

	185 Roehampton Ave 609 Toronto Ontario M4P 0C6 Toronto C10 Mount Pleasant West Toronto % Dif: 101 Taxes: \$1,855 / 2025 For: Sale SPIS: No DOM: 10			Sold: \$302,000 List: \$299,000	
	Condo Apt Apartment Unit#: 09 Corp#: TSCC / 2642	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 6	Rms: 3 Bedrooms: 0 + 1 Washrooms: 1 1x4xMain		
	Dir/Cross St: Eglinton and Redpath Directions: Eglinton and Redpath Prop Mgmt: City Sites PM - 437-222-1022				
MLS#: C13222952 Sold Date: 06/11/2026 PIN#: 766420095					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Year Built: 2017 Yr Built Source: MPAC Apx Sqft: 0-499 Lot Size Source: MPAC Sqft Source: Builder Plan Exposure: E Assessment: 2025 Spec Desig: Other Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$303.66 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: 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 / 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: Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Break the rent cycle - Great starter condo! Entry into the market starts here, bright studio with sunrise views and 10-ft ceilings. Smart, efficient layout with a 100 sq.ft. private balcony. Ample space for sleeping, living, and dining. Featured on Apartment Therapy! Freshly painted with modern upgrades, including European-style cabinetry, designer lighting, engineered wood floors, and floor-to-ceiling windows that fill the space with natural light. Quiet suite with a dedicated elevator serving floors 1-7 & Low condo fees. Steps to the new Mt. Pleasant LRT, shops, and restaurants. Ideal for first-time buyers or investors. Rental parking may be transferable. See property video! Inclusions: Bedside cupboards, built-in credenza, patio tiles, fridge, stove, washer, dryer, dishwasher. Amenities: 24hr concierge, gym & yoga room, spin studio, party room, BBQ lounge, rooftop infinity pool, sauna, and bike storage.					
Listing Contracted With: REVEL REALTY INC. Ph: 855-738-3547					



195 Redpath Ave 2714 Toronto Ontario M4P 0E4 Toronto C10 Mount Pleasant East Toronto % Dif: 97 Taxes: \$1,613.75 / 2025 For: Sale SPIS: No DOM: 28			Sold: \$300,000 List: \$309,900
Comm Element Condo 1 Storey/Apt Unit#: 26 Corp#: TSCC / 2898	#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 93 Level: 26	Rms: 0 Bedrooms: 0 Washrooms: 1 1x3xFlat	
Dir/Cross St: Broadway/Redpath Directions: As per GPS Prop Mgmt: Del Property Management			

MLS#: C13071040 **Sold Date:** 05/29/2026
PIN#: 768981141

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: Builder Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$302.30 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Built-In Oven	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	17.55	x 15.81	Laminate	Combined W/Living	Open Concept
2	Living	Flat	36.06	x 30.58	Laminate	W/O To Balcony	Large Window

Client Remks: Exceptional value at Yonge & Eglinton, in the heart of Midtown Toronto and steps from one of the city's major transit hubs. With large windows, sleek contemporary finishes, and an impressive collection of amenities, this beautifully designed building is ideal for a student or young professional seeking both comfort and convenience. Enjoy easy access to top restaurants, shops, parks, and the subway, all just moments from your door. The building offers over 18,000 sq. ft. of indoor amenities and more than 10,000 sq. ft. of outdoor amenities, including two pools, an amphitheater, a party room with a chef-inspired kitchen, and a fitness centre.

Listing Contracted With: CENTURY 21 MYPRO REALTY **Ph:** 416-686-1500



161 Roehampton Ave 534 Toronto Ontario M4P 0C8 Toronto C10 Mount Pleasant West Toronto % Dif: 96 Taxes: \$1,717.78 / 2026 For: Sale SPIS: No DOM: 20		
Condo Apt 1 Storey/Apt Unit#: 34 Corp#: TSCC / 2763	#Shares%: Locker#: Locker Lev/Unit: P3 Locker Unit: 108 Level: 4	Rms: 2 Bedrooms: 0 + 1 Washrooms: 1 1x4xFlat
Dir/Cross St: Yonge St & Eglinton Ave E Directions: Yonge St & Eglinton Ave E Prop Mgmt: First Service Residential		

MLS#: C13426200 **Sold Date:** 06/30/2026
PIN#: 767630138

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2019 Yr Built Source: MPAC Apx Sqft: 0-499 Lot Size Source: MPAC Sqft Source: 381 Sqft + 64 Sqft (Balcony) Exposure: S Assessment: 2025 Spec Design: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$308.24 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Poured Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Games Room, Outdoor Pool, Party/Meeting Room, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	10.37	x 12.73	
2	Kitchen	Flat	10.33	x 4.92	
3	Br	Flat	10.01	x 9.58	

Client Remks: Sophisticated studio suite at one of Yonge & Eglinton's most iconic addresses. This quiet, original-owner corner unit offers a smart 381 sq. ft. layout plus a generous 68 sq. ft. open balcony overlooking the courtyard. Soaring 9-ft ceilings, floor-to-ceiling windows, and patio doors fill the space with beautiful south-facing natural light, while engineered flooring adds a sleek, modern finish throughout. The custom two-tone kitchen, designed by award-winning Johnson Chou, features quartz countertops and high-end integrated appliances, complemented by a spa-inspired 4-piece bathroom. Designed by renowned architect Peter Clewes, the building offers an exceptional lifestyle with 24-hour concierge, outdoor infinity pool and hot tub, fully equipped gym, BBQ area, spa, sports lounge, and WiFi in all common areas. Perfectly positioned steps to TTC, the Eglinton Crosstown LRT, top-rated schools, dining, shopping, and a vibrant community hub with a high school campus, open 400-metre running track, expansive green space, and an active atmosphere for runners, walkers, families, and sports enthusiasts. A rare opportunity to live in one of midtown Toronto's most coveted addresses.

Inclusions: All Existing ELF's, Appliances In The Kitchen (Fridge, Stove & B/I Dishwasher), Washer & Dryer. Hunter Douglas Silhouette Blackout Blinds, Pull-Down Bed W Built-In Shelving And Drawers, Wall-Mounted Fold-Down Desk, Wall-Mounted Desk Lamp, Wall-Mounted Articulating Monitor Arm, Balcony Tiles

Listing Contracted With: RE/MAX ABOUTOWNE REALTY CORP. **Ph:** 905-842-7000

		195 Redpath Ave 1615 Toronto Ontario M4P 0E4 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$1,938.01 / 2025 For: Sale SPIS: No DOM: 74		Sold: \$360,000 List: \$369,900	
		Comm Element Condo Apartment Unit#: 15 Corp#: TSCC / 2898		#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 106 Level: 16	
		Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xFlat			
		Dir/Cross St: Broadway & Redpath Directions: Broadway & Redpath Prop Mgmt: Del Property Management			
MLS#: C12781434 Sold Date: 04/26/2026 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: As Per Builder Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$366.04 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Accessory Apartment		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick 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
1	Kitchen	Flat	6.99	x 11.15	
2	Bathroom	Flat	5.25	x 8.73	
3	Br	Flat	9.91	x 9.97	
4	Living	Flat	8.14	x 9.97	
Client Remks: Welcome to this bright and well designed 1 bedroom, 1 bathroom condo located at 195 Redpath ave, in the heart of Midtown Toronto. This modern unit offers a functional layout with comfortable living space, ideal for first time buyers, professionals, or investors. Includes a locker for added storage convenience. Enjoy unbeatable connectivity with an excellent transit score- just steps to TTC bus routes and a short walk to Eglinton hub. Commuting downtown or across the city is effortless. Surrounded by some of midtown's best amenities: Trendy restaurants, cafes, grocery stores, fitness studios, parks, and everyday essentials are all withing walking distance. Minutes to top shopping destination, entertainment, and green spaces, offering the perfect balance of urban convenience and neighbourhood charm. A fantastic opportunity to own in one of Toronto's most sought-after communities. Don't Miss it! Inclusions: B/S S/S Kitchen Appliances Included, Fridge, Wall Oven, Microwave, Range Hood, Cooktop, Stone Countertop, Washer/Dryer. Locker included					
Listing Contracted With: FIRST CLASS REALTY INC. Ph: 905-604-1010					



99 Broadway Ave 1708
Toronto Ontario M4P 0E3
 Toronto C10 Mount Pleasant West Toronto % Dif: 94
Taxes: \$1,944 / 2026 **For:** Sale **SPIS:** No **DOM:** 57
Sold: \$360,000
List: \$384,800
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** 90 **Bedrooms:** 1
Unit#: 08 **Locker Lev/Unit:** P5 **Washrooms:** 1
Corp#: TSCC / 2898 **Locker Unit:** 1x4
Level: 16
Dir/Cross St: Redpath And Broadway
Directions: Go South on Mount Peasant and turn right to Broadway
Prop Mgmt: Del Property Management

MLS#: C12942590 **Sold Date:** 05/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 0-5 Apx Sqft: 0-499 Sqft Source: As per floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$376.45 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	31.76	x 27.33	Laminate	South View	W/O To Balcony
2	Kitchen	Main	36.06	x 23.69	Laminate	B/I Appliances	Combined W/Dining
3	Dining	Main	36.06	x 23.69	Laminate	Combined W/Kitchen	
4	Br	Main	36.06	x 30.35	Laminate	Large Window	Closet

Client Remks: 3% commission....Welcome To Citylights On Broadway North Tower. Very well kept 1 bedroom by tenant. Architecturally Stunning, Professionally Designed Amenities, Craftsmanship & Breathtaking Interior Designs - Best Value! Walking Distance To Subway W/ Endless Restaurants & Shops! The Broadway Club Offers Over 18,000Sf Indoor & Over 10,000Sf Outdoor Amenities Including 2 Pools, Amphitheater, Party Room W/ Chef's Kitchen, Fitness Centre +More! 1 Bed, 1 Bath W/ Balcony. South Exposure.
Inclusions: Wide Plank Laminate Floors, All existing vertical blinds. B/I S/S Kitchen Appliances Inc Fridge, Wall Oven, Microwave, Range Hood, Cooktop, Stone Counter-Top, Washer/Dryer. Locker included
Listing Contracted With: CENTURY 21 ATRIA REALTY INC. **Ph:** 905-883-1988



195 Redpath Ave 2013
Toronto Ontario M4P 0E4
 Toronto C10 Mount Pleasant West Toronto % Dif: 94
Taxes: \$1,817.35 / 2025 **For:** Sale **SPIS:** No **DOM:** 20
Sold: \$375,000
List: \$398,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 25 **Locker Lev/Unit:** C **Washrooms:** 1
Corp#: TSCC / 2898 **Locker Unit:** 120 1x4xFlat
Level: 19
Dir/Cross St: Yonge St & Eglinton Ave W
Directions: Yonge St & Eglinton Ave W
Prop Mgmt: Del Condo Property Management

MLS#: C12775886 **Sold Date:** 03/02/2026
PIN#: 768980944

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 0-499 Sqft Source: As Per MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$341.17 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N HST Applicable to In Addition To 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, School Bus Route Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Guest Suites, Outdoor Pool, Party/Meeting Room, Recreation Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	8.56	x 6.66	Combined W/Dining W/O To Balcony Laminate
2	Dining	Flat	8.56	x 6.66	Combined W/Dining W/O To Balcony Laminate
3	Kitchen	Flat	8.96	x 7.87	Quartz Counter Stainless Steel Appl Laminate
4	Prim Bdrm	Flat	10.43	x 8.69	Closet Window Laminate

Client Remks: Fantastic Opportunity for First-Time Buyers or Investors! Welcome to City Lights on Broadway South Tower by the award-winning Pemberton Group. This functional 1-bedroom, 1-bath open-concept suite features laminate flooring throughout, a modern kitchen with quartz countertops, stainless steel appliances, and under-cabinet lighting, plus a spa-inspired bathroom with glass shower, pot lights, and extra storage. Locker included. Prime Yonge & Eglinton location just steps to the subway, restaurants, cafes, and shops-ideal for end users or as a high-demand rental. Enjoy over 18,000 sq. ft. of indoor and 10,000 sq. ft. of outdoor amenities, including indoor & outdoor pools, fitness centre, steam room, basketball court, theatre, party room, guest suites, BBQ area, and visitor parking. Exceptional value in one of Midtown Toronto's most desirable communities. **Some photos are virtually staged.**

Inclusions: Free Internet Is Included.
Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172

	195 Redpath Ave 1713 Toronto Ontario M4P 0E4 Toronto C10 Mount Pleasant West Toronto % Dif: 93 Taxes: \$1,794.72 / 2026 For: Sale SPIS: No DOM: 25		Sold: \$370,000 List: \$398,000			
	Condo Apt Apartment Unit#: 25 Corp#: TSCC / 2898	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 16	Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xFlat			
	Dir/Cross St: Redpath /Broadway Directions: West Redpath Prop Mgmt: Del Property Management					
MLS#: C12825540 Sold Date: 03/23/2026 PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: Builder's plan + Balcony Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$333.45 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: 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: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	8.56	x 6.66	Laminate	Combined W/Dining
2	Dining	Flat	8.56	x 6.66	Laminate	Combined W/Living
3	Kitchen	Flat	8.96	x 7.87	Open Concept	Stainless Steel Appl
4	Prim Bdrm	Flat	10.43	x 8.69	Window	Large Closet
Client Remks: Welcome to City lights on Broadway South Tower! Open Concept Unit With 1 Bed, 1-bath condo at 195 Redpath Ave, Prime location just steps from Yonge & Eglinton. Enjoy the Easy access to the subway, restaurants, and vibrant shops. It perfect for a single person or couple. The unit features a functional layout with high-end upgrades, including a modern kitchen with quartz countertops and under-cabinet lighting. The bathroom includes a glass shower door, pot lights &additional storage shelves for convenience. Residents have access to over 18,000 sq. ft. of indoor and 10,000 sq. ft. of outdoor amenities. Including an outdoor pool with lounge chairs, steam room, outdoor theatre, modern gym, party room, BBQ area with seating, basketball court,guest suites, and visitor parking. Enjoy luxurious city living with everything you need rightat your doorstep! *** Several Virtual Staging Photos*** Inclusions: Stainless steel fridge, stainless steel stove, stainless steel dishwasher, washer and dryer,electric light fixtures, window coverings Listing Contracted With: SMART SOLD REALTY Ph: 647-564-4990						



161 Roehampton Ave 603 Toronto Ontario M4P 1P9 Toronto C10 Mount Pleasant West Toronto % Dif: 120 Taxes: \$2,398 / 2025 For: Sale SPIS: No DOM: 26			Sold: \$480,000 List: \$399,000
Condo Apt Apartment Unit#: 3 Corp#: TSCC / 2763	#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 118 Level: 5	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Roehampton /Redpath Directions: Roehampton /Redpath Prop Mgmt: Crossbridge Condominium Services			

MLS#: C13181554 **Sold Date:** 06/22/2026
PIN#: 767630141

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Other Apx Age: 0-5 Apx Sqft: 500-599 Sqft Source: 500-599 Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$443.24 A/C: Central Air Central Vac: No UFFI: Elev/Lift: 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: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Built-In Oven	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Live In The Heart Of Midtown Toronto! Stylish And Functional 1 Bedroom + 1 Den Condo Offering A Bright Exposure, Large Open Balcony, And A Smart Layout Designed For Modern Urban Living. Featuring 9Ft Ceilings, Floor-To-Ceiling Windows, Engineered Laminate Flooring Throughout, And Modern High-Quality Blinds. Upgraded Contemporary Kitchen With Granite Countertops, Built-In Appliances, And Sleek Cabinetry. Professionally Cleaned And Move-In Ready! Enjoy Exceptional Resort-Style Amenities Including 24-Hour Concierge, Outdoor Infinity Pool, Fully Equipped Fitness Centre, BBQ Terrace, Party Room, Games Room, Guest Lounge, And A Stunning 8th Floor Outdoor Patio Perfect For Relaxing Or Entertaining. Unbeatable Yonge & Eglinton Location With A 99 Walk Score And 95 Transit Score. Just Steps To The Subway, Eglinton LRT, Restaurants, Cafes, Grocery Stores, Shopping, Parks, And Everyday Essentials. Downtown Toronto Only 15 Minutes Away! Experience The Convenience, Energy, And Lifestyle Of One Of Toronto's Most Vibrant Communities. Book Your Showings Today! Inclusions: Fridge, Stove, Hood Fan, B/I Dishwasher, Washer, Dryer, All Existing Light Fixtures & Window Coverings.					
Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 905-764-8688					



