and a cozy gas fireplace, creating a warm yet modern atmosphere. The open-concept design features a gourmet kitchen with abundant cabinetry, and built-in dishwasher-perfect for entertaining or everyday ease. The primary suite offers double closets, a 3-piece ensuite. Enjoy seamless indoor-outdoor living with three distinct outdoor retreats: a kitchen walkout, a quiet courtyard balcony, and BBQ hookup-featuring stunning views of downtown Toronto, High Park, and the lake. Additional highlights include ample ensuite storage. High Park Lofts is truly one-of-a-kind, centered around a breathtaking cathedral-style atrium that hosts concerts and community events. Residents also enjoy a rooftop terrace, concierge service, and a strong sense of community rarely found in condo living. Step outside to experience the best of Roncesvalles-boutique shops, cafes, restaurants, markets, and local cinema-plus effortless access to streetcars, subway. Walk to High Park or the lake in minutes. A truly rare offering combining space, character, sustainability, and location-this is loft living at its finest.

Inclusions: Fridge, stove, dishwasher, washer, dryer, electrical light fixtures, window coverings.

Listing Contracted With: Royal LePage Security Real Estate **Ph:** 416-654-1010



38 Howard Park Ave 623
Toronto Ontario M6R 0A7
 Toronto W01 Roncesvalles Toronto % Dif: 99
Taxes: \$4,773.37 / 2025 **For:** Sale **SPIS:** No **DOM:** 8
Sold: \$1,179,000
List: \$1,185,000
 Condo Apt **#Shares%:** **Rms:** 6 + 1
 Apartment **Locker#:** A#99 **Bedrooms:** 2 + 1
Unit#: Unit **Locker Lev/Unit:** Level A **Washrooms:** 2
Corp#: TSCC / 2604 **Locker Unit:** Unit 1x4xMain, 1x3xMain
Level: Lev
Dir/Cross St: Roncesvalles and Howard Park
Directions:
 Enter from the north side of Howard Park between Roncesvalles and Dundas West
Prop Mgmt: FirstService Residential: 416-531-4958

MLS#: W12951016 **Sold Date:** 04/10/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 6-10 Year Built: 2018 Yr Built Source: MPAC Apx Sqft: 1000-1199 Sqft Source: 1003 sq.ft. as per MPAC residential floor area report Exposure: Nw Assessment: Spec Design: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$980.22 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: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Electric Car Charger, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Metal/Side Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: P1#77 Park \$/Mo: Prk Lvl/Unit: Level A/Unit 77 Bldg Amen: Bbqs Allowed, Bike Storage, Exercise Room, Media Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.1	x 5.22	Hardwood Floor Double Closet
2	Living	Main	9.45	x 11.65	Hardwood Floor
3	Dining	Main	10.76	x 9.19	Hardwood Floor
4	Kitchen	Main	12.47	x 15.78	Hardwood Floor Open Concept Combined W/Den
5	Den	Main	10.76	x 9.19	Hardwood Floor Open Concept
6	Prim Bdrm	Main	12.57	x 10.66	Hardwood Floor W/I Closet
7	2nd Br	Main	7.94	x 15.65	Hardwood Floor Double Closet Semi Ensuite
8	Bathroom	Main	4.92	x 7.97	Tile Floor 4 Pc Bath Semi Ensuite
9	Bathroom	Main	7.81	x 4.92	Tile Floor 3 Pc Ensuite

Client Remks: Here is the sweetest combination of space, light, great design, & an extraordinary outdoor terrace in Roncesvalles! It's the beauty of a split bedroom corner suite overlooking the quiet backyards & courtyards behind Howard Park Avenue. Originally conceived by the builder as a 2+1 bedroom with 2 ensuite bathrooms & a main area powder room, the layout was smartly reconfigured to convert the powder room into a large laundry & storage room (wisely freeing up front entry closet space from the original placement of the stacked laundry unit), and designing a semi-ensuite bathroom to the second bedroom with a swing door and pocket door for dual access. The flow of the condo is distinct throughout the living, dining & kitchen areas, creating space for each activity while being open concept enough that sight lines across the suite can be enjoyed. Unlike many modern condos, both of these bedrooms are graced with good proportions for real living, and give the privacy you want with swing doors, plus welcome access to operable windows & natural light. The kitchen benefits from a large island for storage, breakfast bar seating, and prep-space-with-a-view. The exceptional outdoor terrace with 216 sq.ft. (as per builder floor plan) provides unparalleled views and an outside living space for anything from outdoor yoga or workouts to some serious gardening (excellent light & space for your own square foot urban farm!), to summer lounging or frequent BBQ meals! And luckily, you'll find water, electrical & gas BBQ hook-ups on the terrace to help with any or all of these pursuits. The building includes practical amenities, spread across the ground floor of both 36/38 Howard Park: yoga room, two party rooms with kitchen & outdoor seating/BBQ area, pet spa, media/library room and gym. Outside of the suite itself, an owned parking space with an electric vehicle charger is fully operational, on the same level as an owned storage locker and two owned bicycle racks on the ground level.

