



120 Rosedale Valley Rd 507 Toronto Ontario M4W 1P8 Toronto C09 Rosedale-Moore Park Toronto % Dif: 93 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 46		
Co-Op Apt	#Shares%: 10	Rms: 5
Apartment	Locker#:	Bedrooms: 1 + 1
Unit#: 7	Locker Lev/Unit:	Washrooms: 1
Corp#: N/A / 0	Locker Unit:	1x4xMain
	Level: 5	
Dir/Cross St: Rosedale Valley Rd & Park Rd Directions: Rosedale Valley Rd / Park Rd Prop Mgmt: Royale Grande Property Management Ltd. 416-945-7902		

MLS#: C12811950 **Sold Date:** 04/10/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Water / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: Floor plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,336.54 A/C: Wall Unit 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: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Clear View, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions Exterior Feat: Canopy, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Patio, Recreational Area, Security Gate Interior Feat: Built-In Oven, Storage Security Feat: Alarm System, Carbon Monoxide Detectors, Concierge/Security, Monitored, Security Guard, Security System, Smoke Detector	Balcony: None Ens Lndry: Lndy Lev: Lower Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Reserved/Assigned, Surface, Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Gym, Outdoor Pool, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rarely available 1-bedroom + den suite at Rosedale's Arbour Glen! Steps to Yonge and Bloor, this is a very unique opportunity, first time on the market in over 50 years. One of only a handful of suites with this 910 sq ft layout, and offers entry into this coveted mid-century co-op building. Prime, quiet north exposure overlooking the Rosedale ravine with picturesque, forever forest views. Feels like a piece of Muskoka right in the heart of the city! Large living and dining areas, an updated contemporary kitchen, a gracious entrance foyer, and a spacious primary bedroom ensure this is a well-appointed pied-a-terre. A flexible den is ideal as a home office or expansive dressing area. Make this suite your own! One exclusive-use locker and one rental parking spot are available. Minutes to the wonderful shops and amenities of Yorkville, Rosedale, and Summerhill, as well as the Rosedale/Yonge & Bloor subway and the financial core. Arbour Glen is a mid-rise co-op building nestled on a quiet residential street, offering residents urban conveniences while being surrounded by the Rosedale ravine. A truly prized location, surrounded by extensive ravine walks and the historic homes of Rosedale. The 24-hour concierge provides unparalleled safety and security to Arbour Glen residents and guests. Other top-tier amenities include a recently enlarged gym with new equipment, a heated outdoor saltwater pool, two laundry rooms designed for efficiency, and visitor parking. *Maintenance fees include property taxes, cable TV, internet, water, and heat* Inclusions: See Schedule C.					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



980 Yonge St 314 Toronto Ontario M4W 3V8 Toronto C02 Annex Toronto % Dif: 78 Taxes: \$3,175 / 2025 For: Sale SPIS: No DOM: 22			Sold: \$506,000 List: \$649,900
Condo Apt Apartment Unit#: 14 Corp#: MTCC / 1173	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat	Dir/Cross St: Yonge St. & Davenport Rd. Directions: 0 Prop Mgmt: Icon Property Management

MLS#: C12980052 **Sold Date:** 05/01/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: 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: Exclusive Maint: \$990.39 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N Accessibility Elevator Feat: 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, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Terraced Interior Feat: Carpet Free, Separate Heating Controls Security Feat: Concierge/Security, Smoke Detector	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	19	x 14.01	Hardwood Floor Fireplace W/O To Deck
2	Dining	Flat	14.01	x 19	Hardwood Floor Combined W/Living Crown Moulding
3	Kitchen	Flat	9.25	x 8.5	Slate Flooring Open Concept Stainless Steel Appl
4	Prim Bdrm	Flat	13.48	x 11.52	Hardwood Floor B/I Shelves W/I Closet
5	Foyer	Flat	7.25	x 6.5	Slate Flooring Closet

Client Remks: Welcome to 314-980 Yonge St., a rare original in Rosedale/Yorkville. Once the building's model suite, this bright and spacious one-bedroom offers something genuinely hard to find in this neighbourhood. The interior spans 760 square feet with nine-foot smooth ceilings, crown mouldings, a gas fireplace, and beautiful oak hardwood floors throughout. The generous living space comfortably accommodates a full dining area and a dedicated work from home space. Every window faces the terrace, keeping the suite sunny and open throughout the day. That private terrace, 483 square feet, south and east-facing with BBQs permitted, is the real standout. Whether you're an avid gardener, love outdoor space, or enjoy summer entertaining under the stars, it's a rare find in the heart of the city. The updated kitchen features extra cabinetry for ample storage. The primary bedroom includes beautiful custom built-ins with wardrobe space, shelving, and a TV cabinet, plus a large walk-in closet. The unit comes with custom blinds and its own locker. Building amenities include 24-hour concierge, a rooftop terrace, party room, gym and bike storage. Steps to Rosedale Subway, Ramsden Park, Yorkville, Yonge & Bloor, and the Golden Mile, with some of the city's best restaurants and shops right at your door.

Inclusions: Custom blinds, S/S range, Fisher Paykel S/S refrigerator, Washer and Dryer. All Elf's
Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-766-1600



31 Rosedale Rd 303			Sold: \$749,000		
Toronto Ontario M4W 2P5			List: \$749,000		
Toronto C09 Rosedale-Moore Park Toronto % Dif: 100					
Taxes: \$0 / 2026		For: Sale	SPIS: No		DOM: 6
Co-Op Apt		#Shares%: 260		Rms: 5	
Apartment		Locker#:		Bedrooms: 2	
Unit#: 303		Locker Lev/Unit:		Washrooms: 1	
Corp#: N/A / 0		Locker Unit: 303		1x3	
		Level: 3			
Dir/Cross St: Crescent Road					
Directions: Google					
Prop Mgmt: Royal Grande Property Management Inc: 416-945-7902					

MLS#: C13111086 **Sold Date:** 05/17/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,750	Lndy Lev:
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Brick
Heat: Radiant / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Surface
Year Built: 1959	Elev/Lift: Yes	Park Type: Exclusive
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0
Apx Sqft: 1000-1199	Sale Price:	Tot Prk Spcs: 1
Sqft Source: Floor Plan	Taxes Incl: Y	#: 303
Exposure: Ne	Water Incl: Y	Park \$/Mo:
Assessment:	Heat Incl: Y	Prk Lvl/Unit:
Spec Desig: Unknown	Cable TV Incl: CAC Incl:	Bldg Amen:
Survey Type: None	Bldg Ins Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.57	x 13.68	Parquet Floor	Crown Moulding	French Doors
2	Dining	Main	10.99	x 8.17	Parquet Floor	Crown Moulding	W/O To Balcony
3	Kitchen	Main	10.01	x 11.58	Vinyl Floor	Ceramic Back Splash	East View
4	Prim Bdrm	Main	16.17	x 11.42	Parquet Floor	W/I Closet	California Shutters
5	2nd Br	Main	12.24	x 10.83	Parquet Floor	B/I Bookcase	California Shutters

Client Remks: Live among the treetops in the heart of prestigious South Rosedale at the coveted Dale Avon Apartments - an intimate, mid-century boutique co-op residence with just 21 suites. Unit 303 is a rarely offered top-floor corner suite located on the quiet rear side of the building, with leafy green views from every window and a large balcony overlooking a spectacular private ravine. Bright, peaceful, and filled with natural light, this spacious two-bedroom suite offers more than 1,000 square feet of elegant, cheerful living space. Features include a renovated three-piece bathroom, a king-sized primary bedroom with a walk-in closet, a second bedroom or study with built-in bookshelves, and an open-concept living and dining area with direct access to the balcony. The charming kitchen has been updated and features stainless steel appliances along with an east-facing window overlooking the ravine. Impeccably maintained, Dale Avon Apartments offers a tranquil residential atmosphere with updated common areas, the attentive care of an on-site superintendent, and the warmth of a well-managed building known for its strong sense of community and exceptionally low turnover. An ideal option for upsizers, downsizers, or anyone seeking a serene retreat while remaining just a short stroll from Yorkville, the shops and restaurants of Yonge Street, and Rosedale subway station. Included with the unit are one underground parking space and one storage locker. A truly special offering in an exceptional location.*Please note: maintenance fees include property taxes and heat

Inclusions: Stainless steel refrigerator, Stove and built-in dishwasher; two air conditioners; all electric light fixtures; built-in bookshelves in 2nd bedroom; California shutters. *Please note: Rentals and dogs are not permitted (cats ok).