562 Eglinton Ave E 406 Toronto Ontario M4P 1P1 Toronto C10 Mount Pleasant East Toronto % Dif: 94 Taxes: \$2,044 / 2025 For: Sale SPIS: No DOM: 66			Sold: \$375,000 List: \$399,900
Condo Apt Apartment Unit#: 6 Corp#: TSCC / 1486	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 4	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4	
Dir/Cross St: Bayview/Eglinton Directions: Take Eglinton west of Bayview to building, street parking only Prop Mgmt: First Service Residential			

MLS#: C12950066 **Sold Date:** 06/05/2026
PIN#: 124860050

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 0-499 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$772.63 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, Pets Allowed with Restrictions Interior Feat: None	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A Unit 6 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.99	x 5.64	Open Concept Ceramic Floor
2	Living	Main	16.21	x 13.39	Laminate
3	Br	Main	10.1	x 6.89	Laminate Closet

Client Remks: Welcome to Soho Bayview Lofts, a rare opportunity to own a great one bedroom loft conversion penthouse with ten foot high ceilings. Situated along the Eglinton East corridor with the newly opened LRT at your doorstep which means you can leave your car at home. The property features an open concept layout, with a bedroom that has a closet with built in organizers as well as having custom closet organizers in the laundry room and front hall. Surrounded by an array of amenities, including trendy shops, cafes, restaurants, and parks, the area continues to experience significant growth. Well run building with just 40 units, so it is always quiet, and has a small gym, barbecue area and pool table.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Closet Organizers In Laundry, Hall & Bedroom, Custom Blinds.
Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



127 Broadway Ave 2307 Toronto Ontario M4P 1V4 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 8			Sold: \$415,000 List: \$425,000
Condo Apt Apartment Unit#: 20 Corp#: TSCC / 3100	#Shares%: Locker#: 141 Locker Lev/Unit: 4 Locker Unit: 4C Level: 23	Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xMain	
Dir/Cross St: Yonge & Eglinton Directions: Main Lobby Entrance via Driveway on the left Prop Mgmt: First Service Residential			

MLS#: C12959424 **Sold Date:** 04/14/2026
PIN#: 771101208

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2024 Apx Sqft: 0-499 Sqft Source: 482 Interior + Exterior Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$354.96 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: None / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Games Room, Gym, Media Room, Elevator Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	16.67	x 12.57	Combined W/Living W/O To Balcony
2	Living	Main	16.67	x 12.57	Combined W/Dining Window Flr to Ceil
3	Kitchen	Main	16.67	x 12.57	Open Concept B/I Appliances Quartz Counter
4	Br	Main	12.57	x 11.15	Mirrored Closet

Client Remks: Welcome to Elevated Living at Line 5 Condos. Located on the 23rd floor, this bright 482 sqft suite offers open north-facing views overlooking the landscaped podium and outdoor amenities below, with city skyline in the distance. Positioned well above street level, enjoy enhanced privacy, natural light, and a quieter living environment. Thoughtfully laid out with an efficient open-concept design, the suite features floor-to-ceiling windows, wide-plank flooring, and a walk-out to a private balcony. The modern kitchen is equipped with integrated appliances and clean, modern finishes, creating a seamless and functional living space. Residents enjoy over 34,000 sqft of curated indoor and outdoor amenities. Relax at the outdoor infinity-edge pool with private cabanas, entertain at the BBQ terraces and fire lounge, host movie nights at the outdoor theatre, unwind in the spa with steam and sauna, or work remotely from beautifully designed co-working lounges and library spaces. A fully equipped fitness centre, yoga studio, party and dining lounges, 24-hour concierge, and pet spa complete the experience. Your living space truly extends far beyond your suite. Located steps to both the Eglinton LRT and subway, this is one of Midtown's most connected neighbourhoods - surrounded by restaurants, cafes, shopping, and everyday conveniences. Make Line5 your new address.

Inclusions: Fridge, Stove, B/I Dishwasher, B/I Microwave W/ Exhaust Fan, Stacked Washer/Dryer, Motorized Window Coverings, All Elfs.

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

	99 Broadway Ave 3501		Sold: \$419,000
	Toronto Ontario M4P 0E3		List: \$429,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 98		
	Taxes: \$2,217.02 / 2025	For: Sale	SPIS: No
			DOM: 54
	Condo Apt	#Shares%:	Rms: 4
	Apartment	Locker#:	Bedrooms: 1 + 1
	Unit#: 01	Locker Lev/Unit:	Washrooms: 1
	Corp#: TSCC / 2898	Locker Unit: C-66	1x4
		Level: 34	
	Dir/Cross St: Broadway/Redpath		
	Directions: Broadway/Redpath		
	Prop Mgmt: Del Property Management		

MLS#: C12961336 **Sold Date:** 05/30/2026
PIN#: 768981340

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$419.28	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0
Apx Age: 0-5	UFFI:	Drive: None
Apx Sqft: 0-499	Elev/Lift: Yes	Park Type: None
Sqft Source: As per builder	HST Applicable to: Included In	Park/Drv Spcs: 0
Exposure: N	Retirement:	Tot Prk Spcs: 0
Assessment:	Sale Price:	Park \$/Mo:
Spec Desig: Unknown	Taxes Incl:	Prk Lvl/Unit:
Survey Type: None	Water Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Heat Incl: Y	Concierge, Gym, Party/Meeting Room
	Cable TV Incl:	Com Elem Incl: Y
	Bldg Ins Incl:	
	Prkg Incl:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	Interior Feat: Carpet Free, Countertop Range, Built-In Oven	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome To Citylights On Broadway North Tower. Architecturally Stunning, Professionally Designed Amenities, Craftsmanship & Breathtaking Interior Designs- Y&E's best Value! walking Distance To Subway W/ Endless Restaurants & Shops! The Broadway Club offers over 18,000 st Indoor & over 10,000 st Outdoor Amenities including 2 Pools Amphitheater, Party Room W/ Chef's kitchen, Fitness Centre +More! 1 BED, 1BATH W/ BALCONY! South Exposure. Discover this Sun-Drenched Master Retreat featuring a Massive, Floor-to-Ceiling Window for stunning natural light. Includes a Generous Walk-in Closet and is Immaculately Maintained for an effortlessly luxurious feel. Simply perfect!. This is a Walker's Paradise! Everything you need for daily life is within easy reach: Major Grocery Stores, the Cineplex, top-rated Fitness Centers/Gyms, and Major Banks. Experience a truly superior quality of life in this unbeatable, highly sought-after location.					
Inclusions: all light fixtures and blinds not owned by the tenant					
Listing Contracted With: BAYTREE REAL ESTATE INC. Ph: 905-474-3589					



185 Roehampton Ave 301 Toronto Ontario M4P 0C6 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$2,571 / 2025 For: Sale SPIS: No DOM: 102			Sold: \$422,275 List: \$429,900
Condo Apt Apartment Unit#: 1 Corp#: TSCC / 2642	#Shares%: Locker#: 24 Locker Lev/Unit: A Locker Unit: Level: 3	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge & Eglinton Directions: Yonge & Eglinton Prop Mgmt: City Sites Property Management 437-222-1022			

MLS#: C12640924 **Sold Date:** 03/30/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2017 Apx Sqft: 500-599 Sqft Source: Other Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$474.28 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre Interior Feat: Other Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Exercise Room, Games Room, Outdoor Pool, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.54	x 12.24	Combined W/Kitchen
2	Dining	Main	18.54	x 12.24	Combined W/Living
3	Kitchen	Main	18.54	x 12.24	B/I Dishwasher Combined W/Living
4	Br	Main	10.04	x 9.58	Closet
5	Bathroom	Main	8.14	x 4.86	4 Pc Bath Backsplash

Client Remks: ***SPACIOUS*** Best PRICED ONE Bedroom Unit With Approx 548 Sqft - Located In the HEART Of Yonge & Eglinton. Convenience and Lifestyle At Your Doorstep. Short Walk to Eglinton Subway Station and Bus Stops, An Array Of Restaurants, Bars And Shopping Options And Yonge Eglinton Centre - The Future Crosstown LRT - Amenities Include: Concierge Service, Yoga Studio, Gym, Party Room, Media/Entertainment Room: Located On The 7th Floor, Offering A Communal Space To Unwind, Rooftop Outdoor Pool, Sauna, BBQ Grill & Fire Pit: Ideal For Outdoor Gatherings And Barbecues. Located In One Of The Most Sought-After Neighbourhoods. Act Now!!!! Won't Last!!!

Inclusions: Everything Sold in As-Is, Where-Is Condition.

Listing Contracted With: ROYAL LEPAGE CERTIFIED REALTY **Ph:** 905-858-0000



8 Eglinton Ave E 4010 Toronto Ontario M4P 0C1 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$2,895.70 / 2025 For: Sale SPIS: No DOM: 21			Sold: \$433,000 List: \$443,000
Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2726	#Shares%: Locker#: Locker Lev/Unit: P1 Locker Unit: 131 Level: 40	Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xFlat	
Dir/Cross St: Yonge/Eglinton Directions: Yonge/Eglinton Prop Mgmt: First Service Residential 647-352-8810			

MLS#: C13206578 **Sold Date:** 06/18/2026
PIN#: 767260550

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: 466 Sf + 80 Sf Balcony Total : 546 Sf Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$460.02 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: Cert Level: 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: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	24.25	x 9.02	Laminate	Combined W/Kitchen	W/O To Balcony
2	Dining	Flat	24.25	x 9.02	Laminate	Combined W/Living	Combined W/Kitchen
3	Kitchen	Flat	24.25	x 9.02	Laminate	Combined W/Dining	B/I Appliances
4	Br	Flat	10.27	x 9.02	Laminate	Closet	Balcony

Client Remks: Prestigious E-Condo Located In The Heart Of The City At Yonge/Eglinton. High-Floor Unobstructed East View. 9 Ft Ceiling. Freshly Painted the whole unit. Building Direct Underground Access To Yonge/Eglinton Subway plus very Close to LRT and public transit Making It Super Convenient To Get to Anywhere. Steps to Shopping Centre, supermarkets, Theatre, restaurants, tea/coffee shops, banks, parks, Schools, Community Centre and library etc. Combination of Residential, retails and Commercial buildings around. Young professionals city life style just like the second Toronto downtown hub. Definitely a Good opportunity for the first time buyers and investors. (Photos are from the previous listing).

Listing Contracted With: RE/MAX TRILLION REALTY **Ph:** 647-625-1168



99 Broadway Ave 1807 Toronto Ontario M4P 0E3 Toronto C10 Mount Pleasant West Toronto % Dif: 100 Taxes: \$2,608.85 / 2026 For: Sale SPIS: No DOM: 8		
Condo Apt Apartment Unit#: 07 Corp#: TSCC / 2898	#Shares%: Locker#: 101 Locker Lev/Unit: 4 Locker Unit: 101 Level: 17	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4
Dir/Cross St: Broadway & Yonge Street Directions: On Broadway between Mt Pleasant & Yonge Prop Mgmt: Del Property Management		

MLS#: C13113352 **Sold Date:** 05/19/2026
PIN#: 768980870

Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Year Built: 2021 Yr Built Source: MPAC Apx Sqft: 500-599 Lot Size Source: MPAC Sqft Source: 558 Sq Ft + 83 Sq Ft Balcony per floorplan measurement Exposure: S Assessment: \$340,000 / 2026 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$498.20 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: CAC Incl: Y Y Prkg Incl: Y Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Other Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: Level E, Unit 6 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 1807 at Citylights on Broadway, one of Midtown Toronto's most sought-after condominium communities in the heart of Yonge & Eglinton. This beautifully designed 1 bedroom suite offers incredible value complete with parking & locker ownership, a rare opportunity in a premier building loaded with world-class amenities. Thoughtfully designed with soaring ceilings, wide plank flooring, a sleek modern kitchen with integrated appliances, stone counters, and an open-concept layout that lives beautifully day-to-day. The spacious living area walks out to an oversized 20+ ft balcony stretching across the suite, creating an incredible indoor-outdoor feel high above the city. Bright bedroom with balcony access & generous closet space. Exceptional amenities include indoor & outdoor pools, full fitness centre, basketball court, rooftop terraces, lounges, party rooms & more. Steps to the subway, Crosstown LRT, cafes, restaurants, shopping, parks & everything vibrant Midtown living has to offer. Whether you're a first-time buyer, investor, or professional seeking an upscale urban lifestyle, this is the kind of opportunity buyers wait for. Exceptional value in an exceptional location. Inclusions: Stainless steel refrigerator, stainless steel wall mount oven, stainless steel microwave, stove-top, hood fan, stacked white clothes washer and dryer, all window coverings, all electrical light fixtures.					
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION Ph: 416-489-2121					



195 Redpath Ave 3009 Toronto Ontario M4P 0E4 Toronto C10 Mount Pleasant West Toronto % Dif: 115 Taxes: \$2,669.47 / 2025 For: Sale SPIS: No DOM: 17		
Condo Apt Apartment Unit#: 21 Corp#: TSCC / 2898	#Shares%: Locker#: Locker Lev/Unit: 3 Locker Unit: 267 Level: 29	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 2 1x4, 1x3
Dir/Cross St: Yonge/Eglinton Directions: Yonge/Eglinton Prop Mgmt: Del property management		

MLS#: C13138696 **Sold Date:** 06/02/2026
PIN#: 768981220

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Builder's floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$519.10 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free, Built-In Oven	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: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to Citylights on Broadway South Tower at 195 Redpath Ave. This bright and spacious 1+Den, 2-bath suite features a functional layout with an unobstructed south-facing view. The enclosed den with a sliding door can easily serve as a second bedroom or private office. Residents have access to exceptional indoor and outdoor amenities, including a concierge, guest suites, fitness centre, outdoor pool, party/meeting room, and rooftop deck/garden. Located close to top-rated private and public schools, including North Toronto Collegiate Institute. Enjoy modern urban living just steps to Yonge-Eglinton Station, with countless restaurants, cafes, shops, banks, grocery stores, and everyday conveniences nearby. 1 locker included. Vacant and easy to show anytime. Inclusions: Fridge, Stove, Oven, Microwave, Washer& Dryer, All exiting Elf's and Window Coverings. Listing Contracted With: JDL REALTY INC. Ph: 905-731-2266					



161 Roehampton Ave 507 Toronto Ontario M4P 1P9 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$2,398 / 2025 For: Sale SPIS: No DOM: 38			Sold: \$450,000 List: \$459,000
Condo Apt Apartment Unit#: 07 Corp#: TSCC / 2763	#Shares%: Locker#: C82 Locker Lev/Unit: C Locker Unit: 082 Level: 5	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge & Eglinton Directions: YONGE & EGLINTON Prop Mgmt: CROSSBRIDGE 416-304-9667			

MLS#: C12901382 **Sold Date:** 04/25/2026
PIN#: 767630111

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 500-599 Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$431.63 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Main 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: Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living		10	x 20.4	Open Concept
2	Dining		0	0	
3	Kitchen		0	0	
4	Den		6.8	x 6.1	Separate Rm
5	Prim Bdrm		8.8	x 10.4	4 Pc Ensuite

Client Remks: Living at Yonge and Eglinton , Bright and Stylish Condo with Open Concept Living Area. W/O to large Balcony. Floor to Ceiling Windows, Built- inAppliances. All Existing B/I Appliances, locker, 24 Hr Concierge,Gym.
Inclusions: ALL EXISTING APPLIANCES, ISLAND AND COOLER(AS IS STATUS)
Listing Contracted With: HOMELIFE LANDMARK REALTY INC. **Ph:** 905-305-1600