Inclusions: Unreal transit access in the centre of the west Toronto straphanging universe with College/Carlton, Dundas, and King Streetcars a one-minute walk away, plus Dundas West subway station, UP Express to downtown/Pearson and GO Trains on the Kitchener line within a 10-minute walk north. Includes roller blinds on all windows, all light fixtures, all built-in storage systems, fridge & freezer, built-in microwave, built-in oven, gas cooktop, cooktop fan, water filtration & electrolyzer unit at kitchen sink, stacked washer & dryer units, custom-designed illuminated wall unit and storage seating unit in kitchen, wall-mounted headboard in bedroom, principal bedroom curved bookcase, white clothing rack unit in foyer, outdoor decking and faux grass on balcony, all patio furniture and outdoor garden planters. Also includes P1 level

	35 Wabash Ave 303 Toronto Ontario M6R 1N1 Toronto W01 Roncesvalles Toronto % Dif: 128 Taxes: \$7,804.80 / 2025 For: Sale SPIS: No DOM: 9		Sold: \$1,661,000 List: \$1,299,000
	Condo Townhouse 2-Storey Unit#: 3 Corp#: TSCC / 2732	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 6 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x3x2nd, 1x3x2nd
	Dir/Cross St: Dundas W & Sorauren Ave Directions: Dundas W & Sorauren Ave Prop Mgmt: Nadlan Harris Property Management Inc.		
	INSIDER REALTY Brokerage		

MLS#: W13221386 **Sold Date:** 06/10/2026
PIN#: 767320032

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 1200-1399 Lot Size Source: MPAC Sqft Source: Owner Exposure: N Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,182 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, Terraced Exterior Feat: Deck, Landscape Lighting, Privacy, Seasonal Living Interior Feat: None Security Feat: Alarm System	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Covered, Private, Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden, Elevator Com Elem Incl: Y
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.14	x 12.14	
2	Living	Main	12.8	x 18.04	
3	Powder Rm	Main	4.82	x 5.84	
4	Prim Bdrm	2nd	11.48	x 9.84	
5	Br	2nd	9.84	x 7.87	
6	Br	2nd	9.51	x 11.81	

Client Remks: Roncesvalles at its best with forever park views, this rare boutique condo townhome delivers the scale of a house with the ease and safety of turnkey urban living. Welcome to one of the most coveted homes at 35 Wabash - one of only 6 units with uninterrupted views of Sorauren Park Plus two sun-drenched interior levels & rooftop terrace. Occupied by original owners. Every inch feels open, airy, and intentionally designed with soaring 9'4" ceilings and 200K of upgrades. Chef's kitchen with quartz island; Bosch appliances; designer backsplash; custom built-in bar and under-stair storage; brand new engineered hardwood on main floor; custom mirrored coat closet and custom storage in all bedroom closets; custom library with ladder. Main floor includes 2 pc bath. Second floor includes 3 bedrooms & 2 full baths. Renovated primary bedroom customized with functionality in mind offering custom walk-through closet, his and hers sinks, and rain shower. The showstopper and an entertainer's dream is the 400+ sqft private rooftop terrace with gas + water line, unobstructed skyline views including the CN Tower, and front-row seats to sunsets and summer nights under the stars. Location is 10/10 directly across from Sorauren Park offering playground, dog park, tennis courts, farmers market, and year-round community events. Steps to the best of Roncesvalles, Dundas West, transit, GO, UP Express, and within the coveted Fern school catchment. Bonus: 1 parking space near elevator. A rare combination of scale, light, views, outdoor space, parking, and location. This is the kind of property buyers wait for! Custom sofa, dining table, and select furnishings available. Bell Pure Fibre feeds the building ideal for work-from-home capabilities plus Ecobee thermostat.

Listing Contracted With: INSIDER REALTY **Ph:** 647-360-4023



35 Wabash Ave 321
Toronto Ontario M6R 0A9
 Toronto W01 Roncesvalles Toronto % Dif: 97
Taxes: \$7,865.13 / 2025 **For:** Sale **SPIS:** No **DOM:** 6
Sold: \$1,449,000
List: \$1,489,000
Condo Townhouse **#Shares%:** **Rms:** 6
2-Storey **Locker#:** **Bedrooms:** 3
Unit#: 3 **Locker Lev/Unit:** A **Washrooms:** 3
Corp#: TSCC / 2732 **Locker Unit:** 69 1x2xMain, 1x3x2nd,
Level: 21 1x3x2nd
Dir/Cross St: Sorauren Ave & Dundas St W
Directions:
 Wabash Ave located at the South End of Sorauren Park between Westminster and Fermanagh
Prop Mgmt: Nadlan Harris