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



8 Hawthorn Ave 202
Toronto Ontario M4W 2Z2
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 93
Taxes: \$4,721 / 2025 **For:** Sale **SPIS:** No **DOM:** 89
Sold: \$715,000
List: \$765,000
 Condo Apt **#Shares%:** **Rms:** 8
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: MTCC / 629 **Locker Unit:** 202 1x4xFlat
Level: 2
Dir/Cross St: Castle Frank Rd/Dale Avenue
Directions: Use GPS
Prop Mgmt: Sayland Property 416-445-4500

MLS#: C12856242 **Sold Date:** 06/03/2026
PIN#: 116290003

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Electric Apx Age: Year Built: 1957 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: Approx 989 sq.ft. as per Houssmax Exposure: Ne Assessment: 2025 Spec Desig: Heritage Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,573 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, Wooded/Treed Interior Feat: Carpet Free	Balcony: Jlte Ens Lndry: Y Ndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: A/2 Bldg Amen: Rooftop Deck/Garden, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.09	x 5.25	Closet
2	Living	Flat	19.49	x 15.68	Fireplace
3	Dining	Flat	19.49	x 15.68	Combined W/Living
4	Kitchen	Flat	11.25	x 10.99	Granite Counter
5	Prim Bdrm	Flat	14.34	x 8.99	Double Closet
6	Sunroom	Flat	10.76	x 4.07	Combined w/Primary
7	2nd Br	Flat	12.4	x 11.25	Bay Window

Client Remks: Nestled in a boutique condominium building surrounded by stately homes and mature greenery, this charming suite offers approximately 989 sq. ft. of thoughtfully designed living space in one of Toronto's most coveted neighbourhoods. A welcoming foyer entry opens to an expansive living and dining room, beautifully anchored by a rare wood burning fireplace, the perfect setting to unwind. A wall of windows with four Juliette balconies brings in abundant natural light while inviting fresh air and leafy neighbourhood views. The open concept kitchen features a distinctive curved island with breakfast bar seating, creating an ideal space for casual dining and entertaining while remaining connected to the principal living area. Beyond the main living space, the suite offers the luxury of separate living zones, including a comfortable primary bedroom with a bright sunroom that provides a wonderful extension, perfect for a reading area, or quiet retreat. The second bedroom is ideal as a home office or guest room, filled with natural light and offering a versatile space for work or relaxation. Additional conveniences include ensuite laundry, one underground parking space, and an out of suite locker. Residents enjoy outdoor living on the rooftop terrace, ideal for entertaining, summer barbecues, and tending to a small garden. The building also features a beautifully maintained shared backyard offering a rare and peaceful outdoor retreat for residents. The location is exceptional, steps to parks, scenic trails, the ravine system, and the Evergreen Brick Works, with Castle Frank TTC station within walking distance and the shops and restaurants of Yorkville just a short stroll away. A rare opportunity to enjoy peaceful, character filled living in a beautifully situated pet friendly building.

Inclusions: Fisher & Paykel Refrigerator, Frigidaire Stove-Top, AEG Oven, Frigidaire Microwave, Bosch Dishwasher, Garburator, Miele Stacked Washer and Dryer, Electric Light Fixtures, Window Coverings, Water Filter **Pet Policy: 1 Cat or 1 Dog/max 40lbs

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



120 Rosedale Valley Rd 505
Toronto Ontario M4W 1P8
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 96
Taxes: \$0 / 2026 **For:** Sale **SPIS:** No **DOM:** 34
Sold: \$750,000
List: \$779,000
 Co-Op Apt **#Shares%:** 15 **Rms:** 6
 Apartment **Locker#:** 2 **Bedrooms:** 2
Unit#: 05 **Locker Lev/Unit:** **Washrooms:** 2
 Level D 1x4xFlat, 1x2xFlat
Corp#: 0 / 0 **Locker Unit:** 2
Level: 5
Dir/Cross St: Park Rd & Rosedale Valley Rd
Directions: Park Rd & Rosedale Valley Rd
Prop Mgmt: Royale Grande Property Mgmt - SMilicevic@royalegrande.com

MLS#: C13088484 **Sold Date:** 06/09/2026
PIN#: 211100217

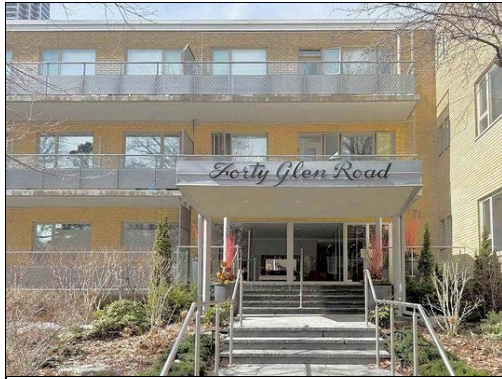
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: 51-99 Year Built: 1960 Yr Built Source: MPAC Apx Sqft: 1400-1599 Sqft Source: Floorplan Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,095.99 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: Retirement: Under Contract: None HST Applicable to: Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Cul De Sac, Ensuite Laundry, Grnbelt/Conserv, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed Exterior Feat: Controlled Entry Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Drive: Surface, Covered, Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Outdoor Pool, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	5.51	x 5.91	Parquet Floor	W/W Closet	Pot Lights
2	Living	Flat	26.61	x 16.11	Parquet Floor	Large Window	W/O To Balcony
3	Dining	Flat	12.73	x 8.2	Parquet Floor	Window	Open Concept
4	Kitchen	Flat	14.21	x 7.12	Galley Kitchen	Track Lights	
5	Prim Bdrm	Flat	12.3	x 15.09	Parquet Floor	Double Closet	4 Pc Ensuite
6	2nd Br	Flat	12.63	x 15.62	Broadloom	Double Closet	B/I Bookcase
7	Other	Flat	23.03	x 6.2	Concrete Floor		

Client Remks: Imagine living your best life in the elegance of Arbour Glen, a coveted address in Rosedale's lush parklands. Tucked among stately homes, this mid-century low-rise gem (circa 1960) rarely offers a suite like this one, an expansive 1,440 sq ft, 2-bdrm, 1 bath +1 pwdr room suite ready to be styled to your vision. Designed by noted architect Sidney Bregman of B+H Architects (the Eaton Centre, TD Centre & First Canadian Place), this designated Heritage building reflects timeless design & thoughtful layout. The suite features a gracious open-concept living-dining, with windows from one end to the other. Natural light is filtered thru the tinted windows to provide a comfortable living space on hot & sunny afternoons inside with the controlled air conditioning. Or you can lunch outdoor on the 138 sq ft oversized balcony to enjoy summer days overlooking Rosedale's cityscape and its hillside. The galley kitchen is functional & ideal for family living & entertaining. Two generously sized bedrooms with ample closet space and the primary boasts an ensuite bathroom. En-suite laundry, rarely available and highly desirable, is already in place with newer high-efficiency appliances. Arbour Glen offers privacy & a luxury lifestyle with 24-hour concierge/security, an outdoor saltwater pool, an exercise rm & sauna. Pet-friendly (with reasonable restrictions), this co-op also includes most utilities, cable, property taxes in the mthly fees making budgeting simple, with only electricity as an extra cost. Includes 1 locker, and rental parking option (surface, carport, or garage) available through property mgmt. This peaceful urban oasis is a short distance to the Rosedale shops & TTC station same for Yonge & Bloor allowing seamless commuting uptown or downtown. Rosedale is beautifully defined by its architectural homes & gardens, making it a scenic walking neighbourhood enjoyed by all. Visit this lovely suite and design it into your luxury residence in the city.