	8 Eglinton Ave E 2206 Toronto Ontario M4P 0C1 Toronto C10 Mount Pleasant West Toronto % Dif: 91 Taxes: \$3,114.20 / 2026 For: Sale SPIS: No DOM: 50		Sold: \$420,000 List: \$462,000			
	Condo Apt Apartment Unit#: 06 Corp#: TSCP / 2726	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 22	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat			
Dir/Cross St: YONGE & EGLINTON Directions: YONGE & EGLINTON Prop Mgmt: First Service Residential						
MLS#: C13006684 Sold Date: 06/04/2026 PIN#: 767260323						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 514+ 104 SQFT Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$454.52 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	24.67	x 10.01	Combined W/Dining	Laminate W/O To Balcony
2	Dining	Flat	24.67	x 10.01	Combined W/Living	Laminate
3	Kitchen	Flat	8.99	x 8.99	B/I Appliances	
4	Br	Flat	8.99	x 8.99	B/I Appliances	W/O To Balcony
Client Remks: Luxury Living At Its Finest In The Iconic E Condos At Yonge & Eglinton! This Bright And Modern 1-Bedroom, 1-Bath Suite Features A Smart, Functional Layout With 9-Ft Ceilings,Floor-To-Ceiling Windows, And Laminate Flooring Throughout. Walk Out To Your Private 104 Sq Ft Terrace And Enjoy Stunning North-Facing Views. Direct Subway Access And Steps To The Future Eglinton Crosstown LRT. Surrounded By Top Restaurants, Cafes, Shopping, Entertainment, And Parks-Everything You Need Right At Your Doorstep. Incredible Building Amenities Including 25th-Floor Indoor Infinity Pool With Panoramic Views, State-Of-The-Art Fitness Centre, Yoga Studio, Party Room, Rooftop Terrace, 24/7 Concierge, And Guest Suites.						
Listing Contracted With: REMAX YC REALTY Ph: 905-475-4750						



30 Roehampton Ave 706 Toronto Ontario M4P 0B9 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$3,061.59 / 2025 For: Sale SPIS: No DOM: 23		
Condo Apt Apartment Unit#: 06 Corp#: TSCC / 2559	#Shares%: Locker#: P417 Locker Lev/Unit: Level D Locker Unit: 93 Level: 7	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4
Dir/Cross St: Yonge St/ Roehampton Ave Directions: Yonge St/ Roehampton Ave Prop Mgmt: First Service Residential		

MLS#: C12960006 **Sold Date:** 04/29/2026
PIN#: 765590224

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2016 Apx Sqft: 500-599 Sqft Source: Plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$501.71 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Alum Siding Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.33	x 8.3	W/O To Terrace	Window Flr to Ceil	Open Concept
2	Dining	Main	10.33	x 8.3	Open Concept	Laminate	
3	Kitchen	Main	10.96	x 10.37	Galley Kitchen	Modern Kitchen	Stainless Steel Appl
4	Prim Bdrm	Main	10.14	x 10.04	W/I Closet	Window Flr to Ceil	

Client Remks: A beautiful 1-bedroom condo in the heart of Yonge & Eglinton, perfectly combining comfort, style, and unbeatable convenience. The thoughtfully designed layout features a true separate bedroom with generous walk-in closet-something you don't often find. The kitchen is both functional and inviting, offering plenty of counter space and set in its own dedicated area, making it feel distinct while still flowing nicely into the living space. But the real standout here is the incredible private terrace-approximately 200 square feet of outdoor space that truly extends your living area. Whether it's morning coffee, summer dinners, or hosting friends, there's plenty of room for a full patio setup. It's a rare and highly sought-after feature that makes this unit feel so much bigger and more special. With a Walk Score of 98 and a Transit Score of 91, everything you need-cafes, restaurants, shopping, and transit-is just steps away. Residents also enjoy access to top-tier amenities, including a Party Room, Media Room, Gym, Concierge, and Guest Suites, adding even more convenience and lifestyle appeal. A rare find in condo living-this one truly stands out. Don't miss it!

Inclusions: Fridge, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer. All elfs and all window coverings.
Listing Contracted With: RE/MAX HALLMARK BATORDI GROUP INC. **Ph:** 416-485-7575

		161 Roehampton Ave 2005 Toronto Ontario M4P 0C8		Sold: \$461,000 List: \$470,000			
		Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$2,307.51 / 2025 For: Sale SPIS: No DOM: 15					
Condo Apt Apartment Unit#: 4 Corp#: TSCC / 2763		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 17		Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat			
Dir/Cross St: Yonge St & Eglinton Ave E Directions: Yonge St & Eglinton Ave E Prop Mgmt: FirstService Residential							
MLS#: C13157448 PIN#: 767630342		Sold Date: 06/05/2026					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 505 sq ft Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No		Pets Perm: Yes-with Restrictions Locker: None Maint: \$370.55 A/C: Central Air Central Vac: No UFFI: Elev/Lift: 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: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free		Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Outdoor Pool, Rooftop Deck/Garden Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.6	x 10.37	Laminate	Window Flr to Ceil	Open Concept
2	Dining	Flat	10.86	x 8.6	Window Flr to Ceil	Laminate	Combined W/Kitchen
3	Kitchen	Flat	10.86	x 8.6	Laminate	Modern Kitchen	W/O To Balcony
4	Br	Flat	10.37	x 10.04	Laminate	Closet	Large Window
Client Remks: An exceptional one-bedroom residence in the heart of Yonge & Eglinton, offering a rare corner layout filled with natural light through expansive floor-to-ceiling windows. The freshly painted suite features laminate flooring throughout, a modern kitchen that connects seamlessly with the living and dining areas, and a private balcony. Residents enjoy an impressive selection of building amenities, including a gym and rooftop infinity pool. Ideally situated just steps to Sherwood Park, grocery stores, banks, the LCBO, movie theatre, cafes, restaurants, boutique shopping, and convenient TTC/subway access, this is an exceptional opportunity to enjoy one of Midtown Toronto's most vibrant neighbourhoods.							
Inclusions: Fridge, Cooktop & Built-in Oven, Hood Fan, Dishwasher. Washer & Dryer. All Existing Light Fixtures & Window Coverings.							
Listing Contracted With: PSR Ph: 416-360-0688							



161 Roehampton Ave 1802 Toronto Ontario M4P 0C8 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$2,330.13 / 2025 For: Sale SPIS: No DOM: 40			Sold: \$462,000 List: \$475,000
Condo Apt Apartment Unit#: 01 Corp#: TSCC / 2763	#Shares%: Locker#: 145 Locker Lev/Unit: P3 Locker Unit: Level: 15	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4	
Dir/Cross St: Yonge & Eglinton Directions: Yonge & Eglinton Prop Mgmt: Crossbridge Mgmt 416-304-9666			

MLS#: C13094204 **Sold Date:** 06/16/2026
PIN#: 767630957

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: Builer Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$414.54 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Park Type: None 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	Living	Flat	16.17	x 8.83	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	16.17	x 8.83	Laminate	Combined W/Living	Open Concept
3	Kitchen	Flat	16.17	x 8.83	Laminate	Modern Kitchen	B/I Appliances
4	Prim Bdrm	Flat	9.09	x 9.06	Laminate	Closet	Side Door
5	Den	Flat	6	x 5.02	Laminate	Sliding Doors	Separate Rm

Client Remks: Luxury Stylish Condo* 1 Bedroom + Den Suite * Generous Sized Bedroom W/Flr to Ceiling Wdws Lots of Natural Light* Den is A Separate Room W/sliding Doors Can Be Converted to 2nd Bedrm or Office* Laminated Flr T/O* Large Wrapped Around Balcony W/Breath-Taking Unobstructed View* Modern Open Concept Kitchen* Upgraded Appliances* 1 Locker Unit* Amazing Facilities: 24-Hr Concierge, Outdoor Infinity Pool, Hot Tub,Sauna,Yoga,Gym,Party Rm Etc...Mins To Subway, Restaurants Etc
Inclusions: Existing App: Fridge , Stove, B/I Dishwasher, Washer And Dryer, Stackable Washer And Dryer, All Elfs.1 Locker Unit Incl
Listing Contracted With: RE/MAX CROSSROADS REALTY INC. **Ph:** 905-305-0505

	161 Roehampton Ave 2208 Toronto Ontario M4P 0C8 Toronto C10 Mount Pleasant East Toronto % Dif: 97 Taxes: \$2,201.94 / 2026 For: Sale SPIS: No DOM: 27					Sold: \$465,000 List: \$480,000	
	Condo Apt Apartment Unit#: 8 Corp#: TSCC / 2763		#Shares%: Locker#: Locker Lev/Unit: LEVEL B Locker Unit: 75 Level: 19		Rms: 4 Bedrooms: 1 Washrooms: 1 1x4		
	Dir/Cross St: Yonge and Eglinton Directions: Located on the north side of Roehampton Avenue, just east of the intersection with Redpath Avenue.						
	Prop Mgmt: Crossbridge Condominium Services						
	MLS#: C12873988 Sold Date: 04/07/2026 PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2019 Apx Sqft: 0-499 Sqft Source: Builder's Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$394.87 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to 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: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.65	x 3.35	Laminate	Closet	
2	Kitchen	Main	9.94	x 9.84	Laminate	Open Concept	
3	Living	Main	10.53	x 9.58	Laminate	Large Window	East View
4	Prim Bdrm	Main	11.35	x 9.15	Laminate	Closet	
Client Remks: Welcome to a Smart and Stylish City Suite! Experience the best of urban living in this perfectly designed 22nd-floor suite. From your private balcony, you'll be treated to a stunning, unobstructed eastern view, a front-row seat to the city as it wakes up. Inside, the suite's layout is a testament to modern efficiency. The exposed concrete ceilings and light-toned wide-plank flooring create a continuous, elegant look that makes the most of the space. The open-concept living area flows seamlessly into a sleek, functional kitchen with integrated appliances, perfect for both everyday living and entertaining. The bedroom is a tranquil retreat with a smart, streamlined closet system. The thoughtful design makes it easy to maintain a tidy and organized living environment. The modern bathroom is equally well-appointed, featuring a soaker tub and contemporary fixtures. Located just steps from the Yonge and Eglinton intersection, this home puts you at the center of one of Toronto's most exciting neighbourhoods. You're minutes from top-rated restaurants, shops, and the Yonge-University subway line, making your daily commute and weekend adventures effortless. This suite isn't just a place to live-it's a lifestyle of convenience and style.							
Inclusions: All built-in appliances. Fridge, Stove, Oven, Washer, Dryer, all existing light fixtures and window coverings.							
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888							

	101 Erskine Ave 3005 Toronto Ontario M4P 1Y5 Toronto C10 Mount Pleasant West Toronto % Dif: 121 Taxes: \$3,401 / 2025 For: Sale SPIS: No DOM: 11		Sold: \$592,000 List: \$488,000			
	Condo Apt Apartment Unit#: 04 Corp#: Tssc / 2689	#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 190 Level: 30	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x3xFlat			
	Dir/Cross St: Yonge and Eglinton Directions: North of Eglinton East of Yonge Prop Mgmt: CPO management inc.					
MLS#: C13113186 Sold Date: 05/22/2026 PIN#: 766890427						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2017 Yr Built Source: MPAC Apx Sqft: 500-599 Lot Size Source: MPAC Sqft Source: BUILDER Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$392.26 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes 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, Pets Allowed with Restrictions Interior Feat: Carpet Free		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 #: 88 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	20.05	x 10.01	Laminate	Combined W/Dining W/O To Balcony
2	Dining	Flat	20.05	x 10.01	Laminate	Combined W/Kitchen Open Concept
3	Kitchen	Flat	20.05	x 10.01	Laminate	Modern Kitchen Open Concept
4	Prim Bdrm	Flat	10.89	x 9.15	Laminate	Double Closet Large Window
5	Den	Flat	5.31	x 4.23	Laminate	Open Concept
Client Remks: Experience upscale urban living at the prestigious Erskine community by Tridel, ideally located in the highly sought-after Yonge & Eglinton neighbourhood. This practical and modern 1-bedroom + den suite features an efficient layout on a floor just below the penthouse level, offering breathtaking unobstructed east-facing views. Enjoy a contemporary kitchen, floor-to-ceiling windows, soaring 9-foot ceilings, and a spacious balcony perfect for relaxing or entertaining. Approximately 591 sq. ft. of interior living space plus an 87 sq. ft. balcony. Residents enjoy premium amenities including a rooftop garden on the 6th floor. Unbeatable location within walking distance to Eglinton Avenue, subway transit, shops, restaurants, and everyday conveniences. Inclusions: S/S (Fridge & Dishwasher, Glass Cooktop Stove, Microwave + Range Hood), Front Load Washer And Dryer. All Elfs And All Window Coverings. Excellent Amenities.						
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-494-7653						

	161 Roehampton Ave 1902 Toronto Ontario M4P 0C8 Toronto C10 Mount Pleasant West Toronto % Dif: 94 Taxes: \$2,330.13 / 2025 For: Sale SPIS: No DOM: 48			Sold: \$460,000 List: \$488,000																																															
	Condo Apt Apartment Unit#: 02 Corp#: TSCC / 2763	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 19	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x4																																																
	Dir/Cross St: Redpath Ave and Roehampton Ave Directions: West Prop Mgmt: Crossbridge Management 416-304-9666																																																		
	MLS#: C13073500 Sold Date: 06/18/2026 PIN#: 767630094																																																		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2019 Yr Built Source: MPAC Apx Sqft: 500-599 Lot Size Source: MPAC Sqft Source: 526 Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$385.85 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No 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: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre Interior Feat: None, Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Recreation Room, Visitor Parking Com Elem Incl: Y																																																	
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>16.17</td><td>x 10.66</td><td>Combined W/Dining</td></tr><tr><td>2</td><td>Kitchen</td><td>Main</td><td>16.17</td><td>x 10.66</td><td>Combined W/Dining</td></tr><tr><td>3</td><td>Dining</td><td>Main</td><td>16.17</td><td>x 10.66</td><td>Combined W/Living</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>Main</td><td>9.84</td><td>x 9.68</td><td>Closet</td></tr><tr><td>5</td><td>Den</td><td>Main</td><td>6.07</td><td>x 5.35</td><td>Sliding Doors</td></tr></table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	16.17	x 10.66	Combined W/Dining	2	Kitchen	Main	16.17	x 10.66	Combined W/Dining	3	Dining	Main	16.17	x 10.66	Combined W/Living	4	Prim Bdrm	Main	9.84	x 9.68	Closet	5	Den	Main	6.07	x 5.35	Sliding Doors	<table><tr><td>W/O To Balcony</td><td></td><td></td></tr><tr><td>Track Lights</td><td></td><td></td></tr><tr><td>Large Window</td><td>Sliding Doors</td><td></td></tr><tr><td>Separate Rm</td><td></td><td></td></tr></table>			W/O To Balcony			Track Lights			Large Window	Sliding Doors		Separate Rm		
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W/O To Balcony																																																			
Track Lights																																																			
Large Window	Sliding Doors																																																		
Separate Rm																																																			
Client Remks: Welcome to Unit 1902 at 161 Roehampton - a cozy 1 Bedroom + 1 Den suite situated at the heart of Midtown Toronto. A 526 sq ft open concept interior space with a large, west-facing balcony. Featuring modern finishes, integrated kitchen appliances, engineered wood floors, and a newly updated living room light fixture. Comfy bedroom features a large closet space for storage. Den offers a vertaile space for home office, reading room, or guest area. Enjoy stunning views of the Toronto cityscape and sunsets from the primary bedroom and living space with floor-to-ceiling windows. Amazing amenities including 24hr concierge, state-of-the-art gym, outdoor pool and BBQ terrace, party rooms, and guest suites. Steps from shops, top restaurants and cafes along Yonge & Eglinton. Easy access to Eglinton Subway and LRT Stations. An amazing opportunity at a vibrant community. Disclosure: Real Estate Agent is related to owners. Inclusions: All Existing Built in Range, Cooktop, Dishwasher Washer, Dryer, All Existing Electrical Light Fixtures, Potlights Wherever Installed & Blinds.																																																			
Listing Contracted With: REAL ONE REALTY INC. Ph: 905-597-8511																																																			



8 Eglinton Ave E 5203
Toronto Ontario M4P 0C1
 Toronto C10 Mount Pleasant West Toronto % Dif: 89
Taxes: \$2,963.57 / 2025 **For:** Sale **SPIS:** No **DOM:** 103
Sold: \$441,000
List: \$495,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 03 **Locker Lev/Unit:** P1 **Washrooms:** 1
Corp#: TSCC / 2726 **Locker Unit:** 37 1x4xMain
Level: 52
Dir/Cross St: Yonge St / Eglinton Ave
Directions: See google maps
Prop Mgmt: First Service Property Management

MLS#: C12852660 **Sold Date:** 06/15/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: Builder Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$460.02 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: Built-In Oven, Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete 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: Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	79.72	x 29.53	West View Combined W/Kitchen W/O To Balcony
2	Dining	Ground	79.72	x 29.53	West View Combined W/Living Open Concept
3	Kitchen	Ground	79.72	x 29.53	Combined W/Dining B/I Appliances Centre Island
4	Br	Ground	33.79	x 29.53	W/O To Balcony Large Closet Window Flr to Ceil

Client Remks: Nestled in the vibrant Yonge and Eglinton neighbourhood, this stylish one Bedroom condo offers a perfect blend of modern living and urban convenience. The functional layout features ***9' Ceiling*** with Floor-to-ceiling windows fill the space with natural light, while sleek laminate flooring and a contemporary kitchen with high-quality built-in appliances add a touch of elegance. Just steps away, you'll find trendy cafes, gourmet restaurants, shopping centres, cineplex, and lush green parks. With underground direct access to the TTC subway and quick access to the upcoming Eglinton Crosstown LRT, getting around the city has never been easier. The building itself is a haven of luxury, featuring a 25th-floor indoor pool with breathtaking city views; a fully equipped fitness centre on the 4th floor, along w/ a relaxing yoga studio and a rooftop terrace perfect for unwinding after a long day. Additional amenities include 24/7 concierge service and guest suites for visitors. Whether you're a young professional, a growing family, or an investor, this property offers everything you need to live comfortably and connected. Don't miss the chance to make this exceptional space your own in one of Toronto's most sought-after neighbourhoods!