MLS#: W13039524 **Sold Date:** 04/30/2026
PIN#: 767320050

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2019 Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,182.72 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: Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Deck Interior Feat: Storage Area Lockers, Built-In Oven	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 33 Park \$/Mo: Prk Lvl/Unit: A/33 Bldg Amen: Party/Meeting Room, Visitor Parking Com Elem Incl: Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15.09	x 18.24	Hardwood Floor Open Concept Breakfast Bar
2	Living	Main	15.09	x 18.24	Hardwood Floor Open Concept Window Flr to Ceil
3	Dining	Main	15.09	x 18.24	Hardwood Floor Open Concept Window Flr to Ceil
4	Prim Bdrm	2nd	12.07	x 10.01	Hardwood Floor 3 Pc Ensuite W/I Closet
5	2nd Br	2nd	10.5	x 8.17	Hardwood Floor Large Window W/I Closet
6	3rd Br	2nd	8.99	x 11.32	Hardwood Floor W/I Closet

Client Remks: BUILT FOR BREATHING ROOM. This 'house in the sky' is here to bless your eyeballs, light up your feed and warm up your hearts. These 35 Wabash units are a different animal than your typical boutique townhouse set up - spacious, airy, and flooded with natural light. Featuring over 1,400 square feet of delicious open concept living with soaring 9'4" ceilings on every level. Elegant, timeless finishes, a sprawling 412 square foot private outdoor lounge, and abundant storage throughout. Inside, thoughtful design intersects with livable luxury: a built-in desk nook, a pantry (one of the only suites in the building to have one) main floor powder room, California closets (in fact, all three bedrooms have custom closets!) and electronic blinds. Irresistibly close to beloved Sorauren Park / playground and the weekly Farmers Market. Roncesvalles living at its very best. Come and get it!

Inclusions: Bosch oven, integrated fridge and dishwasher, and built-in microwave. Samsung induction stovetop and stacked Whirlpool washer & dryer. All built-ins, window coverings and light fixtures not outlined in exclusions. Terrace sun sail and custom frame.

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



437 Roncesvalles Ave 438 Toronto Ontario M6R 3B9 Toronto W01 Roncesvalles Toronto % Dif: 95 Taxes: \$6,867.43 / 2026 For: Sale SPIS: No DOM: 27		
Condo Apt Loft Unit#: 38 Corp#: TSCC / 1922	#Shares%: Locker#: A#82 Locker Lev/Unit: A Locker Unit: 82 Level: 3	Rms: 8 + 1 Bedrooms: 3 + 1 Washrooms: 3 1x3xUpper, 1x6xUpper, 1x4xMain
Dir/Cross St: Roncesvalles Ave & Howard Park Ave Directions: Roncesvalles & Howard Park Prop Mgmt: BRILLIANT PROPERTY MANAGEMENT		

MLS#: W13206052 **Sold Date:** 06/23/2026
PIN#: 129220070

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 11-15 Apx Sqft: 1800-1999 Sqft Source: Floor Plan Exposure: Se Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,096.56 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility Feat: Elevator, Level Entrance, Stair Lift, Wheelchair Access 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, Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lyndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 33 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Bbqs Allowed, Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
---	---	--

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: High Park Lofts is a singular address: seven storeys, 94 homes, and a unique architectural design that genuinely fosters community. Nestled in the heart of Roncesvalles, one of Toronto's most beloved and walkable neighbourhoods, High Park Lofts offers the best of urban living - parks, the lake, the subway, UP Express, and major highways all within easy reach. This rare 3-bedroom, 3-bathroom south-east facing suite is the kind of home people wait years to find. The layout unfolds across two levels. The entry floor presents a primary bedroom with ensuite and walk-in closet, a second bedroom and second bathroom, and a lavish mezzanine area, part of which can double as an office or studio. On the lower level, beneath 17-foot ceilings, the suite reveals a modern, European-designed kitchen, a dining room, large living room, a private exterior balcony off the living room, a third bathroom, and a third bedroom with an iconic indoor atrium balcony off the bedroom - an intimate perch that doubles effortlessly as a home office, an artist's studio, or simply a quiet place to read while the world hums below. A couple of core features of this home: the unusually generous storage and elegant new floors that were installed throughout the suite in 2025. One parking space and one locker are included. Every element of this suite contributes to its appeal: the ceiling height, the quality of the light, the unique indoor atrium balcony, the shared rooftop terrace overlooking the city, and a separately deeded private garden overlooking High Park right down to the lake. High Park Lofts is a community in the truest sense. With a full-time concierge, a library, a social committee that organizes concerts and gatherings in the Atrium, and a garden committee that oversees the plantings, here is a friendly building where neighbours genuinely come to know each other. This remarkable suite is for those who refuse to compromise on light, space, character and location. #438 has them all. Inclusions: All existing ELF's (except for one excluded ELF), all window coverings. Stainless steel: fridge, gas stove, microwave, dishwasher. Washer and dryer.					
Listing Contracted With: RE/MAX METROPOLIS REALTY Ph: 905-824-0788					