Inclusions: Fridge, Stove, Dishwasher, newer LG Hi-Efficiency Direct Drive Washer & Sensor Dryer. All Electrical Light Fixtures. All Built-Ins and Closet Organizers In Place. California Shutters. 2 Ductless A/C and one Wall Air Conditioner. OTHER is the oversized outdoor space.

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



40 Glen Rd 204		
Toronto Ontario M4W 2V1		
Toronto C09 Rosedale-Moore Park Toronto % Dif: 104		
Taxes: \$0 / 2026	For: Sale	SPIS: No
		DOM: 29
Co-Op Apt	#Shares%: 1	Rms: 6
Apartment	Locker#:	Bedrooms: 2
Unit#: 204	Locker Lev/Unit:	Washrooms: 2
Corp#: 0 / 0	Locker Unit:	1x3xMain, 1x2xMain
		Level: 2
Dir/Cross St: Rosedale Valley Road and Sherbourne		
Directions: Dale & Glen		
Prop Mgmt: Royale Grande 416-945-7902 ex 223		

MLS#: C12861362 **Sold Date:** 04/07/2026
PIN#: 211120104

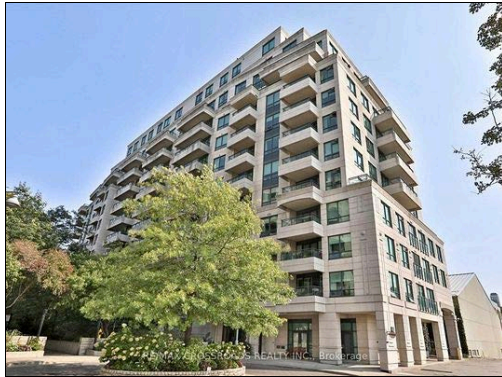
Kitchens: 1	Pets Perm: No	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,389	Lndy Lev:
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Brick
Heat: Radiant / Gas	Central Vac: No	Gar/Gar Spcs: Built-In / 1
Apx Age:	UFFI:	Drive:
Year Built: 1957	Elev/Lift: Yes	Park Type: Rental
Apx Sqft: 900-999	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Lot Size Source: MPAC	Sale Price:	Park \$/Mo:
Sqft Source: Floor Plan	Taxes Incl: Y	Prk Lvl/Unit:
Exposure: Sw	Water Incl: Y	Bldg Amen:
Assessment:	Heat Incl: Y	Com Elem Incl: Y
Spec Desig: Unknown	Hydro Incl: Y	
Survey Type: None	CAC Incl:	
Phys Hdcap-Eqp:	Y Prkg Incl:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Public Transit, Ravine, Wooded/Treed	
	Interior Feat: Intercom	
	Security Feat: Security System	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	3.61	x 6.23	
2	Kitchen	Flat	13.12	x 7.87	Galley Kitchen Window
3	Living	Flat	12.8	x 10.83	O/Looks Garden Combined W/Dining
4	Dining	Flat	9.84	x 10.83	Combined W/Living
5	Br	Flat	12.14	x 13.12	2 Pc Ensuite South View
6	2nd Br	Flat	10.17	x 12.47	West View

Client Remks: Low-Rise Living in Rosedale! A move-in ready gem is now available at Forty Glen Road, a warm and inviting co-op community located in South Rosedale. Corner suite 204 is particularly special, offering an excellent layout with no wasted square footage to long hallways, along with stylishly renovated kitchen and baths. Quartz counters, stainless steel appliances, custom built-ins and California shutters bring a welcome finish to its ideal south-west exposure overlooking the community's tranquil courtyard. This is a quiet, understated and unique, must-see offering! The meticulously maintained three storey co-op is nestled among mature ravine trees in Rosedale's serene residential setting, yet just steps to Bloor Street (and subway!) via the pedestrian footbridge spanning the majestic Rosedale Valley Road. Enjoy the ease of on-grade garage parking with EV charging, a modest-scale building with no long elevator waits, and a dedicated live-in superintendent who provides responsive, reassuring support and maintenance. The building's notably low turnover is its own seal of approval - residents here, tend to stay! Note: Property taxes are included in maintenance fees! (No rentals and no pets permitted. Indoor Garage Parking Rental Fee \$35 per month & Building Wide Bell Fibe Internet + Cable Fee \$54.24 per month.)

Inclusions: S/S Fridge, Range, Exhaust Hood, Dishwasher, Microwave, Wine Fridge, Elfs, Custom California Shutters, Air Conditioner, Entry Coat Cupboard.

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



25 Scrivener Sq 211
Toronto Ontario M4W 3Y6
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 88
Taxes: \$4,441.58 / 2025 **For:** Sale **SPIS:** No **DOM:** 49
Sold: \$700,000
List: \$799,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 11 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 1614 **Locker Unit:** 1x4xFlat, 1x3xFlat
Level: 2
Dir/Cross St: Yonge And St Clair
Directions: East of Yonge, North of Bloor
Prop Mgmt: First Service Residential (416)293-5900

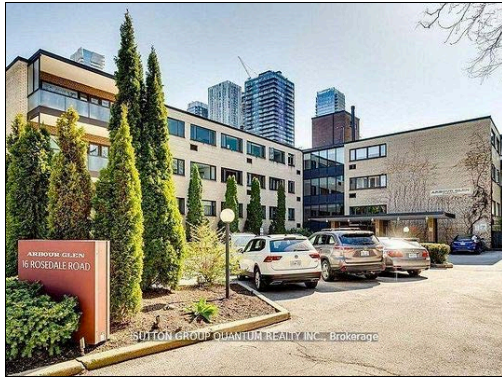
MLS#: C12754162 **Sold Date:** 03/24/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2004 Yr Built Source: MPAC Apx Sqft: 800-899 Sqft Source: as per builder's plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,022.46 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A/unit 90 Bldg Amen: Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	10.6	x 14.01	Hardwood Floor	W/O To Balcony	French Doors
2	Dining	Ground	12.5	x 11.15	Hardwood Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Ground	12.5	x 11.15	Hardwood Floor	Breakfast Bar	Granite Counter
4	Prim Bdrm	Ground	10.17	x 13.25	4 Pc Ensuite	Broadloom	W/O To Balcony
5	2nd Br	Ground	10.17	x 11.25	Broadloom	Closet	

Client Remks: Beautiful Unit with very functional Split 2-Bedroom Layout and Walk Out To Balcony, Open Concept Design Of Living, Dining & Kitchen, 804 Sq Ft + 200 Sq Ft Of Balcony. Mins To Hwy 404, Steps To 2 Subways, Rosedale And Summerhill. Close To Financial Hub, Walk To Historic Clock Tower & L.C.B.O, Stroll Along Yonge To Yorkville, Pick Your Favorite Meals & Dining. Grand Lobby With 24-Hr Concierge & Guest Parking, Internet & Cable T V Included.
Inclusions: All Existing Appliances And Light Fixtures.