Inclusions: All Existing B/I Appliances (Fridge, Oven, Ceramic Cooktop, Hood Fan, Dishwasher, Microwave). Stacked Washer & Dryer, All Existing Lighting Fixtures

Listing Contracted With: HC REALTY GROUP INC. **Ph:** 905-889-9969

	185 Roehampton Ave 312 Toronto Ontario M4P 0C6 Toronto C10 Mount Pleasant East Toronto % Dif: 95 Taxes: \$2,888 / 2025 For: Sale SPIS: No DOM: 25		Sold: \$475,000 List: \$499,000		
	Condo Apt Apartment Unit#: 12 Corp#: TSCC / 2642	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat		
	Dir/Cross St: Yonge/ Eglinton Directions: roehampton ave Prop Mgmt: Del Property Management				
MLS#: C12874162 Sold Date: 04/04/2026 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: owner Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$506.64 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None		Retirement: Water Incl: Hydro Incl: CAC Incl: Y Y Prkg Incl: Energy Cert:	
Balcony: Open Ens Lndry: Y Lndy Lev: Main 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: Concierge, Exercise Room, Games Room, Outdoor Pool, Recreation Room, Rooftop Deck/Garden Com Elem Incl: Y					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	28.41	x 10.43	Combined W/Dining Laminate
2	Den	Ground	8.99	x 8.99	Laminate
Client Remks: LOCATION LOCATION! Heart of the Yonge and Eglinton! Upon entry, a spacious hallway with a large closet leads to a cozy den, an ideal private space for a home office. The engineered hardwood flooring adds elegance and warmth throughout, while the bright living area, illuminated by floor-to-ceiling windows, opens to a large balcony, perfect for morning coffee or evening drinks with stunning view! Exceptional building amenities include a gym, sauna, party room with bar and pool table, infinity pool, hot tub, and 24-hour concierge service. Situated in the bustling Yonge and Eglinton area, you're steps away from the subway, restaurants, pubs, grocery stores, coffee shops, and vibrant nightlife! Your Dream Home is here, MUST SEE! Inclusions: Fridge, Stove, Dishwasher/Washer/Dryer, Light Fixtur Listing Contracted With: ANJIA REALTY Ph: 905-808-6000					



39 Roehampton Ave 1501
Toronto Ontario M4P 1P9
 Toronto C10 Mount Pleasant West Toronto % Dif: 102
Taxes: \$3,461.26 / 2025 **For:** Sale **SPIS:** No **DOM:** 28
Sold: \$510,000
List: \$499,900
 Comm Element Condo **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 01 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TBA / 2950 **Locker Unit:** 1x4xFlat, 1x2xFlat
Level: 15
Dir/Cross St: Yonge & Eglinton
Directions: Yonge & Eglinton
Prop Mgmt: Melbourne Property Management - 416 546 2126 X160

MLS#: C12845118 **Sold Date:** 03/31/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 600-699 Sqft Source: 635 sqft as per developer floorplan Exposure: E Assessment: Spec Desig: Other Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$425.25 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School 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: Bbqs Allowed, Bus Ctr (Wifi Bldg), Concierge, Games Room, Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	0	0	Combined W/Kitchen Laminate East View
2	Kitchen	Ground	0	0	Combined W/Dining B/I Appliances Backsplash
3	Dining	Ground	0	0	Combined W/Living W/O To Balcony Open Concept
4	Den	Ground	0	0	Separate Rm Laminate
5	Br	Ground	0	0	East View 4 Pc Bath Double Closet

Client Remks: Welcome to this thoughtfully designed, incredibly well maintained, wheelchair-accessible 1 + Den for Rent at E2 Condos! Highly Spacious and Functional Floorplan, built-in appliances. Direct Eglinton TTC access from the lobby! Over 20,000 sqft Amenities including a Yoga Studio, Gym, Kids Playroom, Business Centre with Wi-Fi, Party Room, BBQ Area, Pet Spa, and more! Excellent walk score of 98/100 steps away from the shops, schools, parks, restaurants, bars, cineplex, and banks.
Inclusions: All Elfs, B/I Appliances Including Fridge, Glass Stove Top, Hood Fan, Oven, Dishwasher, Microwave; Stacked Washer And Dryer, Blinds.

Listing Contracted With: CENTURY 21 MYPRO REALTY **Ph:** 416-686-1500

	39 Roehampton Ave 701 Toronto Ontario M4P 0G1 Toronto C10 Mount Pleasant West Toronto % Dif: 104 Taxes: \$3,370.77 / 2025 For: Sale SPIS: No DOM: 52		Sold: \$520,000 List: \$499,900		
	Condo Apt Multi-Level Unit#: 01 Corp#: TSCP / 2950	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 07	Rms: 2 + 1 Bedrooms: 1 + 1 Washrooms: 2 1x1xGround, 1x3xGround		
	Dir/Cross St: Yonge & Eglington Directions: Yonge & Eglington Prop Mgmt: Melbourne Property Management				
MLS#: C12983804 Sold Date: 05/28/2026 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 0-5 Year Built: 2022 Apx Sqft: 600-699 Sqft Source: 635 Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$425.25 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Other		Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: 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:	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Access to TTC, Steps to shopping malls, Banks, Movie theaters, Restaurants and much more! Floor to ceiling windows, with abundance natural lights. Spacious living room with open concept Modern Kitchen with Integrated Stainless-Steel Appliances. Premium quality curtains installed. 24-hour concierge. 9ft Ceilings with a massive balcony overlooking the city. Dedicated floors with a range of Indoor and Outdoor amenities exclusive to residents. Gym, Party room and fund Kids Playroom. Minutes to the North Toronto Collegiate Institute and St. Monica Catholic School! Inclusions: S/S Fridge, Cooktop, Over & B/I Dishwasher, Microwave, Range Hood, Stacked Washer & Dryer, Curtain.					
Listing Contracted With: KW Living Realty Ph: 905-474-1772					



70 Roehampton Ave 212 Toronto Ontario M4P 1R2 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$3,212.41 / 2025 For: Sale SPIS: No DOM: 54			Sold: \$517,000 List: \$524,900
Condo Apt Apartment Unit#: 2 Corp#: TSCC / 2103	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 4 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yonge / Eglinton Directions: Yonge St and Roehampton Ave Prop Mgmt: Papak Management			

MLS#: C12815548 **Sold Date:** 04/19/2026
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: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$435.98 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free, Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen		9.19	x 10.01	Hardwood Floor Stainless Steel Appl Granite Counter
2	Living		14.99	x 10.01	Hardwood Floor Combined W/Dining W/O To Balcony
3	Dining		14.99	x 10.01	Hardwood Floor Combined W/Living
4	Br		12.66	x 10.01	Hardwood Floor Large Closet Window
5	Den		8.99	x 12.24	Hardwood Floor

Client Remks: Stylish 1+Den suite in the renowned Tridel building "The Republic" at Yonge & Eglinton - the heart of Midtown Toronto. Featuring a spacious open-concept layout with a large bedroom, versatile den (perfect as a home office or guest room), and brand-new bedroom flooring. Modern kitchen with centre island, quartz countertop, and stainless steel appliances. Enjoy a generous balcony and a quiet, well-managed building with plenty of free visitor parking. Exceptional amenities include an indoor pool, fitness and yoga studios, steam room, BBQ area, and sun deck. 24-hour concierge, bike storage, and low maintenance fees. Steps to subway, top schools, shopping, and restaurants.

Inclusions: All Existing Appliances, Fridge, Stove And Built In Dishwasher. Stacked Washer And Dryer. All Electric Light Feature's And Window Coverings.

Listing Contracted With: BAY STREET GROUP INC. **Ph:** 905-909-0101

		99 Broadway Ave 1802 Toronto Ontario M4P 0E3 Toronto C10 Mount Pleasant West Toronto % Dif: 99 Taxes: \$2,933.40 / 2025 For: Sale SPIS: No DOM: 11			Sold: \$528,000 List: \$535,000																																				
		Condo Apt Apartment Unit#: 02 Corp#: TSCC / 2898	#Shares%: Locker#: Locker Lev/Unit: 3 Locker Unit: 211 Level: 17	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x3xFlat, 1x4xFlat																																					
		Dir/Cross St: Yonge & Eglinton Directions: . Prop Mgmt: Del Property Management 416-519-7336																																							
MLS#: C12989284 PIN#:		Sold Date: 04/24/2026																																							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: As per Builder Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$567.72 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre Interior Feat: Carpet Free	Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 33 Park \$/Mo: Prk Lvl/Unit: P5 Bldg Amen: Com Elem Incl: Y																																						
<table> <tr> <th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr> <tr> <td>1</td><td>Living</td><td>Ground</td><td>10.43</td><td>x 9.71</td><td>Laminate</td></tr> <tr> <td>2</td><td>Dining</td><td>Ground</td><td>7.02</td><td>x 7.32</td><td>Laminate</td></tr> <tr> <td>3</td><td>Kitchen</td><td>Ground</td><td>7.02</td><td>x 7.32</td><td>Laminate</td></tr> <tr> <td>4</td><td>Prim Bdrm</td><td>Ground</td><td>9.71</td><td>x 9.25</td><td>Laminate</td></tr> <tr> <td>5</td><td>Den</td><td>Ground</td><td>8.17</td><td>x 6.4</td><td>Laminate</td></tr> </table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Ground	10.43	x 9.71	Laminate	2	Dining	Ground	7.02	x 7.32	Laminate	3	Kitchen	Ground	7.02	x 7.32	Laminate	4	Prim Bdrm	Ground	9.71	x 9.25	Laminate	5	Den	Ground	8.17	x 6.4	Laminate	W/O To Balcony Combined W/Kitchen Custom Backsplash Closet Closet Stainless Steel Appl 4 Pc Ensuite				
#	Room	Level	Length (ft)	Width (ft)	Description																																				
1	Living	Ground	10.43	x 9.71	Laminate																																				
2	Dining	Ground	7.02	x 7.32	Laminate																																				
3	Kitchen	Ground	7.02	x 7.32	Laminate																																				
4	Prim Bdrm	Ground	9.71	x 9.25	Laminate																																				
5	Den	Ground	8.17	x 6.4	Laminate																																				
Client Remks: High Demand Yonge/Eglinton Location - CityLights on Broadway North Tower! Contemporary Lifestyle at Pemberton group finest condo building! Excellent 1 Bedroom + Den (Room Size Den), Oversized Balcony (102 sq.feet), 2 Full Baths, Functional Layout, 9' Ceiling, Wide Plank Laminate Floor Throughout. Open Concept Modern European Kitchen, B/I Appliances, Quartz Counter Tops, Back-Splash. Ensuite Laundry. Locker & Bike storage included. NOTE EXCEPTIONAL VALUE - OWNED PARKING INCLUDED!!! Professionally Designed Amenities at the Broadway Club include over 18,000 sq.f of Indoor & Over 10,000 sq.f Outdoor Amenities - Indoor and outdoor pools, Sauna, Fitness centre, Party Room with Chef's Kitchen, Media Room/Cinema, Basketball Court, Rooftop Lounge, Guest Suites. Located In One of Toronto's Most Desirable Locations for living, working, and entertainment - Steps to TTC and LRT stations, Shops, Top-rated Restaurants, Movie Theater, Entertainment Venues, Eglinton Park, Prestigious Schools, & more.																																									
Listing Contracted With: RIGHT AT HOME REALTY Ph: 905-695-7888																																									



39 Roehampton Ave 1301
Toronto Ontario M4P 0G1
 Toronto C10 Mount Pleasant West Toronto % Dif: 96
Taxes: \$3,431.09 / 2025 **For:** Sale **SPIS:** No **DOM:** 48
Sold: \$525,000
List: \$545,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 1301 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCP / 2950 **Locker Unit:** 1x4, 1x2
Level: 13
Dir/Cross St: Yonge & Eglinton
Directions: Yonge & Eglinton
Prop Mgmt: Melbourne Property Management

MLS#: C12985930 **Sold Date:** 05/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: 635 Sqft + 102 Balcony Exposure: E Assessment: Spec Desig: Accessibility Survey Type: None Phys Hdcap-Eqp: Yes	Pets Perm: Yes-with Restrictions Locker: None Maint: \$425.25 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Accessibility Wheelchair Access Feat: 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: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Wheelchair Access, Carpet Free	Balcony: Open Ens Lndry: Y Exterior: 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: Concierge, Exercise Room, Games Room, Gym, Party/Meeting Room, Playground Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.4	x 8.99	Laminate Combined W/Dining W/O To Balcony
2	Dining	Main	12.4	x 6.56	Laminate Combined W/Kitchen Open Concept
3	Kitchen	Main	12.4	x 6.56	Laminate B/I Appliances Combined W/Dining
4	Br	Main	11.19	x 9.19	Window Flr to Ceil Closet 4 Pc Ensuite
5	Den	Main	7.19	x 5.91	Laminate
6	Bathroom	Main	4.99	x 4.99	Tile Floor 2 Pc Bath
7	Laundry	Main	3.28	x 3.28	

Client Remks: Welcome to this beautifully designed, wheelchair-accessible 1 bedroom + den, 2 bathroom suite at E2 Condos, perfectly situated in the vibrant heart of Yonge & Eglinton. This bright and modern freshly painted home features an open-concept layout with soaring 9-foot ceilings, floor-to-ceiling windows, and sleek white laminate flooring throughout, creating a clean and spacious feel. Enjoy stunning east-facing sunrise views from your private balcony, filling the space with natural light each morning. The versatile den offers the perfect setup for a home office, guest area, or additional living space. The contemporary kitchen is both stylish and functional, complete with stainless steel appliances, integrated full-size refrigerator and dishwasher, and streamlined cabinetry. Step outside and experience the best of midtown living with cafes, restaurants, boutique shopping, parks, top-rated schools, and entertainment just moments away. Direct underground access to the TTC and Eglinton Crosstown LRT adds even more convenience. Residents enjoy premium amenities including a 24-hour concierge, fitness centre, yoga studio, pet spa, party room, business lounge with Wi-Fi, outdoor theatre, BBQ terrace, games room, and indoor children's play area. With an exceptional Walk Score of 98, this is a rare opportunity to own a stylish, accessible home in one of Toronto's most sought-after neighborhoods.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-637-1700