Listing Contracted With: RE/MAX CROSSROADS REALTY INC. **Ph:** 905-305-0505



16 Rosedale Rd 614		Sold: \$720,000
Toronto Ontario M4W 2P4		List: \$799,900
Toronto C09 Rosedale-Moore Park Toronto % Dif: 90		
Taxes: \$0 / 2025	For: Sale	SPIS: No
		DOM: 148
Co-Op Apt	#Shares%: 15	Rms: 6
Apartment	Locker#: D	Bedrooms: 2
Unit#: 14	Locker Lev/Unit: 2	Washrooms: 2
Corp#: N/A / 0	Locker Unit: 2	1x4xMain, 1x2xMain
	Level: 6	
Dir/Cross St: Cluny Dr & Rosedale Rd		
Directions: Ask siri		
Prop Mgmt: Royale Grande Property		

MLS#: C12411237 Sold Date: 02/13/2026
 PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Water / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Seller Exposure: Sw Assessment: Spec Desig: Other Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,875 A/C: Wall Unit 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: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Other Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Outdoor Pool, Rooftop Deck/Garden, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Prestigious Arbour Glen Suites, A Modernized Mid-Century Building In The Heart of South Rosedale. Spacious Corner Unit Offers A Private Treelined View from Every Window and balcony. This Beautifully Laid Out Sun Filled Unit Offers Over 1,105 Square Feet of Useable Space & 105 sqft Private balcony Oasis. Two Oversized Bedrooms With A 4- Pc Primary Ensuite & 2-Pc powder Room. Maintenance Fees Include : Property tax, Heat, Water And Cable Tv!!! Building Offers 24 hour concierge, gym, sauna, outdoor salt water pool. Pet Friendly Building. No Elevator Needed to Access Suite - Entry From Quiet Rosedale Road Side. This Space Is Large Enough For A Family & Also Perfect For Empty Nesters Looking To Downsize For A Maintenance Free Living! Ready For Your Personal Touch. Steps to Rosedale & Yorkville shops, restaurants, parks & TTC Inclusions: Alll existing appliances, Elf. Listing Contracted With: SUTTON GROUP QUANTUM REALTY INC. Ph: 905-822-5000					



25 SCRIVENER Sq 209 Toronto Ontario M4W 3Y6 Toronto C09 Rosedale-Moore Park Toronto % Dif: 98 Taxes: \$4,471.73 / 2025 For: Sale SPIS: Yes DOM: 19			Sold: \$780,000 List: \$799,900
Condo Apt Apartment Unit#: 09 Corp#: TSCC / 1614	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 4 Bedrooms: 2 Washrooms: 1 1x4	
Dir/Cross St: Yonge St / Scrivener Sq Directions: * Prop Mgmt: Crossbridge Condominium Services			

MLS#: C12753288 **Sold Date:** 02/18/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: 820 Estimated Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,042.85 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: 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	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rare opportunity to own/live at the prestigious Thornwood 11 Condo located in the heart of Rosedale-Summerhill. This bright and spacious two bedroom can also be used as a luxurious 1-bedroom + den. Functional sophisticated open concept kitchen and living space. This beautiful condo is perfectly located just steps from wonderful to shops, cafes, restaurants, and transit. Enjoy the wonderful amenities including 24-hour concierge, gym, party room, guest suites. Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer					

Listing Contracted With: HOMELIFE/5 STAR REALTY LTD. **Ph:** 416-633-6666



21 Dale Ave 904 Toronto Ontario M4W 1K3 Toronto C09 Rosedale-Moore Park Toronto % Dif: 93 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 36		
Co-Op Apt 1 Storey/Apt Unit#: 904 Corp#: NA / 0	#Shares%: 11 Locker#: Locker Lev/Unit: Locker Unit: Level: 9	Rms: 9 Bedrooms: 2 Washrooms: 2 1x4, 1x2
Dir/Cross St: Bloor East & Castlefrank Rd Directions: On Dale Powell and Maple Prop Mgmt: First Service		

MLS#: C13172652 **Sold Date:** 06/30/2026
PIN#: 211130099

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Radiant / Other Apx Age: Year Built: 1956 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: Floorplans Exposure: S Assessment: 2025 Spec Desig: Other Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,916.12 A/C: Window Unit Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Family Room, Pets Allowed with Restrictions Interior Feat: Sauna, Storage Area Lockers	Balcony: Terr Ens Lndry: Lndy Lev: Exterior: Brick / Brick Front Gar/Gar Spcs: Built-In / 1 Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to Suite 904 at 21 Dale Avenue, ideally situated in the heart of South Rosedale. Enjoy the convenience of being just a short walk to both Castle Frank and Sherbourne subway stations, with Yorkville's renowned shops, restaurants, and cafes also within easy reach. Kensington Apartments is one of Rosedale's most desirable co-op residences with 24-hour security and concierge services. Set on five acres of beautifully landscaped grounds, the property offers lush gardens and tranquil ravine views in an exceptional park-like setting. This spacious top floor suite offers approximately 1,084 sq ft interior living space, complemented by a private 142 sq ft balcony nestled among the trees. The suite presents a wonderful opportunity to renovate and personalize. The expansive living room offers ample space for entertaining as well as room for a den area. The dining area offers picturesque forest views. Both the living and dining rooms open onto a large, private balcony surrounded by mature trees, creating a peaceful outdoor retreat. The galley kitchen awaits updating and customization to suit your style. At the end of the hallway, the king-sized primary bedroom offers privacy and serene treetop views, along with a convenient two-piece ensuite bathroom. A spacious second bedroom enjoys equally lovely views, while a four-piece bathroom is located across the hall. Residents enjoy an impressive selection of amenities, including indoor and outdoor swimming pools, a fitness centre located on the terrace level, beautifully maintained grounds, and ample guest parking at the west end of the property. The main reception area is currently undergoing a tasteful renovation that will further enhance the building's appeal. Pets are welcome at Kensington Apartments! An underground parking spot (close to the entrance) and a storage locker is included. A rare opportunity to create your dream home in one of Toronto's most coveted neighbourhoods! Inclusions: Dishwasher, Refrigerator, Stove, window AC (all as is).					
Listing Contracted With: ROYAL LEPAGE WOLLE REALTY Ph: 519-578-7300					



40 Glen Rd 210		Sold: \$862,000
Toronto Ontario M4W 2V1		List: \$825,000
Toronto C09 Rosedale-Moore Park Toronto % Dif: 104		
Taxes: \$0 / 2026	For: Sale	SPIS: No
		DOM: 8
Co-Op Apt	#Shares%: 1	Rms: 8
Apartment	Locker#:	Bedrooms: 2 + 1
Unit#: 210	Locker Lev/Unit:	Washrooms: 2
Corp#: N/A / 0	Locker Unit:	1x4xMain, 1x3xMain
	Level: 2	
Dir/Cross St: Rosedale Valley Road and Sherbourne		
Directions: Sherbourne/Maple/Glen		
Prop Mgmt: Royale Grande Property Management 416-945-7902		

MLS#: C12732610 **Sold Date:** 02/04/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: 51-99 Year Built: 1957 Apx Sqft: 1000-1199 Sqft Source: Floor Plan11 Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$1,816 A/C: Wall Unit 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: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Family Room, Hospital, Library, Place Of Worship, Public Transit, Ravine, Wooded/Treed Exterior Feat: Backs On Green Belt, Controlled Entry, Landscaped Interior Feat: Intercom, Primary Bedroom - Main Floor Security Feat: Security System	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: \$35 Prk Lvl/Unit: Bldg Amen: Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.82	x 5.35	Closet	Crown Moulding	Laminate
2	Living	Main	15.32	x 12.07	Crown Moulding	O/Looks Ravine	South View
3	Dining	Main	8.99	x 12.07	Open Concept	Combined W/Living	Pot Lights
4	Kitchen	Main	12.01	x 7.15	Breakfast Bar	Ceramic Floor	Pot Lights
5	Breakfast	Main	6.66	x 7.68	W/O To Balcony	B/I Shelves	Crown Moulding
6	Prim Bdrn	Main	12.01	x 13.58	His/Hers Closets	4 Pc Ensuite	Large Window
7	2nd Br	Main	12.01	x 13.58	W/W Closet	Large Window	South View
8	Family	Main	17.26	x 10.66	B/I Shelves	Large Window	Laminate
9	Other	Main	4.99	x 19.09	Balcony	O/Looks Ravine	South View

Client Remks: Peace and tranquility await in this private, elegant second storey suite at 40 Glen Road. Nestled in a perfect South Rosedale location...quiet, calm, perched right near the edge of the Rosedale Valley Ravine...yet just a short walk over the newly built Morley Callaghan Footbridge and you are immediately connected to the vibrancy of the city. 40 Glen Road is a mid-century co-op building that has a caring, friendly ownership group and management that clearly has pride in the property that extends to every facet of it. Unit 210, with sweeping views of the ravine and walking bridge is bathed in glorious natural light all along its south side, where the balcony is located conveniently off the breakfast nook. The interior has large well laid out rooms, offering sensibility, graceful flow, and a breath of fresh air when compared to most recently constructed condos. The primary bedroom has an ensuite bathroom, as well as his and hers closets. The second bathroom is conveniently located just off the big beautiful den (which could be converted back to a third bedroom), and close to the second bedroom. The main entertaining space is an open concept living/dining room, with the separate kitchen having ample storage and counter space for all of your culinary adventures. This unit is a gem. Once you step inside, it simply feels like home.

Inclusions: Fridge, Stove, Built-in Microwave with vent/fan, all window coverings owned by seller. Note Bell provides internet service to the building, provided in addition to maintenance fees at \$54.24 monthly.

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



20 Scrivener Sq 620 Toronto Ontario M4W 3X9 Toronto C09 Rosedale-Moore Park Toronto % Dif: 93 Taxes: \$4,736 / 2025 For: Sale SPIS: No DOM: 61			Sold: \$930,000 List: \$999,000
Condo Apt Apartment Unit#: 20 Corp#: TSCC / 1476	#Shares%: Locker#: 084 Locker Lev/Unit: Level 1 Locker Unit: Level: 06	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge / Summerhill Directions: Yonge & Scrivener Prop Mgmt: FirstService Residential			

MLS#: C12528658 **Sold Date:** 01/10/2026
PIN#: 124760236

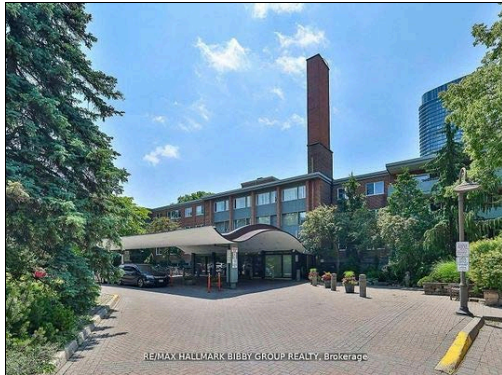
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: Floorplans Exposure: S Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$894.98 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School, School Bus Route Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level B - 73 Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.39	x 5.51	Hardwood Floor Closet Combined W/Laundry
2	Den	Main	9.09	x 9.97	Hardwood Floor Sliding Doors Closet
3	Kitchen	Main	10.1	x 4.92	Hardwood Floor Centre Island Pantry
4	Dining	Main	10.1	x 7.41	Hardwood Floor Pantry Combined W/Kitchen
5	Living	Main	11.61	x 11.91	Hardwood Floor W/O To Balcony Window Flr to Ceil
6	Prim Bdrm	Main	9.09	x 11.48	Broadloom W/I Closet 4 Pc Ensuite

Client Remks: Located in Summerhill at the Thornwood I Condominiums, this one-bedroom plus den, one-bathroom suite offers a practical layout. The entrance opens to a foyer space and large separate den with sliding doors, suitable for a home office or a second bedroom. The open-concept kitchen includes ample storage, a centre island, and connects to the living and dining areas. The living room features wall to wall windows and a south-facing balcony with views of the entrance of Pricefield Park. The primary bedroom has wall to wall windows, a generously sized walk-in closet (can hold a larger dresser), and a four-piece semi-ensuite with a separate soaking tub and shower. The unit includes ensuite laundry, a parking space, and a storage locker on the ground level. Building amenities include a 24-hour concierge, fitness centre, party room, guest suites, and visitor parking. The property is located near the Summerhill subway station, local restaurants, and shopping, including the Harvest Wagon and Terroni.

Inclusions: Whirlpool Refrigerator, Whirlpool Freezer, Whirlpool Dishwasher, Whirlpool Stacked Washing & Drying Machine, Whirlpool Stove, Broan Range Hood, All Existing Electronic Light Fixtures, All Existing Window Treatments

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



21 Dale Ave 435
Toronto Ontario M4W 1K3
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 90
Taxes: \$0 / 2025 **For:** Sale **SPIS:** No **DOM:** 65
Sold: \$993,982
List: \$1,099,900
 Co-Op Apt **#Shares%:** 15 **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 435 **Locker Lev/Unit:** 1 **Washrooms:** 2
Corp#: N/A / 0 **Locker Unit:** 1x3xMain, 1x4xMain
Level: 04
Dir/Cross St: Bloor Street East & Castle Frank
Directions: Bloor Street East & Castle Frank
Prop Mgmt: Crossbridge Condominium Services

MLS#: C12691374 **Sold Date:** 03/18/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Radiant, Water / Other Apx Age: Apx Sqft: 1400-1599 Sqft Source: Previous Listing Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,520.75 A/C: Wall Unit Central Vac: No UFFI: No Elev/Lift: Yes Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Wooded/Treed Exterior Feat: Landscaped Interior Feat: Storage Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: None Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 435 Park \$/Mo: Prk Lvl/Unit: 1 Bldg Amen: Concierge, Exercise Room, Outdoor Pool, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.28	x 13.85	Parquet Floor	W/O To Terrace	O/Looks Garden
2	Dining	Main	22.28	x 13.85	Parquet Floor	W/O To Terrace	O/Looks Garden
3	Kitchen	Main	22.28	x 7.81	Tile Floor	Stone Counter	Enclosed
4	Prim Bdrm	Main	16.34	x 11.68	Broadloom	W/I Closet	Ensuite Bath
5	2nd Br	Main	13.02	x 11.32	Broadloom	Large Closet	O/Looks Garden
6	Family	Main	13.02	x 9.78	Parquet Floor	B/I Bookcase	O/Looks Garden

Client Remks: A Timeless Rosedale Residence, This Expansive Two-Bedroom + Study Situated In The Highly Desirable Kensington Apartments Co-Op, Provides An Unrivald Living Experience. The Rarely Offered Southeast Exposure Supplies An Abundance Of Natural Light, Tranquil Tree-Lined Views And Access To Two Impressive Exterior Spaces. The Airy Principal Rooms Are Ideal For Entertaining Of Any Scale And Seamlessly Integrate Into An Expansive Private Balcony Oasis Overlooking The East Gardens. The Convenient Contemporary Kitchen Includes Full-Sized Appliances, Stone Countertops And Ample Storage. The Expansive Primary Bedroom Retreat Includes An Ensuite Bathroom, Large Walk-In Closet And Access To A Breathtaking Secondary Balcony With Sun-Drenched Southern Views. The Large Second Bedroom Features Two Double Closets. The Impressive Family Room Showcases A Custom, Built-In Shelving Unit And Fireplace. Unbeatable Location - Easy Access To Castle Frank Station, Craigleigh Gardens, Beltline Trail/Park Drive Reservation, Ever Green Brickworks & Steps To Danforth And The Shops Of Bloor Street. World Class Amenities Include Full-Time Concierge And Outdoor Swimming Pool. Maintenance Fees Include Property Taxes, Water, Building Insurance, Common Elements, Cable TV And Wifi (Bell Fibe). Parking Spaces Are Available Indoor For \$94 and Outdoor For \$64 Per Month.

Inclusions: Includes All Appliances. Fridge, Stove, Microwave, Range Hood, Dishwasher, Washer & Dryer, All Lighting Fixtures & Window Coverings, Custom Millwork Throughout, Air Conditioning Units, Storage On South Balcony.