195 Redpath Ave 2909
Toronto Ontario M4P 0E4
 Toronto C10 Mount Pleasant West Toronto % Dif: 93
Taxes: \$2,669.47 / 2025 **For:** Sale **SPIS:** No **DOM:** 47
Sold: \$510,000
List: \$548,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 21 **Locker Lev/Unit:** 3 **Washrooms:** 2
Corp#: TSCP / 2898 **Locker Unit:** 275 1x3xMain, 1x3xMain
Level: 28
Dir/Cross St: Broadway/Redpath
Directions: Broadway/Redpath
Prop Mgmt: Del property management

MLS#: C12797198 **Sold Date:** 04/06/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 615 Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$503.99 A/C: Central Air Central Vac: No UFFI: No 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: Cert Level: Energy Cert: No GreenPIS: Prop Feat: Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Built-In Oven Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Block Gar/Gar Spcs: None / 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, Outdoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.7	x 11.71	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Main	10.99	x 6.59	Laminate	Combined W/Living	Open Concept
3	Kitchen	Main	10.99	x 6.59	Laminate	Stainless Steel Appl	Stone Counter
4	Prim Bdrm	Main	11.71	x 8.79	Laminate	3 Pc Ensuite	W/I Closet
5	Den	Main	7.81	x 6.99	Laminate	Sliding Doors	

Client Remks: Welcome to City Light Condo, Finally opened LRT now .High floor Bright South view, 9 feet ceiling, New Paint(2026)Architecturally designed Amenities. Walking distance to Subway and LRT. W/ endless restaurants and shops. The Broadway club offers over 18,000sf indoor and over 10,000sf outdoor amenities.1bed+den(sliding doors) Den can be use room and office. Wide plank Laminate floor. 1 locker include. Rarely seen large Gym(5th floor), out door pool(6th floor), Basketball Court on 4th floor.
Inclusions: B/I S/S Kitchen appliances, Fridge, Wall oven, Microwave oven washer and dryer, Dishwasher
Listing Contracted With: NEW CONCEPT PLUS REALTY INC. **Ph:** 416-551-9371



185 Roehampton Ave 1210			Sold: \$560,000
Toronto Ontario M4P 1R4			List: \$569,000
Toronto C10 Mount Pleasant West Toronto % Dif: 98			
Taxes: \$2,978.64 / 2025	For: Sale	SPIS: No	DOM: 28
Condo Apt	#Shares%:	Rms: 4	
1 Storey/Apt	Locker#:	Bedrooms: 1 + 1	
Unit#: 10	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCC / 2642	Locker Unit:	1x4xFlat	
	Level: 12		
Dir/Cross St: Yonge and Eglinton			
Directions: Yonge and Eglinton			
Prop Mgmt: City Sites Property Management 437-222-1022			

MLS#: C12869676 **Sold Date:** 04/08/2026
PIN#: 766420178

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$489.59	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: None / 0
Apx Age: 6-10	UFFI:	Drive: None
Year Built: 2017	Elev/Lift:	Park Type: None
Apx Sqft: 600-699	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Sqft Source:	Sale Price:	Park \$/Mo:
Floor Plan / Approx 310 sq ft balcony	Taxes Incl:	Prk Lvl/Unit:
Exposure: Se	Heat Incl:	Bldg Amen:
Assessment:	Cable TV Incl:	Bike Storage, Gym, Outdoor Pool, Rooftop
Spec Desig: Unknown	Bldg Ins Incl: Y	Deck/Garden, Sauna, Community BBQ
Survey Type: None	Cert Level:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Energy Cert:	
	GreenPIS:	
	Prop Feat: Clear View, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	
	Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.01	x 11.29	Combined W/Dining Open Concept
2	Dining	Main	14.01	x 11.29	Combined W/Living Open Concept
3	Kitchen	Main	6.99	x 6	Centre Island
4	Prim Bdrm	Main	9.84	x 10.7	Closet Window
5	Den	Main	5.31	x 6.3	

Client Remks: Enjoy your morning coffee with the sunrise from this bright, spacious & quiet CORNER unit with clear SE views, floor to ceiling windows & wrap around 310 sq ft balcony! Approx 641 sq ft with 1 bedroom plus den for your work from home lifestyle or personal home office. This corner unit is freshly painted and turnkey, just unpack & move right in! Top tier amenities include a fully equipped gym & yoga studio, terrace with barbqs, outdoor pool & hot tub, sauna, party room, billiards room, bike storage & 24 hr concierge. Front hall & bedroom each have double sliding closet doors with plenty of storage. Hightop kitchen island/table with 4 stools (can stay or leave). This is a very special unit surrounded by light and sky with an airy, spacious feeling. Tucked away at Yonge & Eglinton, this unit faces quiet, clear spectacular views yet it is just steps away from the Yonge/Eglinton subway, LRT, Loblaws, LCBO & everything you will ever need or want that this trendy, midtown location offers. Ideal for professionals or creatives to call home or perfect for investors! If you are looking to own a piece of the sky, this is the perfect place for you to call home. Priced to sell!!!

Inclusions: Fridge, glass stove top, oven, fan, dishwasher, front-load stacked washer/dryer, custom high quality roller blinds, all ELFs, 2 Nest thermostats. Can leave kitchen high-top island with 4 stools or remove. Can leave stacked pantry shelves on left of kitchen or remove.

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

	185 Roehampton Ave 3106		Sold: \$574,900
	Toronto Ontario M4P 0C6		List: \$574,900
	Toronto C10 Mount Pleasant West Toronto % Dif: 100		
	Taxes: \$3,446.17 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#: 96	Bedrooms: 1 + 1	
Unit#: 06	Locker Lev/Unit: B	Washrooms: 1	
Corp#: TSCC / 2642	Locker Unit: 96	1x4xMain	
	Level: 31		
Dir/Cross St: Yonge and Eglinton			
Directions: Yonge and Eglinton			
Prop Mgmt: City Sites Property Management Inc			

MLS#: C13081584 **Sold Date:** 05/20/2026
PIN#: 766420628

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$614.52	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Electric	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 6-10	UFFI:	Drive:
Year Built: 2018	Elev/Lift:	Park Type: Owned
Apx Sqft: 500-599	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: Floor Plan	Sale Price:	Park \$/Mo:
Exposure: E	Taxes Incl:	Prk Lvl/Unit: B/42
Assessment:	Water Incl:	Bldg Amen:
Spec Desig: Unknown	Hydro Incl:	Bike Storage, Concierge, Gym, Outdoor Pool,
Survey Type: None	CAC Incl:	Party/Meeting Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level:	
	Energy Cert: No	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Carpet Free, Built-In Oven, Primary Bedroom - Main Floor	
	Security Feat: Concierge/Security, Carbon Monoxide Detectors, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	41.34	x 35.76	Open Concept	East View	W/O To Balcony
2	Kitchen	Flat	17.39	x 29.86	Combined W/Living	B/I Appliances	Track Lights
3	Den	Flat	21.65	x 18.7	Sliding Doors	Enclosed	Laminate
4	Br	Flat	31.5	x 33.79	East View	Double Closet	Window Flr to Ceil
5	Foyer	Flat	16.73	x 32.15	Large Closet	Closet Organizers	Laminate

Client Remks: Welcome to The Redpath Condos, one of the most coveted buildings just north of Yonge and Eglinton, where vibrant city living meets everyday convenience. This highly sought after 1 Bedroom + Den, east-facing suite offers unobstructed views, along with the rare bonus of PARKING and a LOCKER. From the moment you step inside, you're greeted by a sun-drenched, thoughtfully updated and well-maintained space designed for both comfort and functionality. Custom blinds and California Closets, along with built-in shelving, add a polished touch, while the open concept layout easily accommodates a full-size living area, a dining table for four, and a well appointed kitchen, perfect for effortless entertaining. The modern kitchen features integrated high-end appliances, stone countertops, and a custom backsplash, with a cleverly designed pantry that is seamlessly incorporated into the generous entryway closet system. Natural light continues into the bedroom, where floor-to-ceiling windows and custom closets maximize both space and storage. The separate den, complete with sliding doors, offers a versatile area for working from home, a cozy reading nook, or a dedicated workout space. Step outside to your expansive 122 sq. ft. balcony, an extension of your living space, offering unobstructed east-facing views over the neighbourhood. A truly special home in an unbeatable location, ready to be enjoyed just in time for summer.

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



101 Erskine Ave 512 Toronto Ontario M4P 1Y5 Toronto C10 Mount Pleasant West Toronto % Dif: 95 Taxes: \$3,047.13 / 2025 For: Sale SPIS: No DOM: 52			Sold: \$550,000 List: \$578,800
Condo Apt Apartment Unit#: 8 Corp#: TSCC / 2689	#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 180 Level: 5	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x3xMain	
Dir/Cross St: Yonge/Eglinton Directions: Yonge st before eglinton ave/Erskine Prop Mgmt: CPO Management Inc			

MLS#: C12741530 **Sold Date:** 03/20/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: 624 sf from development Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$460 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Retirement: N 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: Clear View, Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Bus Route Interior Feat: Auto Garage Door Remote Security Feat: Alarm System, Carbon Monoxide Detectors, Concierge/Security, Heat Detector, Security Guard, Security System, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Gym, Rooftop Deck/Garden, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.32	x 10.01	Combined W/Dining	Laminate	Window Flr to Ceil
2	Dining	Main	11.75	x 10.01	Combined W/Kitchen	Laminate	O/Looks Family
3	Kitchen	Main	11.75	x 10.01	Combined W/Dining	Laminate	Eat-In Kitchen
4	Prim Bdrm	Main	11.32	x 8.99	Double Closet	Laminate	Window Flr to Ceil
5	Den	Main	0	0	Laminate		

Client Remks: Welcome to 101 Erskine #512! This bright and spacious 1+1 unit features a well-designed layout with 624 sqft of living space, plus a 50 sqft balcony. The unit includes parking and a locker, and boasts large windows offering unobstructed WEST-facing views, flooding the space with morning sunlight. The designer kitchen comes equipped with built-in appliances. The building is well-managed, a helpful concierge and a strong sense of community. Located in the heart of Midtown at Yonge & Eglinton, you're just steps away from public transit, popular Yonge Street restaurants, shops, parks, schools, and walking trails. Mo Laminate Floor Throughout, Two Levels For Gym, Party Rm, Yoga Studio, Billiards, Theatre Rm, Roof Garden On 6th Floor W/Infinity Pool & Lounge, 24Hrs Concierge. ve in and start enjoying Tridel's luxurious living at 101 Erskine!

Inclusions: Existing : Fridge, Stove, Cooktop, Microwave W/Hood Fan, B/I Dishwasher, Front Loading Stacked Washer/Dryer, Elfs, Window coverings, 1 parking spot and 1 locker.

Listing Contracted With: CENTURY 21 ATRIA REALTY INC. **Ph:** 416-218-8880



185 Roehampton Ave 1110
Toronto Ontario M4P 0C6
 Toronto C10 Mount Pleasant West Toronto % Dif: 98
Taxes: \$2,978.64 / 2025 **For:** Sale **SPIS:** No **DOM:** 7
Sold: \$570,000
List: \$583,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 10 **Locker Lev/Unit:** Level A **Washrooms:** 1
Corp#: TSCC / 2642 **Locker Unit:** 29 1x4xFlat
Level: 11
Dir/Cross St: Yonge & Eglinton
Directions: Redpath & Eglinton Ave E
Prop Mgmt: City Sites Prop Mgmt 437-222-1022

MLS#: C12821724 **Sold Date:** 03/05/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 619sqft + 343sqft wrap-around balcony Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$531.47 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, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Exterior Feat: Controlled Entry, Year Round Living, Privacy Interior Feat: Carpet Free Security Feat: Concierge/Security, Smoke Detector	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: Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	14.01	x 11.32	Combined W/Dining W/O To Balcony Window Flr to Ceil
2	Dining	Flat	14.01	x 11.32	Combined W/Dining Open Concept Laminate
3	Kitchen	Flat	6.99	x 11.32	B/I Appliances Quartz Counter Backsplash
4	Prim Bdrm	Flat	9.81	x 10.7	Semi Ensuite Pot Lights Double Closet
5	Den	Flat	5.31	x 6.3	Pot Lights Glass Doors Enclosed

Client Remks: Elevate your lifestyle at the sought-after 155 Redpath Condos with this RARE 1 Bdrm + Den CORNER UNIT! *Functional layout offering 619sqft with no wasted space plus a massive 343sqft wrap-around balcony *Open concept layout with floor-to-ceiling windows flooding the unit with natural light *S/E exposure showcasing stunning skyline views by day and night *Modern kitchen with integrated high-end appliances, quartz counters & custom backsplash *Sunfilled Primary Bdrm featuring double closet, upgraded pot lights & custom feature wall *An enclosed Den with glass sliding door (can be used as a 2nd bdrm or home office) with upgraded pot lights & custom feature wall *Meticulously maintained by the ORIGINAL OWNER*Hotel-style amenities include: 24-hour concierge, rooftop pool with hot tub & BBQ, fitness centre, yoga room, sauna & steam room, games/party room and private conference room *Surrounded by multi-million dollar low-rise homes *Outstanding 98 walk score *Close proximity to Eglinton subway station, brand new Crosstown LRT and multiple bus routes *Steps to top-rated restaurants, cozy cafes, bars, Cineplex movie theatre, boutique shopping and grocery stores *Minutes to Eglinton Park, Sherwood Park, Beltline Trail, Highway 401/404/DVP *Near reputable public and private schools, daycares and community centres *This one is a true hidden gem, A Must See!
Inclusions: Include: Intergrated Fridge, Cooktop, Stainless Steel: Oven, Range, B/I Dishwasher. Washer, Dryer, All Window & ELF's. 1 x Locker Included!

Listing Contracted With: Avenue Group Realty Brokerage Inc. **Ph:** 416-256-3111

	30 Roehampton Ave 2410 Toronto Ontario M4P 0B9 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$3,898.63 / 2025 For: Sale SPIS: No DOM: 2			Sold: \$576,000 List: \$595,000		
	Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2559	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 23	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain			
	Dir/Cross St: Yonge / Eglinton Directions: Yonge / Egn Prop Mgmt: Crossbridge Condominium Services Ltd.					
MLS#: C13472044 PIN#: 765590403						
Sold Date: 06/23/2026						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Mpac Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:		Pets Perm: No Locker: None Maint: \$611.71 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry Interior Feat: Other		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 #: 6 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Concierge, Exercise Room, Games Room, Guest Suites, Party/Meeting Room Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	0	0	Open Concept	Laminate South View
2	Kitchen	Main	0	0	Open Concept	Laminate South View
3	Den	Main	0	0		
4	Bathroom	Main	0	0		
Client Remks: Luxurious Minto Condo In The Heart Of Yonge And Eglinton, Bright Unit With CN Tower South View. 9 Feet Ceiling, One (1) Parking, Den With Sliding Door Can Be An Extra Bedroom Or Office. Walk Out To The Balcony. Incredible Building Amenities Include Gym, Sauna, Pilates/Yoga Room, Outdoor Bbq, Media Room, Party Room, Recreation Room, Guest Suites, 24/7 Concierge. Walk To Subway, Library, Shops, Grocery, Restaurants & Entertainment.						
Listing Contracted With: <u>LC REALTY INC.</u> Ph: 647-972-8848						



99 Broadway Ave 3410			Sold: \$560,000
Toronto Ontario M4P 0E3			List: \$598,000
Toronto C10 Mount Pleasant West Toronto			% Dif: 94
Taxes: \$2,993.16 / 2026	For: Sale	SPIS: No	DOM: 15
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: 146	Bedrooms: 2	
Unit#: 10	Locker Lev/Unit: 3	Washrooms: 2	
Corp#: TSCC / 2898	Locker Unit:	1x4, 1x3	
	Level: 33		
Dir/Cross St: Redpath/Broadway			
Directions: N/A			
Prop Mgmt: Del Property Management			

MLS#: C13175986 **Sold Date: 06/10/2026**
PIN#: 768980007

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Floor Plan Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$552.05 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: Other Park Type: None 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	Living	Flat	12.01	x 9.91	Combined W/Dining	Laminate	W/O To Balcony
2	Dining	Flat	12.01	x 9.91	Combined W/Living	Laminate	
3	Kitchen	Flat	10.99	x 6.07	Stainless Steel Appl		
4	Prim Bdrm	Flat	11.32	x 9.51	Closet	Laminate	4 Pc Ensuite
5	2nd Br	Flat	9.09	x 8.5	Closet	Laminate	

Client Remks: Exceptional value in the heart of Yonge & Eglinton. Enjoy breathtaking views from a high floor in one of Toronto's most vibrant and sought-after neighborhoods. Just minutes to TTC and LRT stations, offering seamless connectivity across the city. Surrounded by top-tier amenities including restaurants, retail, and commercial services, this location delivers a convenient, dynamic, and upscale lifestyle suited to a wide range of residents. The unit features floor-to-ceiling windows that flood the space with natural light, along with a practical, well-designed layout that maximizes every square foot with no wasted space. Freshly painted and professionally cleaned, with a brand-new thermostat installed, this home is in absolute move-in condition. The Broadway Club features indoor & outdoor amenities including pools, an amphitheater, party room with chef's kitchen, fitness centre, basketball court, BBQ and more!!!