Listing Contracted With: RE/MAX HALLMARK BIBBY GROUP REALTY **Ph:** 416-481-0888



1 Baxter St TH16
Toronto Ontario M4W 3W1
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 95
Taxes: \$6,025.16 / 2025 **For:** Sale **SPIS:** No **DOM:** 63
Sold: \$1,215,000
List: \$1,275,000
 Condo Townhouse **#Shares%:** **Rms:** 6 + 1
 3-Storey **Locker#:** **Bedrooms:** 2 + 1
Unit#: 16 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCP / 1192 **Locker Unit:** 1x2xMain, 1x4x3rd
Level: 1
Dir/Cross St: Yonge & Belmont
Directions: South of Rosedale Valley Rd/Belmont, east side of Yonge
Prop Mgmt: Glendale Properties Inc 416 224 1088

MLS#: C12966386 **Sold Date:** 06/09/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: Half Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: MPAC Exposure: Ew Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,533.70 A/C: Central Air, Wall Unit Central Vac: Yes UFFI: Elev/Lift: No Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Exterior Feat: Deck Interior Feat: Central Vacuum Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector	Balcony: Terr Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 16 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.32	x 5.25	Double Closet	2 Pc Bath	Heated Floor
2	Living	2nd	12.34	x 12.01	Wainscoting	Gas Fireplace	Hardwood Floor
3	Dining	2nd	12.24	x 9.15	Combined W/Living	Wainscoting	Hardwood Floor
4	Kitchen	2nd	12.5	x 9.15	Breakfast Bar	Marble Counter	W/O To Deck
5	Prim Bdrm	3rd	12.99	x 12.34	Cathedral Ceiling	Semi Ensuite	B/I Closet
6	Loft	Upper	10.43	x 9.15	W/O To Deck	Closet	Hardwood Floor
7	2nd Br	3rd	12.34	x 9.15	Murphy Bed	Double Closet	Closet Organizers
8	Laundry	Lower	12.24	x 9.58	W/O To Garage	B/I Closet	B/I Shelves

Client Remks: Location and value don't get better than this! With approximately 1400 sq ft of living space, this beautifully renovated townhouse will tick all of the checkboxes on your list. The landscaped common courtyard is a lovely spot to reflect as you make your way to your wrought iron gate and private front door. With custom closets and storage, heated basketweave marble tile floor and powder room, the Entry is the perfect spot to take off your coat and put down your worries from the day. The open concept layout of the main living floor is designed and finished for easy living. The kitchen feels like a French bistro with marble countertops, marble tile backsplash, a breakfast bar, and French doors opening to a sunny deck with gas line for BBQs. Charming and inviting the living and dining areas have been finished with wainscoting and paneling, complementing the hardwood floors. In the living area a gas fireplace is set in a wall of marble and flanked by cabinets with glass display shelves for show and cabinets for storage of the Sonos components as well as other tech best tucked away. Upstairs, the double height primary bedroom is finished with wall to wall to wall built-in closets and drawers. The four piece semi-ensuite bathroom is picture perfect with double floating vanities, a glass shower enclosure and marble tile floors and surround. The second bedroom features even more storage with a double closet, wall to wall built-ins and a Murphy bed. Topping off the layout, private stairs lead from the sleeping of the primary bedroom area to a loft with further built-in cabinets perfect for a TV nook, office or home gym. Sliding doors open to the rooftop deck for additional outside space. The lower level is one of the prettiest laundry/utility rooms on record and provides direct access to the underground garage and parking spot.

Inclusions: KitchenAid dishwasher, KitchenAid oven, KitchenAid range hood, Panasonic microwave, SubZero fridge, Kenmore washed/dryer, Sonos surround sound system, TV in Living room, Nest fire and carbon monoxide alarm system and thermostat, Launchport wall station and charger (buyer to supply own ipad), Alarm system (As Is, buyer to arrange own monitoring), All electric light fixtures, All window coverings and associated remotes, Broadloom where laid, Mitsubishi ductless AC unit and remote, Central vacuum (As is, Buyer to provide attachments), garage door remotes, gas fireplace remote.



1 Baxter St 2
Toronto Ontario M4W 3W1
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 96
Taxes: \$7,141.20 / 2025 **For:** Sale **SPIS:** No **DOM:** 12
Sold: \$1,350,000
List: \$1,399,000
 Condo Townhouse **#Shares%:** **Rms:** 7
 3-Storey **Locker#:** **Bedrooms:** 3 + 1
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCP / 1192 **Locker Unit:** 1x5x3rd, 1x3x2nd
Level: 1
Dir/Cross St: Yonge St & Belmont
Directions: Laneway south of Belmont on East side of Yonge
Prop Mgmt: Glendale Properties Inc.

MLS#: C13097548 **Sold Date:** 05/19/2026
PIN#: 121920002

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 1997 Apx Sqft: 1600-1799 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Ew Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,533.70 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: Under Contract: Hot Water Tank-Gas HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: Carpet Free, Storage Area Lockers	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.43	x 5.25	Granite Floor	Double Closet	Recessed Lights
2	Kitchen	Main	13.25	x 6.66	Centre Island	W/O To Patio	Marble Floor
3	Dining	Main	12.17	x 8.92	Hardwood Floor	Open Concept	Recessed Lights
4	Living	Main	12.34	x 11.42	Fireplace	Hardwood Floor	B/I Bookcase
5	2nd Br	2nd	12.34	x 10.6	Hardwood Floor	Closet	Large Window
6	3rd Br	2nd	12.34	x 10.17	Hardwood Floor	Closet	Large Window
7	Prim Bdrm	3rd	21.92	x 12.34	5 Pc Ensuite	W/I Closet	Cathedral Ceiling
8	Loft	Upper	14.01	x 12.34	W/O To Deck	French Doors	Hardwood Floor

Client Remks: Location Location Location! Park your car and walk or T.T.C., to everything from this Rosedale/Yorkville location, offering an exceptional 95 walk score. Exclusive gated New York style enclave boasts 1743 square feet of living enjoyment plus front patio, new upper deck with bbq gas line, 76 square foot separate storage room, and underground parking at your door. Open space, skylights, natural light envelops this turn key residence. Convenience is top: easy access to the boutiques, cafes, and fine dining, as well as nearby T.T.C., stations, parks, ravine trails, and the soon-to-open Ramsden Park Community Centre, with convenient connections to the DVP, Brick Works, and city bike paths, this home delivers a rare blend of tranquility, sophistication, and urban connectivity.
Inclusions: See feature sheet for list of inclusions

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



21 Dale Ave 433		Sold: \$1,500,000
Toronto Ontario M4W 1K3		List: \$1,450,000
Toronto C09 Rosedale-Moore Park Toronto % Dif: 103		
Taxes: \$0 / 2026	For: Sale	SPIS: No
		DOM: 3
Co-Op Apt	#Shares%: 15	Rms: 6
Apartment	Locker#:	Bedrooms: 3
Unit#: 33	Locker Lev/Unit:	Washrooms: 2
Corp#: N/A / 0	Locker Unit:	1x3xMain, 1x4xMain
	Level: 4	
Dir/Cross St: Dale Avenue/Castle Frank		
Directions: Dale Avenue/Castle Frank		
Prop Mgmt: First Service Management		

MLS#: C13080642 Sold Date: 05/07/2026
 PIN#: 211130099

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Radiant, Water / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: Plans Exposure: Se Assessment: Spec Desig: Heritage Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,594.41 A/C: Wall Unit 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: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Other Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking, Other Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.83	x 7.84	Tile Floor	Renovated	Galley Kitchen
2	Dining	Main	11.32	x 8.01	Hardwood Floor	East View	Combined W/Living
3	Living	Main	22.34	x 13.42	Hardwood Floor	Fireplace	B/I Bookcase
4	Foyer	Main	9.09	x 6.27	Hardwood Floor	Closet	
5	Bathroom	Main	7.25	x 4.59	Tile Floor	3 Pc Bath	Renovated
6	Prim Bdrm	Main	16.4	x 9.51	Hardwood Floor	W/I Closet	4 Pc Ensuite
7	Bathroom	Main	9.68	x 4.76	Tile Floor	4 Pc Ensuite	Renovated
8	2nd Br	Main	13.32	x 12.99	Hardwood Floor	Closet	
9	3rd Br	Main	12.99	x 10.43	Hardwood Floor	Pocket Doors	East View
10	Other	Main	21.92	x 5.74	Balcony		

Client Remks: Welcome to Apartment 433-21 Dale Avenue, ideally located in South Rosedale with a short walk to either Castle Frank or Sherbourne Subway Stations and an easy walk to Yorkville. Kensington Apartments is one of the most sought after Co-op buildings in Rosedale. It is managed by Crossbridge and enjoys 24 security. The property itself is situated on 5 acres of lovely property with lush manicured gardens and idyllic ravine settings. There is a total of 1,407 interior sqft with a private balcony of 167 sqft. It was completely renovated in early 2020 by the current owners. The living room is a very good size and enjoys an electric fireplace. The living room is large enough to accommodate a baby grand piano. The dining room is large enough to accommodate large dinner parties & family holidays. Off of the dining and living room is a large and private balcony, ideally situated in the trees. The apartment has excellent flow and feels more like a bungalow. The den has sliding pocket doors for privacy. It has a fitted closet as well and a built in work area. Across the hall is a lovely 3 piece bathroom with fitted shower stall. At the end of the hallway is the king sized primary bedroom overlooking the trees for privacy and peace. Off the primary bedroom is a large 4 piece bathroom with an excellent sized soaker tub. There is a large walk-in closet for storage, luggage or other personal items. This apartment is one of the best to come to the market in some time. It is beautifully renovated, tasteful, spacious - there is nothing to do. Down the outside hallway is the laundry facilities. The indoor pool and gym are located on the Terrace level. There is an outdoor pool for fun in the sun. The main reception is being tastefully renovated and soon to be completed. There is ample guest parking located at the west end of the property. Pets are welcome at Kensington Apartments. Indoor/outdoor parking and locker storage are available and assigned by the management office when you move in. Enjoy.

Inclusions: See Schedule C

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



21 Dale Ave 544		Sold: \$1,800,000
Toronto Ontario M4W 1K3		List: \$1,895,000
Toronto C09 Rosedale-Moore Park Toronto % Dif: 95		
Taxes: \$0 / 2025	For: Sale	SPIS: No
		DOM: 107
Co-Op Apt	#Shares%: 26	Rms: 8
Apartment	Locker#:	Bedrooms: 3
Unit#: 544	Locker Lev/Unit:	Washrooms: 2
Corp#: NA / 0	Locker Unit:	1x3, 1x5
	Level: 5	
Dir/Cross St: Bloor St. E./Castlefrank Rd.		
Directions: Bloor St. E./Castlefrank Rd.		
Prop Mgmt: First Service Residential		

MLS#: C12832598 **Sold Date:** 06/17/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Other Apx Age: Apx Sqft: 2250-2499 Sqft Source: Floor Plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$4,459.67 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: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Park Type: Rental / Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	15.98	x 7.68	Double Closet
2	Living	Main	21.39	x 15.58	Formal Rm
3	Dining	Main	13.58	x 12.27	Formal Rm
4	Kitchen	Main	13.09	x 10.99	B/I Oven
5	Breakfast	Main	12.37	x 10.07	Large Window
6	Prim Bdrm	Main	23.1	x 13.58	W/I Closet
7	2nd Br	Main	10.99	x 15.98	B/I Bookcase
8	3rd Br	Main	14.01	x 11.68	W/O To Balcony

Client Remks: Welcome to 21 Dale Ave. This rarely available elegant suite features east, west, & south views over the Rosedale ravine. The unique exposure affords beautiful views, an abundance of light & a rare slice of privacy. Steps to walking trails, subway, & the convenience of downtown amenities. The suite split plan layout features a gracious primary suite with 2 W/I closets w B/I cabinetry, & W/O to a balcony, & a chef's kitchen w stone countertops, pantry, & south facing breakfast/sunroom overlooking the ravine. The formal living & dining areas offer ample entertaining space for all your family & friends for years to come. Rare ensuite laundry room. Truly a unique private space to call home. This building is more than bricks, there is a vibrant community here in this lovely neighbourhood.

Inclusions: S/S Fridge, Dishwasher, B/I Stovetop & Hood Range, Double Oven, Washer & Dryer. All ELF's & Window Coverings.

Listing Contracted With: ROYAL LEPAGE URBAN REALTY **Ph:** 416-461-9900



52 Maple Ave
Toronto Ontario M4W 2T7
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 101
Taxes: \$12,852.46 / 2026 **For:** Sale **SPIS:** No **DOM:** 25
Sold: \$2,600,000
List: \$2,579,000
 Condo Townhouse **#Shares%:** **Rms:** 6 + 2
 3-Storey **Locker#:** **Bedrooms:** 3
Unit#: 8 **Locker Lev/Unit:** **Washrooms:** 4
Corp#: YCC / 119 **Locker Unit:** 1x2xBsmt, 2x3x2nd,
Level: 1 1x4x3rd
Dir/Cross St: Maple & Powell
Directions: Go through the gates and turn right- it is on the east Side of the complex
Prop Mgmt: Self Managed

MLS#: C13141810 **Sold Date:** 06/13/2026
Assignment: No **PIN#:** 111190008

Kitchens: 1 Fam Rm: N Basement: Full / Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 51-99 Year Built: 1973 Yr Built Source: MPAC Apx Sqft: 1800-1999 Sqft Source: 1962 Exposure: Ne Assessment: Spec Desig: Heritage Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Common Maint: \$1,098 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Fenced Yard, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Exterior Feat: Awnings, Landscaped, Lawn Sprinkler System, Lighting Interior Feat: Water Heater, Built-In Oven	Balcony: Terr Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Park Type: Exclusive / Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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Water Body Type: River

#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Tucked within an exclusive enclave of just 10 residences in prestigious South Rosedale, this elegant semi-detached home is set amidst beautifully manicured gated lawns & lush gardens, evoking the charm & tranquility of an English country garden. A rare offering, the home combines timeless sophistication with exceptional privacy in one of Toronto's most coveted neighbourhoods. Thoughtfully designed with a classic centre hall floor plan, the main level features a formal living room with upgraded French doors & oversized windows that flood the home with natural light & open seamlessly to a beautifully landscaped, low-maintenance east-facing garden oasis, ideal for quiet mornings or elegant outdoor entertaining. The formal dining room is perfectly suited for both intimate dinners & larger gatherings, while the galley-style eat-in kitchen offers excellent functionality & charm. The upgraded windows throughout the home enhance both the light-filled atmosphere & overall elegance of the residence. The upper levels offer remarkable flexibility, with 3 generously sized bedrooms, each featuring its own ensuite bathroom. The current layout positions the primary suite on the second floor alongside a spacious family room retreat, while the third level offers an additional large bedroom with access to a spectacular rooftop sun deck overlooking the gardens below - an equally compelling option for a luxurious primary suite sanctuary. The thoughtfully designed lower level offers exceptional functionality with a multi-purpose laundry room featuring 3 walls of custom storage, a private office area, powder room & mud room, all while providing direct access to the underground parking garage. Complete with two coveted side-by-side parking spaces & a storage area, this residence offers the ease of condominium living with the feel & proportions of a private home. A truly rare opportunity to enjoy refined, low-maintenance living in an intimate garden enclave in the heart of South Rosedale.