Inclusions: S/S Fridge, Flat Top Stove, Oven, B/I Microwave, B/I Dishwasher, Front Loading Washer And Dryer, Window Covering And Elf's.
Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. **Ph:** 416-739-7200

	39 Roehampton Ave 4002 Toronto Ontario M4P 0G1 Toronto C10 Mount Pleasant West Toronto % Dif: 100 Taxes: \$3,581.91 / 2025 For: Sale SPIS: Yes DOM: 29		Sold: \$600,000 List: \$599,900				
	Condo Apt Apartment Unit#: 2 Corp#: TSCC / 2950	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 40	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 2 1x4xFlat, 1x3xFlat				
	Dir/Cross St: Yonge/Eglinton E Directions: Yonge/Eglinton E Prop Mgmt: Melbourne Property Management						
MLS#: C12830442 Sold Date: 03/29/2026 PIN#:							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: 635 Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: No Locker: None Maint: \$423.91 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry Interior Feat: Carpet Free					
		Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Flat	10.5	x 7.87	Combined W/Living	Laminate	W/O To Balcony
2	Living	Flat	10.37	x 8.89	Combined W/Dining	Laminate	W/O To Balcony
3	Prim Bdrm	Flat	10.5	x 7.87	3 Pc Ensuite	Closet	Large Window
4	Den	Flat	10.5	x 8.86	Sliding Doors	Laminate	3 Pc Bath
5			9.02	x 8.86			
Client Remks: Sky-High Living With Truly Unobstructed, Jaw-Dropping Panoramic Views That Stretch As Far As The Eye Can See. Nearly Brand-New Luxury E2 Condos Located In The Prime Location on Yonge & Eglinton. 1 Bedroom + Huge Den With Sliding Doors (Can Be Used As 2nd Bedroom), 2 Bathrooms. 635 sqft + 102 sqft balcony, 9Ft Ceiling With Premium & Neutral Tone Finishes Laminate Throughout. Modern Kitchen W/ Pot lights, LED Ceiling Light Fixtures In Both Primary Bed & Den! Enjoy the Abundance of Natural Light That Fills This Beautiful Unit Through Its Large Windows & Peaceful Morning Sunrises From the Private East-Facing Balcony. Undercabinet Lighting, Quarts Countertop & Matched Backsplash, Deep-Basin Sink, Top-Rated Schools including North Toronto Collegiate Institute and St. Monica Catholic School. Five Star Amenities: Kids Indoor Playground, Gym, Party/Meeting Room, Outdoor Terrace W/Bbq, Movie Theatre, Guest Suites, Concierge, Visitor Parking...And Much More. Direct Access to TTC Line 1 and New Crosstown LRT!!! 24-hour Concierge.							
Listing Contracted With: REAL ONE REALTY INC. Ph: 905-597-8511							



25 Broadway Ave 901 Toronto Ontario M4P 1T7 Toronto C10 Mount Pleasant West Toronto % Dif: 96 Taxes: \$3,378 / 2025 For: Sale SPIS: No DOM: 9			Sold: \$575,000 List: \$599,900
Condo Apt Apartment Unit#: 01 Corp#: TSCC / 2109	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 09	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge & Eglinton Directions: East of Yonge, North of Eglinton Prop Mgmt: Del Property Management			

MLS#: C12862750 **Sold Date:** 03/18/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 691 Sqft Fantastic Layout; No Wasted Space! Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$647.67 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	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: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.75	x 10.66	Hardwood Floor	W/O To Balcony	Combined W/Dining
2	Dining	Main	15.75	x 10.66	Hardwood Floor	Combined W/Kitchen	O/Looks Living
3	Kitchen	Main	10.33	x 8.01	Hardwood Floor	Centre Island	Stainless Steel Appl
4	Prim Bdrm	Main	13.32	x 9.91	Hardwood Floor	Mirrored Closet	Window Flr to Ceil
5	Den	Main	7.55	x 6.92	Hardwood Floor	Folding Door	

Client Remks: Stunning 1 Bedroom Plus Den 1 Bathroom Suite At Republic One Condos At Yonge & Eglinton By Tridel. Fantastic Functional Layout. Almost 700 Sqft (Per MPAC). No Wasted Space! High End Engineered Hardwood Floors Throughout! Open Concept Kitchen With Stainless Steel Appliances, Centre Island With Seating. Combined Living & Dining Room. Spacious Bedroom With Floor To Ceiling Windows. Den With Folding Doors Can Be a Second Bedroom Or Office. Spectacular West Facing Views From Your Balcony - Don't Stare Directly Into Another Building When You Can Have Sunsets Like These! Outstanding Amenities! Premium Location - Steps To Shops, Restaurants, TTC, Schools & Everything Else Yonge & Eglinton Has To Offer!

Inclusions: All Existing: Fridge, Stove, Dishwasher, Built In Microwave, Washer, Dryer, All Window Coverings, All Electric Light Fixtures. Doors For Den Can Easily Be Removed.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-487-4311



117 Broadway Ave 417
Toronto Ontario M4P 1V3
 Toronto C10 Mount Pleasant West Toronto % Dif: 100
Taxes: \$3,475.92 / 2026 **For:** Sale **SPIS:** No **DOM:** 51
Sold: \$599,990
List: \$599,990
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 55 **Bedrooms:** 2 + 1
Unit#: 17 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCP / 3110 Same Level 1x3xFlat, 1x4xFlat
Locker Unit: L4G
Level: 4
Dir/Cross St: Yonge & Eglinton
Directions: South west side of Mount Pleasant and Broadway
Prop Mgmt: First Service Residential.

MLS#: C13118016 **Sold Date:** 07/02/2026
PIN#: 771100215

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2025 Yr Built Source: Builder Apx Sqft: 700-799 Sqft Source: From Builder, 759Sq/ft(Balcony54Sq/ft) Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$510 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Built-In Oven, Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.83	x 14.76	Laminate	Open Concept	W/O To Balcony
2	Dining	Flat	10.83	x 6.73	Laminate	Combined W/Living	Open Concept
3	Kitchen	Flat	10.83	x 6.73	Laminate	Stainless Steel Appl	Backsplash
4	Br	Flat	9.02	x 12.8	Laminate	Large Window	Ensuite Bath
5	2nd Br	Flat	9.88	x 8.07	Laminate	Sliding Doors	Closet
6	Den	Flat	6.79	x 5.77	Laminate		

Client Remks: Experience Modern, Luxury Living In The Heart Of Midtown Toronto! This Stunning Two-Bedroom Den Unit With Unobstructed East View of Downtown Toronto Featuring Open-Concept Layout With A Functional Design and Floor To Ceiling Windows with Ton of natural light. Locker Included! The Location is right by TTC Eglinton Station and the Eglinton LRT, Making It Easy To TravelDowntown or Uptown. Through The Unit, Creating A Bright, Relaxed Atmosphere Throughout The Day. The Building Is Well Cared For And Solidly Built, Offering A Full Range Of Incredible Building Amenities: Party & Dining Room | Gym & Yoga Studio | Pool & Sauna | 24/7 Concierge. This Unit Offers Everything You Need For Comfortable City Living In A Vibrant, Well-connected Neighbourhood, Outside Your Door, Midtown's Restaurants, Cafes, Grocery Stores, And Public Transit Are All Close By, Everyday Conveniences. Make Line5 Your New Address.
Inclusions: Washer, Dryer, Dishwasher, Fridge, Stove, Oven and B/I Exhaust Fan, Window Coverings, Locker!
Listing Contracted With: HOMELIFE FRONTIER REALTY INC. **Ph:** 416-218-8800



101 Erskine Ave 418 Toronto Ontario M4P 0C5 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$3,310.45 / 2025 For: Sale SPIS: No DOM: 47		
Condo Apt Apartment Unit#: 14 Corp#: TSCC / 2689	#Shares%: Locker#: Locker Lev/Unit: 4 Locker Unit: Level: 4	Rms: 4 Bedrooms: 1 + 1 Washrooms: 2 1x4xFlat, 1x3xFlat
Dir/Cross St: Yonge & Eglinton Directions: Yonge & Erskine Prop Mgmt: CPO Management Inc.		

MLS#: C12718672 **Sold Date:** 03/09/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Builders Plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$520.83 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Jlte 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
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Tridel-built luxury residence offering a rare 741 sq ft 1+1 layout with two full bathrooms and a fully-enclosed den, ideal as a second bedroom, home office, or private retreat. Thoughtfully upgraded throughout, the chef-inspired, full-size kitchen features ample granite countertops with matching backsplash, premium AEG built-in appliances, and under-cabinet lighting, perfect for both everyday living and entertaining. Soaring smooth-finish ceilings, dimmable smart LED lighting, and floor-to-ceiling windows create a bright, airy feel by day and a warm ambiance at night, complemented by pull-down blackout shades for comfort and privacy. The spacious primary suite accommodates a king-sized bed and includes a walk-in closet with upgraded, built-in shelving and a modern ensuite. Additional conveniences include ensuite laundry and a same-floor storage locker just steps from the unit (see pics showing locker just down the hall). Residents enjoy world-class amenities: 24-hour concierge, fully equipped gym with yoga studio, heated infinity pool, saunas, billiards lounge, theatre room, party spaces, guest suites, free underground visitor parking, and a resort-style garden terrace with cabanas and Napoleon BBQs. Perfectly situated within walking distance to the TTC subway, upcoming LRT, top schools, fine dining, and premium shopping. Secure underground parking available for rent. Freshly painted and meticulously maintained by the original owner, this unit is truly move-in ready. A rare offering that must be seen to be fully appreciated.					
Inclusions: Appliances, elfs Listing Contracted With: RE/MAX PARAMOUNT REALTY Ph: 905-673-1212					

	39 Roehampton Ave E 1906 Toronto Ontario M4P 0G1 Toronto C10 Mount Pleasant West Toronto % Dif: 99 Taxes: \$3,423 / 2025 For: Sale SPIS: No DOM: 57			Sold: \$600,000 List: \$609,000	
	Comm Element Condo Apartment Unit#: 06 Corp#: TSCC / 2950	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 19	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat	Dir/Cross St: Yonge / Eglinton Directions: Yonge / Eglinton Prop Mgmt: Melbourne Property Management Inc. 416-546-2126	
	MLS#: C12665534 Sold Date: 03/04/2026 PIN#:				
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: 0-5 Year Built: 2022 Apx Sqft: 600-699 Sqft Source: 626 Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: None Maint: \$420 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Electric Car Charger, Ensuite Laundry, Park, Place Of Worship, Public Transit, Rec Centre Interior Feat: Built-In Oven, Carpet Free Security Feat: Carbon Monoxide Detectors, Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: 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: Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Community BBQ, Elevator Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Direct indoor access to the TTC subway station & the Yonge-Eglinton Centre mall, as well as the future Eglinton Crosstown LRT from your building. Live In The Heart Of The Next Hot Spot In Toronto. This Sleek And Modern Condo Features A Well-Appointed Kitchen With Built-In Appliances, Stone Countertops, And A 153 Sqft Private Terrace With Breathtaking Views. The Split-Bedroom Design Offers Two Full Bedrooms With Closets And Floor-To-Ceiling Windows, 2 Full Washrooms, And In-Suite Laundry. 9' Smooth Ceilings Throughout & top rated amenities for residents. Enjoy Being Steps Away From Renowned Restaurants, Schools, Shopping, Entertainment, Parks & Transit. Inclusions: All existing appliances. Electric Light Fixtures, Window Coverings. Listing Contracted With: PRECON REALTY POINT Ph: 647-910-4663					



195 Redpath Ave 1803
Toronto Ontario M4P 0E4
 Toronto C10 Mount Pleasant West Toronto % Dif: 96
Taxes: \$3,000 / 2026 **For:** Sale **SPIS:** No **DOM:** 16
Sold: \$597,000
List: \$619,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** 203 **Bedrooms:** 2
Unit#: 15 **Locker Lev/Unit:** 3 **Washrooms:** 2
Corp#: TSCC / 2898 **Locker Unit:** 203 1x3xMain, 1x4xMain
Level: 17
Dir/Cross St: Broadway/Redpath
Directions: Broadway/Redpath
Prop Mgmt: Dell Property Management - 416-519-7336

MLS#: C13413458 **Sold Date:** 06/24/2026
PIN#: 768980225

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2021 Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$581 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: 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: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: 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:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.85	x 12.5	
2	Dining	Main	15.85	x 12.5	
3	Kitchen	Main	15.85	x 12.5	
4	Prim Bdrm	Main	10.07	x 9.74	3 Pc Ensuite Double Closet
5	2nd Br	Main	10.01	x 8.83	Double Closet

Client Remks: A must-see 2-bedroom, 2-bathroom corner suite in the heart of Mount Pleasant. Offering 700 sq. ft. of thoughtfully planned living space, this residence features an efficient layout, an abundance of natural light from multiple exposures, and modern finishes throughout. Ideally situated in one of Toronto's most desirable neighbourhoods, you'll enjoy easy access to transit, local cafes, restaurants, parks, boutique shopping, and everyday conveniences. The vibrant Mount Pleasant community offers the perfect balance of urban living and neighbourhood charm, with quick connections to downtown Toronto and surrounding areas. Residents have access to an impressive selection of amenities, including a swimming pool, basketball court, theatre room, party room, guest suites, visitor parking, and 24-hour concierge service.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, All Existing Electric Light Fixtures & Existing Window Coverings.
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



39 Roehampton Ave 707
Toronto Ontario M4P 0G1
 Toronto C10 Mount Pleasant West Toronto % Dif: 96
Taxes: \$3,370.77 / 2025 **For:** Sale **SPIS:** No **DOM: 73**

Sold: \$606,000
List: \$628,000

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 7 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2950 **Locker Unit:** 2x3xFlat
Level: 7

Dir/Cross St: Yonge & Eglinton
Directions: West on Roehampton from Yonge
Prop Mgmt: Melbourne Property Management

MLS#: C12750280		Sold Date: 04/15/2026					
PIN#:							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: Floorplan Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$455.57 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free Security Feat: Concierge/Security					
Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete 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: Bus Ctr (Wifi Bldg), Games Room, Gym, Party/Meeting Room, Visitor Parking, Playground Com Elem Incl: Y							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.93	x 10.5	Laminate	W/O To Balcony	Combined W/Dining
2	Dining	Flat	16.93	x 11.09	Laminate	Open Concept	Combined W/Kitchen
3	Kitchen	Flat	16.93	x 11.09	Laminate	Modern Kitchen	Combined W/Dining
4	Prim Bdrm	Flat	10.6	x 9.84	Laminate	3 Pc Ensuite	Large Window
5	2nd Br	Flat	9.19	x 8.04	Laminate	Large Closet	Large Window
Client Remks: Welcome to E2 Condos! Discover The Perfect Blend Of Space And Functionality In This 2 Bedroom 2 Bathroom Unit Nestled In The Heart Of Midtown Conveniently Located In The Yonge & Eglinton Neighborhood. Featuring A Functional Layout And High Ceilings Throughout, This Unit Is Ideal For Both Comfort Living & Entertaining. Bright Open Concept Living Area With Floor To Ceiling Windows, Tastefully Designed Kitchen & Modern Bathrooms All With Quality Finishes. Step Outside From The Living Room To A Large 153 Sq.Ft. Balcony. Exceptional Amenities Include A Fully Equipped Fitness Centre, Games Room, Kids Zone, Seasonal Outdoor Home Theatre, Party Room, Self-Serve Pet Spa & More. Enjoy The Convenience Of Direct Access To Transit, Shops, Groceries, Restaurants, Parks & Entertainment Right At Your Doorstep! Entire Unit Freshly Painted with New Upgraded Light Fixtures! One Storage Locker Included!							
Inclusions: All Existing Built-In Appliances (Fridge, Microwave, Oven, Dishwasher, Cook Top, Range Hood). Washer & Dryer. All Electric Light Fixtures & Window Coverings. Unit Comes With 1 Locker!							
Listing Contracted With: CENTURY 21 ATRIA REALTY INC. Ph: 905-883-1988							



30 Roehampton Ave 802
Toronto Ontario M4P 0B9
 Toronto C10 Mount Pleasant West Toronto % Dif: 95
Taxes: \$3,999.66 / 2025 **For:** Sale **SPIS:** No **DOM:** 22
Sold: \$618,000
List: \$648,000
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** C124 **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** P3 **Washrooms:** 2
Corp#: TSCC / 2559 **Locker Unit:** P312 1x4xFlat, 1x3xFlat
Level: 8
Dir/Cross St: Yonge St & Eglinton Ave
Directions: One way street. Left or right on to Roehampton from Yonge.
Prop Mgmt: Crossbridge Condominium Services Ltd.

MLS#: C12785948 **Sold Date:** 03/07/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Floor Plans Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$699.19 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, School Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 55 Park \$/Mo: Prk Lvl/Unit: P3 Level C Bldg Amen: Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	11.78	x 17.39	W/O To Balcony
2	Dining	Flat	11.78	x 17.39	Window Flr to Ceil
3	Kitchen	Flat	1177.82	x 17.39	Stainless Steel Appl
4	Prim Bdrm	Flat	9.42	x 9.09	3 Pc Ensuite
5	2nd Br	Flat	8.99	x 8.01	Mirrored Closet

Client Remks: Original owner occupied and meticulously maintained! **Unit is empty. Photos include previously staged photos.**. Layout is perfect for privacy and separation. A great rental investment option with split layout. Builder upgrades and 9 foot ceilings. Floor-to-ceiling windows provide an abundance of natural light. Both bedrooms have mirrored closet doors. Primary has built-in organizers. The balcony spans the entire length of the unit. Rare extra large corner parking spot to accommodate larger vehicles and to navigate in and out. (P3 #C55). Locker located immediately beside parking (see photo). Minto 30 Roe, a LEED Certified project, received Gold level certification. Top notch amenities (24/7 concierge, gym, spin studio, yoga & pilates studio, fully equipped party room, outdoor patio with bbq...and more). Located in a highly ranked school district. Steps To T.T.C., LRT, shopping, library, restaurant/bars & parks. The perfect space for anyone at any age or any stage of life! See Floorplan attached. Do yourself a favour and go to the parking level to see for yourself the extra large and well placed parking space during your showing.

Inclusions: Stainless Steel: Fridge, Stove, Built-in Dishwasher & Microwave. Washer & Dryer. All Existing Light Fixtures. All Existing Window Coverings.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-656-3500



88 Broadway Ave 401 Toronto Ontario M4P 0A5 Toronto C10 Mount Pleasant West Toronto % Dif: 95 Taxes: \$3,280.28 / 2025 For: Sale SPIS: No DOM: 25		
Condo Apt Apartment Unit#: 1 Corp#: TSCP / 1997	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 47 Level: 4	Rms: 5 Bedrooms: 1 Washrooms: 1 1x4xMain
Dir/Cross St: Yonge and Eglinton Directions: Broadway Ave and Redpath Ave Prop Mgmt: Crossbridge Condominium Services TSCC1997@rogers.com		

MLS#: C13047910 **Sold Date:** 05/22/2026
PIN#: 129970044

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$816.23 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Private, Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A Unit 31 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.88	x 11.22	
2	Dining	Main	8.37	x 9.84	
3	Kitchen	Main	7.91	x 9.84	
4	Prim Bdrm	Main	9.55	x 13.52	
5	Den	Main	10.63	x 4.89	

Client Remks: Welcome to Suite living at its most practical and refined in one of the most respected buildings at Yonge & Eglinton, 88 Broadway. Built in an era where thoughtful design and functionality were paramount, this residence offers a layout that truly works for everyday living. This spacious 1+1 bedroom suite features soaring 9-foot ceilings and a bright, open feel throughout. Recently updated with new flooring, fresh paint, and refaced kitchen cabinetry, the suite presents beautifully while maintaining its highly functional footprint. The large kitchen offers ample storage and preparation space, seamlessly connecting to a dedicated dining room, an increasingly rare feature, perfect for both everyday meals and entertaining. The separate living room provides a comfortable retreat, with a walkout to a generous west-facing balcony. Enjoy afternoon sun and peaceful views from not one, but two walkouts, accessible from both the living room and the primary bedroom. Positioned on the quiet west side of the building, this suite offers a serene escape from the city's energy. The den is well-proportioned and ideal for a work-from-home setup, offering flexibility without compromising your living space. Additional conveniences include a front-loading washer and dryer, as well as the inclusion of both parking and a locker, adding real value and practicality. Residents of 88 Broadway benefit from an impressive suite of amenities, including a 24-hour concierge, indoor pool, gym, and an abundance of visitor parking. Located just a short 7-minute walk to Eglinton subway station, and steps to excellent schools, shopping, and some of the city's best dining options, this address offers exceptional convenience. A rare opportunity to own a thoughtfully designed suite in a well-established building, where space, layout, and livability come together seamlessly.

Inclusions: Stainless Steel Appliances Including: Fridge, Stove, Built-In Dishwasher, Microwave Venthood. Front Loading Washer And Dryer, All Light Fixtures, Window Coverings, Closet Organizers.

Listing Contracted With: JOHNSTON & DANIEL DIVISION, ROYAL LEPAGE R.E.S. PROPERTIES INSTYLE **Ph:** 416-489-2121



25 Broadway Ave 1901
Toronto Ontario M4P 1T7
 Toronto C10 Mount Pleasant West Toronto % Dif: 100
Taxes: \$3,752.15 / 2026 **For:** Sale **SPIS:** No **DOM:** 4
Sold: \$659,000
List: \$659,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 254 **Bedrooms:** 1 + 1
Unit#: 01 **Locker Lev/Unit:** D **Washrooms:** 1
Corp#: TSCC / 2109 **Locker Unit:** 1x4xMain
Level: 19
Dir/Cross St: Yonge & Eglinton
Directions: East of Yonge, North of Eglinton
Prop Mgmt: Del Property Management

MLS#: C13519444 **Sold Date:** 07/08/2026
PIN#: 761090141

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 691 Sqft Fantastic Layout Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$698.37 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessability Open Floor Plan,Parking 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: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Storage Security Feat: Carbon Monoxide Detectors, Concierge/Security, Monitored, Security Guard, Smoke Detector	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 #: 58 Park \$/Mo: Prk Lvl/Unit: D Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Community BBQ Com Elem Incl: Y
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Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.37	x 10.83	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Main	16.37	x 10.83	Hardwood Floor	Combined W/Living	Combined W/Kitchen
3	Kitchen	Main	8.01	x 8.01	Centre Island	Stainless Steel Appl	Open Concept
4	Prim Bdrm	Main	11.81	x 10.01	Double Closet	Broadloom	Large Window
5	Den	Main	12.63	x 7.87	Hardwood Floor		

Client Remks: Welcome to this fabulous 1 Bedroom plus Den at award winning The Republic by Tridel, the upscale condominium building located in the heart of the vibrant Yonge and Eglinton area.Tridel is known for standards of excellence in architecture, design,workmanship and customer care.This bright ,almost 700 sq ft with 9 ft ceilings, unit has an admirable layout with a breathtaking west facing city views.Modern open concept kitchen with quartz countertops , stainless steel appliances , new washer and dryer and central island ,is connected to the spacious living/dining space and oversized balcony.Large Primary bedroom has a double closet that is outfitted with organizers and provides ample storage space while wall to ceiling windows allow you to enjoy daily sunset.Spacious den offers the possibility of being used as an additional entertainment space,home office or dining room.Outstanding Building Amenities, Incl 24Hr Concierge/Security , Yoga Room,spa facilities including Dry Sauna, Steam Room, and Whirlpool, Gym, Bbq Terrace, Party Room, Guest Suite & Billiards Room, Underground Visitor Parking with a plenty available spots Amazing Location - Steps To TTC,new Eglinton Crosstown LRT,Shops,Restaurants,Schools One Parking And Locker Included
Inclusions: Stainless Steel Fridge, Stove, B/I Microwave, B/I Dishwasher, Stacked washer and dryer, all existing light fixtures. All Elfs, All Window Coverings.

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



185 Roehampton Ave 1101
Toronto Ontario M4C 0C6
 Toronto C10 Mount Pleasant West Toronto % Dif: 98
Taxes: \$3,838 / 2025 **For:** Sale **SPIS:** No **DOM:** 13
Sold: \$655,000
List: \$669,000
 Condo Apt #Shares%: Rms: 5
 Apartment Locker#: Bedrooms: 2
 Unit#: 1 Locker Lev/Unit: C Washrooms: 2
 Corp#: TSCC / 2642 Locker Unit: 98 1x4xFlat, 1x3xFlat
 Level: 11
Dir/Cross St: Yonge and Eglinton Ave
Directions: Follow your GPS
Prop Mgmt: City Sites Property Management Inc.

MLS#: C12979262 **Sold Date:** 04/22/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 700-799 Sqft Source: Builder Plan Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$723.26 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Exterior Feat: Patio Interior Feat: Built-In Oven, Carpet Free Security Feat: Carbon Monoxide Detectors, Security Guard, Concierge/Security, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 52 Park \$/Mo: Prk Lvl/Unit: c Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	19.36	x 11.81	B/I Appliances Stone Counter Hardwood Floor
2	Dining	Flat	19.36	x 11.81	Hardwood Floor Combined W/Kitchen Natural Finish
3	Living	Flat	19.36	x 11.81	Window Flr to Ceil W/O To Balcony 4 Pc Bath
4	Prim Bdrm	Flat	11.81	x 9.91	3 Pc Ensuite Closet Organizers Hardwood Floor
5	Br	Flat	8.86	x 8.86	Hardwood Floor Closet Organizers Sliding Doors

Client Remks: Set in the vibrant heart of Midtown Toronto, this thoughtfully designed two bedroom, two bathroom residence offers a refined blend of design and comfortable livability. An airy, open-concept layout is enhanced by exposed 9-ft concrete ceilings and light oak hardwood floors that run seamlessly throughout. Anchored by rich walnut veneer cabinetry, the kitchen pairs warm, natural textures with premium built-in appliances, creating an inviting space for both daily living and entertaining. Floor-to-ceiling windows invite abundant natural light, while a spacious balcony with custom flooring extends your living space outdoors. The primary bedroom is generously proportioned, complemented by a 3-pc ensuite and custom built-in closet. The second bedroom, complete with an additional custom built-in closet, offers exceptional versatility--perfectly suited as a bedroom, nursery, or home office. Complete with one parking space and a storage locker, this residence is further elevated by an exceptional suite of building amenities, including an outdoor pool and sundeck, BBQ area, games room, media lounge, fully equipped fitness centre with yoga studio, and a beautifully appointed party room. TTC and newly opened Eglinton LRT station just steps away. Surrounded by great dining options, cafes, shopping, grocery and parks, all within walking distance. A seamless balance of style, comfort, and convenience--perfectly positioned in one of Toronto's most connected and sought after neighbourhood

Inclusions: B/I appliances (Fulgor Milano Oven, Fulgor Milano Stovetop, Range Hood, Bosch Dishwasher (2025), Fridge), Washer & Dryer, Cabano Italian Bathroom/Kitchen Fixtures, Nest Thermostat, All Electrical Light Fixtures, All Existing Window Coverings, 1 Owned Parking Space & 1 Owned Storage Locker. Freshly painted!

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

	161 Roehampton Ave 2303		Sold: \$630,000
	Toronto Ontario M4P 0C8		List: \$675,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 93		
	Taxes: \$3,446 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 7	
Apartment	Locker#: 77	Bedrooms: 2	
Unit#: 3	Locker Lev/Unit: P2	Washrooms: 2	
Corp#: TSCC / 2763	Locker Unit:	1x3xFlat, 1x4xFlat	
	Level: 20		
Dir/Cross St: Mt Pleasant / Eglinton			
Directions: Mt Pleasant / Eglinton			
Prop Mgmt: FirstService Residential			

MLS#: C12887938 **Sold Date:** 06/01/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$628.78	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Fan Coil / Electric	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 600-699	Elev/Lift:	Park Type: Owned
Sqft Source: Floor Plan Company	Retirement: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: Nw	HST Applicable to Sale Price:	#: 28
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl:	Prk Lvl/Unit: P2
Survey Type: None	Hydro Incl:	Bldg Amen:
Phys Hdcap-Eqp:	CAC Incl:	Bus Ctr (Wifi Bldg), Concierge, Guest Suites, Gym, Outdoor Pool, Rooftop Deck/Garden
	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl:
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	9.58	x 3.74	Hardwood Floor Closet
2	Kitchen	Flat	10.83	x 7.91	Hardwood Floor Stone Counter Quartz Counter
3	Living	Flat	12.83	x 10.83	Hardwood Floor Combined W/Kitchen West View
4	Prim Bdrm	Flat	12.4	x 9.09	Hardwood Floor Closet West View
5	2nd Br	Flat	10.83	x 10.24	Hardwood Floor Closet North View
6	Bathroom	Flat	7.41	x 4.92	4 Pc Ensuite Soaker Quartz Counter
7	Bathroom	Flat	6.66	x 4.92	3 Pc Bath Quartz Counter

Client Remks: Suite 2303 at 161 Roehampton Avenue presents an exceptional opportunity to own a truly elevated corner residence in the heart of Yonge and Eglinton; one of Midtown Toronto's most dynamic and well-connected neighbourhoods. Developed by the acclaimed Freed Developments in 2020, the building is surrounded by stately multi-million dollar homes and set within a mature, highly desirable community known for its outstanding schools, including Eglinton Junior Public School, Hodgson Middle School, and North Toronto Collegiate Institute. The new Eglinton Crosstown LRT is steps from your door, Yonge-Eglinton TTC Station is just minutes away, and downtown Toronto is a short 15-minute subway ride away. Suite 2303 is a meticulously maintained corner unit offered by its original owner, boasting over \$25,000 in developer and custom upgrades. Spanning 681 square feet of interior space plus an 80 square foot open balcony, the suite features floor-to-ceiling glass on two walls, exposed concrete ceilings, and unobstructed north and west exposures delivering abundant natural light and breathtaking sunset views. 5" hardwood flooring, a custom-built island, blackout roller blinds in both bedrooms, and 3% shade rollers throughout the living areas complete the finishes. Both bedrooms are true exterior rooms, and the primary features a four-piece ensuite. Building amenities include The Cave games room with golf simulator, fitness centre, eighth-floor outdoor pool, spa with sauna, and two rentable guest suites. One parking space and one storage locker included. This is a rare opportunity to own a beautifully upgraded corner suite with sunset views in one of Midtown Toronto's most established communities.