Inclusions: as per Schedule C
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



20 Scrivener Sq 615
Toronto Ontario M4W 3X9
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 89
Taxes: \$10,089.69 / 2025 **For:** Sale **SPIS:** No **DOM:** 28
Sold: \$2,925,000
List: \$3,299,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** 114 **Bedrooms:** 2
Unit#: 15 **Locker Lev/Unit:** main **Washrooms:** 2
Corp#: TSCC / 1476 **Locker Unit:** 114 1x4xFlat, 1x3xFlat
Level: 6
Dir/Cross St: Yonge & Roxborough
Directions: East off Yonge, S. of Summerhill
Prop Mgmt: First Service Residential - John Koutras 416-922-6777

MLS#: C13005434 **Sold Date:** 05/14/2026
PIN#: 124760231

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 1400-1599 Sqft Source: floor plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,828.60 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Clear View, Cul De Sac, Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: Auto Garage Door Remote, Carpet Free, Separate Heating Controls, Wheelchair Access, Separate Hydro Meter Security Feat: Alarm System, Carbon Monoxide Detectors, Concierge/Security, Security Guard, Smoke Detector, Monitored	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 88 #: 89 Park \$/Mo: Prk Lvl/Unit: A / A Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	14.4	x 4.76	Ceramic Floor W/I Closet Double Closet
2	Living	Flat	20.41	x 20.18	Hardwood Floor Gas Fireplace W/O To Balcony
3	Dining	Flat	20.41	x 20.18	Hardwood Floor Open Concept O/Looks Park
4	Kitchen	Flat	13.75	x 9.84	Hardwood Floor Marble Counter Modern Kitchen
5	Den	Flat	10.33	x 9.84	Hardwood Floor B/I Desk B/I Shelves
6	Prim Bdrm	Flat	14.01	x 10.14	W/I Closet O/Looks Park 4 Pc Ensuite
7	Bathroom	Flat	11.09	x 8.5	Marble Floor Ensuite Bath Linen Closet
8	2nd Br	Flat	12.7	x 9.91	Hardwood Floor Double Closet O/Looks Park
9	Bathroom	Flat	8.43	x 4.92	Porcelain Floor Separate Shower 3 Pc Bath
10	Other	Flat	16.99	x 5.97	Balcony East View O/Looks Park

Client Remks: Renovated Luxury Suite with Sweeping Park and Treetop Views. Wake up to Stunning Sunrises in This Completely Renovated, 1545 Square Foot Suite with Two Bedrooms Plus Den, in one of Downtown Toronto's Iconic Boutique Buildings. This Beautifully Modernized Suite has Extraordinary East Views Over the Treetops of Pricefield Park and Stately Rosedale. Literally Steps to Summerhill's Gourmet Grocers, Dining, Subway Access and Specialty Shops Providing the Ultimate in Convenience. Completely Redone in 2022, This Remarkable Suite Leaves Nothing to be Desired. Enter Directly From Your Private Elevator, Where You'll Enjoy the Spacious Foyer and Walk-In Coat Closet. The Bright, Open Concept Living & Dining Rooms Offer an Airy and Inviting Atmosphere. In Winter, the Sleek Gas Fireplace Creates a Cozy Retreat and the Generous Balcony - With its Own Gas Barbecue - Provides the Ideal Spot for Outdoor Relaxation and Entertaining in Summer. Professionally Designed, the Kitchen Features Premium Appliances Including a Gas Range, as Well as Extensive Counter and Cupboard Space. The Den Has Been Meticulously Customized With High-Quality Built-Ins, Creating a Perfect Home Office Complete With a Built-In Desk, Shelving and Storage. Overlooking the Treetops, the Primary Suite Comfortably Fits a King-Sized Bed and Features a Generous Walk-In Closet in Addition to a Stunning, Expansive Ensuite Bathroom. The Second Bedroom Serves Well as an Excellent Guest Room, Office or Den and is Enhanced by an Abundance of Storage, Including a Wall of Built-Ins and a Double Closet. Finished in Elegant Italian Marble, the Guest Bathroom Adds a Further Touch of Luxury and Sophistication to This Delightful Space. An Unparalleled Opportunity to Own a Truly Sensational Treetop Suite With Two Side-by-Side Parking Spaces, Right at the Elevator, and With Two Storage Lockers, in One of the City's Most Sought-After Residences.



25 Scrivener Sq 909			Sold: \$3,450,000		
Toronto Ontario M4W 3Y6			List: \$3,950,000		
Toronto C09 Rosedale-Moore Park Toronto			% Dif: 87		
Taxes: \$16,544.68 / 2026		For: Sale	SPIS: No		DOM: 29
Condo Apt	#Shares%:	Rms: 7			
Apartment	Locker#:	Bedrooms: 2 + 1			
Unit#: 9	Locker Lev/Unit:	Washrooms: 3			
Corp#: TSCC / 1614	Locker Unit:	1x2xFlat, 1x3xFlat,			
	Level: 9	1x5xFlat			
Dir/Cross St: Yonge/Summerhill					
Directions: Yonge/Summerhill					
Prop Mgmt: Crossbridge Condominium Services					

MLS#: C13018618 **Sold Date:** 05/19/2026
PIN#:

Kitchens:	1	Pets Perm:	Yes-with Restrictions		Balcony:	Open
Fam Rm:	N	Locker:	Owned		Ens Lndry:	Y
Basement:	None	Maint:	\$2,421.46		Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air		Exterior:	Stone
Heat:	Heat Pump / Gas	Central Vac:	No		Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:			Drive:	
Apx Sqft:	2000-2249	Elev/Lift:	Retirement:		Park Type:	Owned
Sqft Source:	Floor Plan	HST Applicable to	Included In		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Sw	Sale Price:			#:	36
Assessment:		Taxes Incl:	Water Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Heat Incl:	Y Hydro Incl:		Prk Lvl/Unit:	
Survey Type:	None	Cable TV Incl:	CAC Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl:	Y	Com Elem Incl:	Y
		Cert Level:	Energy Cert:			
		GreenPIS:				
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions			
		Interior Feat:	None			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	13.25	x 8.5	Hardwood Floor	Pot Lights	Closet
2	Living	Flat	22.01	x 16.83	Hardwood Floor	Pot Lights	Fireplace
3	Dining	Flat	30.41	x 11.32	Combined W/Library	B/I Bookcase	Hardwood Floor
4	Den	Flat	30.41	x 11.32	Hardwood Floor	French Doors	W/O To Balcony
5	Kitchen	Flat	21.78	x 13.29	Hardwood Floor	Centre Island	B/I Appliances
6	Breakfast	Flat	21.78	x 13.29	Combined W/Kitchen	Hardwood Floor	Pot Lights
7	Prim Bdrm	Flat	23.65	x 10.01	5 Pc Ensuite	Hardwood Floor	His/Hers Closets
8	2nd Br	Flat	10.6	x 10.07	Pot Lights	Hardwood Floor	3 Pc Ensuite
9	Laundry	Flat	7.41	x 4.82	Hardwood Floor	B/I Appliances	

Client Remks: This superbly styled luxury residence awaits you! Rarely available, this 2+1 bedroom suite has been transformed through a complete high-end renovation. This sophisticated, sun-filled southwest corner unit in Thornwood 2 offers the space you've been dreaming of in one of Toronto's finest boutique condominium buildings, complete with its own dedicated elevator. Classically designed with beautiful modern finishes, the suite features premium fixtures and European appliances, solid white rift-cut oak flooring throughout, and curated designer lighting. The living, dining, and kitchen areas are ideal for entertaining. The living room is a palatial space, complete with a new gas fireplace, built-in speakers, and a walk-out to a private balcony. The expansive gallery-style dining room, located off the generous new foyer, showcases sweeping west-facing views and a full library with gallery-inspired art walls and lighting. The large eat-in kitchen features wall-to-wall oak cabinetry, top-of-the-line built-in appliances, and marble countertops overlooking the breakfast area and city views of the lake. The superb primary south-facing bedroom retreat offers exceptional comfort and tranquility, with two new walk-in closets and a luxurious five-piece ensuite. Thornwood 2 is renowned for its prime Central Rosedale/Summerhill location. Enjoy fabulous views and first-class amenities, including 24-hour concierge, valet parking, and guest suites, all designed to cater to your every need and create a true oasis in the heart of the city. Steps to exquisite shops, fine dining, and the Yonge Street subway. Don't miss this opportunity to experience luxury living in one of Toronto's finest condominium residences.

Inclusions: See Schedule C.

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