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



900 Mount Pleasant Rd 1305
Toronto Ontario M4P 3J9
 Toronto C10 Mount Pleasant West Toronto % Dif: 101
Taxes: \$3,981.58 / 2025 **For:** Sale **SPIS:** No **DOM:** 20
Sold: \$685,000
List: \$675,990
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 05 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC1987 / 1987 LEVEL C 1x4xFlat, 1x3xFlat
Locker Unit: 181
Level: 13
Dir/Cross St: EGLINTON & MT. PLEASANT
Directions: 2 T. LIGHTS N. OF EGLINTON ON MT. PLEASANT WEST SIDE
Prop Mgmt: FIRST SERVICE RESIDENTIAL

MLS#: C12901148 **Sold Date:** 04/07/2026
Assignment: No **Fractional Ownership:** No **PIN#:** 129870205

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: BUILDER'S FLOOR PLAN Exposure: N Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,028.72 A/C: Central Air 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: Y 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, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote, Guest Accommodations, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Poured Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: LEVEL C #12 / LEVEL C #28 Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.38	x 5.41	Hardwood Floor Closet
2	Living	Flat	10.01	x 16.47	Hardwood Floor W/O To Balcony
3	Dining	Flat	10.01	x 16.47	Hardwood Floor Combined W/Living
4	Kitchen	Flat	8.2	x 9.35	Granite Counter Breakfast Bar O/Looks Dining
5	Prim Bdrm	Flat	15.85	x 8.99	3 Pc Ensuite W/I Closet
6	2nd Br	Flat	10.27	x 9.94	4 Pc Bath

Client Remks: This Mid-Town Toronto's Most Desirable Neighbourhood, Floor-To-Ceiling Windows, Open Concept Two Bedroom Split Plan On High Floor With Treed Views Featuring An Extra Large Breakfast Bar For Entertaining, Stainless Appliances(All Newer) & Granite Counters, Wood Floors Throughout, Walk-In Closet, Multiple Walk-Outs To Oversized Private Balcony W/Gas Hook-Up For Private BBQ, Included Monthly Internet Package, Includes 2 Parking(1 With Ready To Use EV Connect) & Storage Locker. Neighbourhood Has Top Rated Schools, Nearby Sunnybrook Hospital, Family Friendly Parks Nearby, Walk To Shopping Centre, Restaurants, LRT, TTC And Much More!
Inclusions: Bosch Washer & Dryer, Newer: Bosch DishWasher, Newer: Samsung Double-Door Fridge, Newer: Samsung Induction Stove/Oven, Newer: Samsung Overhead Microwave W/Hood, All Window Coverings, Two Brondell Bidets & Family-Size Gas BBQ.
Listing Contracted With: WEB MAX REALTY INC. **Ph:** 416-790-4136

	25 Broadway Ave 1410 Toronto Ontario M4P 1T7 Toronto C10 Mount Pleasant West Toronto % Dif: 99 Taxes: \$3,748 / 2026 For: Sale SPIS: No DOM: 2		Sold: \$672,000 List: \$679,900		
	Condo Apt 1 Storey/Apt Unit#: 10 Corp#: TSCC / 2109	#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 92 Level: 14	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat		
	Dir/Cross St: Yonge/Eglinton Directions: Yonge/Eglinton Prop Mgmt: Del Property Management				
MLS#: C13116068 Sold Date: 05/14/2026 PIN#: 761090100					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$709.62 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, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free		Water Incl: Hydro Incl: CAC Incl: Prkg Incl: Y Energy Cert:	
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 #: 4 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Exercise Room, Guest Suites, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	8.01	x 12.99	Stainless Steel Appl Centre Island Backsplash
2	Den	Flat	8.99	x 8.99	Combined W/Kitchen Hardwood Floor
3	Dining	Flat	10.01	x 10.01	Combined W/Living Hardwood Floor
4	Living	Flat	10.01	x 10.01	W/O To Balcony Hardwood Floor
5	Br	Flat	10.01	x 11.98	Double Closet Hardwood Floor Window Flr to Ceil
Client Remks: Welcome to elevated urban living in the heart of Yonge & Eglinton! This beautifully appointed 1 bedroom + den condo in a sought-after Tridel - built residence offers approximately 705 sq ft of thoughtfully designed space, combining comfort, style, and convenience in one of Toronto's most vibrant neighbourhoods. Step into a bright, open-concept layout featuring rich hardwood floors, a modern kitchen with granite countertops, stainless steel appliances, and a functional island perfect for everyday living and entertaining. The spacious living and dining area flows seamlessly to a private balcony with unobstructed west-facing views, showcasing stunning sunsets and a dynamic city skyline. The generous primary bedroom offers large windows and ample closet space, while the versatile den is ideal for a home office, guest area or formal dining room. Bonus - in-suite laundry, 1 parking space and 1 storage locker. Located steps to North Toronto High School, Eglinton TTC Subway; Crosstown LRT and surrounded by the best of midtown living, trendy cafes, restaurants, shops and everyday essentials along Yonge St. Perfect Opportunity for professionals, first time buyer's and investors seeking a premium location and building. Built by Tridel, one of Toronto's most respected developers, this well-managed building offers exceptional quality, security, and lifestyle amenities. Experience the perfect blend of urban lifestyle, transit convenience, and upscale condo living in one of Toronto's most desirable communities. Inclusions: All Existing Electrical Light Fixtures, Stainless Steel Fridge, Stove, B/I Dishwasher, B/I Microwave Oven, Stacked Washer & Dryer, Existing Window Coverings.					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-486-5588					

	39 Roehampton Ave E 3504		Sold: \$660,000
	Toronto Ontario M4P 1P9		List: \$685,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 96		
	Taxes: \$3,975 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#: 93	Bedrooms: 2 + 1	
Unit#: 04	Locker Lev/Unit: B	Washrooms: 2	
Corp#: TSCP / 2950	Locker Unit:	1x3xFlat, 1x4xFlat	
	Level: 35		
Dir/Cross St: Yonge & Roehampton			
Directions: GPS			
Prop Mgmt: Melbourne			

MLS#: C12801682 **Sold Date:** 04/07/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$506 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: CAC Incl: Y Y Prkg Incl: 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: Park Type: None 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	Kitchen	Flat	5.74	x 10.53	Laminate	B/I Appliances	Open Concept
2	Living	Flat	10.93	x 10.53	Laminate	Open Concept	W/O To Balcony
3	Dining	Flat	10.93	x 10.53	Laminate	Open Concept	Combined W/Living
4	Prim Bdrm	Flat	10.89	x 9.35	Laminate	3 Pc Ensuite	Double Closet
5	Br	Flat	11.29	x 9.15	Laminate	Double Closet	South View
6	Den	Flat	5.64	x 5.64	Laminate		
7	Laundry	Flat	5.77	x 7.09	Laminate		

Client Remks: Mid Town TO Is Calling YOU. The Best View From Yonge & Eglinton Is Calling YOU. Impressive Is Understating The South View From This Beautiful 2 Bed Plus Den, 2 Bath Unit. E2 Condo's Highly Functional Falcon Model With Classic Split Bedroom Layout Has Everything You Want In Modern Condo Living: Location, Layout, Size, View, Top Notch Amenities And Close To Absolutely Everything! And Yes, Quick And Easy Access To Eglinton Crosstown LRT As It Is Now Running!! Building Amenities Include 24-Hour Concierge, Main Floor Lounge Area, Gym, Yoga Studio/Stretching Room, Boardroom, Outdoor Terrace With BBQs, Outdoor Cinema, Guest Suite, Party Room, Pet Spa, Dog Walk Area, Kids Play Area and Much More! TTC Subway, Restaurants, Cafes, Grocery All Within Mere Minutes. Great Unit. Great Price. Time To Make It Home!

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



900 Mount Pleasant Rd 121
Toronto Ontario M4P 3J9
 Toronto C10 Mount Pleasant West Toronto % Dif: 94
Taxes: \$3,777.97 / 2025 **For:** Sale **SPIS:** No **DOM:** 21
Sold: \$650,000
List: \$688,000
 Condo Apt #Shares%: Rms: 8
 Apartment Locker#: 105 Bedrooms: 2
 Unit#: 121 Locker Lev/Unit: C Washrooms: 2
 Corp#: TSCC / 1987 Locker Unit: 1x3xMain, 1x4xMain
 Level: 1
Dir/Cross St: Mount Pleasant Road & Eglinton Ave E
Directions: North of Eglinton on the West Side of Mount Pleasant
Prop Mgmt: First Service Residential

MLS#: C12898456 **Sold Date:** 04/09/2026
PIN#: 129870011

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2008 Apx Sqft: 800-899 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$964.38 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 40 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Games Room, Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	14.11	x 9.06	4 Pc Ensuite W/I Closet Hardwood Floor
2	2nd Br	Main	2.99	x 9.06	W/O To Balcony Large Window Hardwood Floor
3	Living	Main	19.09	x 10.01	Combined W/Dining Hardwood Floor W/O To Balcony
4	Dining	Main	19.09	x 10.01	Combined W/Living Hardwood Floor Open Concept
5	Kitchen	Main	0	0	Stainless Steel Appl B/I Microwave B/I Dishwasher
6	Bathroom	Main	0	0	3 Pc Bath Separate Shower Tile Floor
7	Bathroom	Main	0	0	4 Pc Ensuite Tile Floor

Client Remks: Rarely available and impeccably curated, this 834 square foot residence offers a unique "private townhome" feel in the heart of prestigious Mount Pleasant Village. Perfectly suited for young professionals, downsizers, or those seeking an elite Midtown pied-a-terre, this home distinguishes itself with a sense of privacy and intimacy rarely found in high-rise living. The thoughtful split-bedroom layout is anchored by refined interior finishes, including stone countertops, custom Paris kitchen cabinetry, and gleaming engineered hardwood floors installed in 2020. The open-concept living and dining area seamlessly extends to a private east-facing balcony equipped with a rare BBQ gas hookup (BBQ Included). The primary bedroom serves as a sanctuary with a spacious walk-in closet and an inviting ensuite bath, while the versatile second bedroom is ideal for a guest suite or a quiet executive home office. Residents benefit from an upscale boutique living experience featuring a 24/7 concierge, a fully equipped gym, guest suites, and visitor parking, while the suite itself is completed by stainless steel appliances, a convenient breakfast bar, and ensuite laundry. Experience the pinnacle of Midtown living with the vibrant Yonge and Eglinton corridor just moments away. This prime location offers world-class dining, bustling cafes, and luxury retail destinations like Stock T.C and the Eglinton Centre. Commuting is effortless with the Yonge-University subway line providing seamless access to the entire city, complemented by the upcoming Eglinton Crosstown LRT and proximity to the scenic trails of Sherwood Park. This is a turnkey opportunity to own a sophisticated residence that balances the quiet comfort of a condo with the luxury and unbeatable connectivity of a well-regarded full-service building.

Inclusions: Existing Stainless Steel: Oven, Refrigerator, Microwave, Hood Fan, Dishwasher. Existing Stacked Washer/Dryer, Engineered Hardwood Flooring, All Electrical Light Fixtures, Window Coverings, Existing BBQ on Balcony, Bike Rack in Parking Space. Bell FIBE TV & Internet Service Included in Maintenance Fees When you subscribe to their package (Retail value \$307.50/mo.).

Listing Contracted With: ROYAL LEPAGE CITIZEN REALTY **Ph:** 905-597-0466



88 Broadway Ave 2005 Toronto Ontario M4P 0A5 Toronto C10 Mount Pleasant West Toronto % Dif: 102 Taxes: \$4,705.50 / 2025 For: Sale SPIS: No DOM: 8		
Condo Apt Apartment Unit#: 05 Corp#: TSCC / 1977	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 20	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3, 1x4
Dir/Cross St: Yonge & Eglinton Directions: Yonge & Eglinton Prop Mgmt: First Service Residential: 647-346-5387		

MLS#: C13231062 **Sold Date:** 06/10/2026
PIN#: 129970202

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: 985 Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,169.10 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: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P1 Spot #28 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Above the energy of Yonge & Eglinton, discover a quiet, light-filled penthouse retreat where soaring ceilings, expansive windows, and peaceful skyline views create an immediate sense of calm from the moment you arrive. Freshly painted and impeccably maintained, this bright corner residence offers nearly 1,000 sq. ft. of thoughtfully designed living space with 10-foot smooth ceilings, hardwood floors, crown moulding, and a coveted northwest exposure that fills the home with natural light throughout the day. As evening falls, the space takes on a different kind of beauty, with sparkling city lights and vibrant twilight skies providing the perfect backdrop for relaxing at home or entertaining guests. The open-concept living and dining area is enhanced by custom built-in cabinetry and a beautifully integrated California Closets Murphy bed, creating the flexibility of a third bedroom, guest suite, or home office while maintaining a seamless and sophisticated aesthetic. When tucked away, the space transforms effortlessly back into an elegant extension of the living area. The spacious primary suite features a walk-in closet and private ensuite bath, while the second bedroom offers comfortable accommodations for family, guests, or remote work. Complete with one parking space and two lockers, this home offers exceptional functionality without compromising style. Residents enjoy premium amenities including 24-hour concierge service, an indoor pool, fitness centre, party room, and landscaped terrace with BBQs. Just steps to the Yonge & Eglinton subway, Eglinton Crosstown LRT, cafes, restaurants, shopping, and top-ranked schools including North Toronto Collegiate Institute, Eglinton Junior Public School, and Hodgson Middle School. Quiet, bright, and exceptionally versatile, Penthouse 5 offers the comfort of a 3-bedroom layout with the convenience and excitement of Midtown living. Inclusions: Existing fridge, stove, dishwasher, microwave rangehood, washer, dryer, all electrical light fixtures and all window coverings.					
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM Ph: 416-424-4910					

	101 Erskine Ave 217 Toronto Ontario M4P 1Y5 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$3,712.83 / 2026 For: Sale SPIS: No DOM: 3			Sold: \$675,000 List: \$689,900
	Condo Apt Apartment Unit#: 7 Corp#: TSCC / 2689	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat	Dir/Cross St: Yonge St & Eglinton Ave E Directions: Yonge St & Eglinton Ave E Prop Mgmt: Cpo/Canadian Properties Operator Management Inc.

MLS#: C13229490 **Sold Date:** 06/05/2026
PIN#: 766890026

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$548.25 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	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: #57 Park \$/Mo: Prk Lvl/Unit: Level D Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.2	x 10.1	Stainless Steel Appl Granite Counter Breakfast Bar
2	Dining	Main	10.5	x 8.96	Open Concept Hardwood Floor Combined W/Living
3	Living	Main	10.2	x 9.12	North View Window Flr to Ceil W/O To Balcony
4	Prim Bdrm	Main	11.48	x 9.06	3 Pc Ensuite W/I Closet Window Flr to Ceil
5	2nd Br	Main	9.15	x 9.02	W/W Closet Hardwood Floor

Client Remks: Welcome to 101 Erskine Avenue, a stylish Tridel-built residence in the heart of Midtown Toronto. This beautifully designed 2-bedroom, 2-bathroom suite offers excellent value with low maintenance fees, soaring 9'5" ceilings, upgraded light fixtures, custom built-ins, floor-to-ceiling windows, and engineered hardwood flooring throughout. The modern kitchen features granite countertops, a sleek backsplash, and integrated stainless steel appliances. The primary bedroom includes a walk-in closet and private 3-piece ensuite, while the versatile second bedroom benefits from natural light through its glass enclosure, making it ideal as a guest room, office, or nursery. Steps from Yonge & Eglinton, Eglinton Station, the Crosstown LRT, shops, restaurants, and everyday essentials, this location offers unmatched convenience with downtown just a short commute away. Residents enjoy premium amenities including a rooftop infinity pool, fitness centre, yoga studio, sauna, and theatre room, plus an exclusive private staircase from the second floor to the lobby and amenity level. An ideal turnkey opportunity for first-time buyers, downsizers, or investors in one of Toronto's most sought-after neighbourhoods.

Inclusions: Fridge, Stove, Hood Fan, Dishwasher and Microwave. Washer & Dryer. All elfs and all window coverings.
Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC. **Ph:** 416-485-7575

	8 Eglinton Ave E 4508 Toronto Ontario M4P 0C1 Toronto C10 Mount Pleasant West Toronto % Dif: 93 Taxes: \$4,170.10 / 2025 For: Sale SPIS: No DOM: 82		Sold: \$650,000 List: \$698,888				
	Condo Apt Apartment Unit#: 4508 Corp#: TSCC / 2726	#Shares%: 100 Locker#: Locker Lev/Unit: Locker Unit: Level: 45	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat				
	Dir/Cross St: Eglinton Directions: Yonge Prop Mgmt: First Service Residential						
MLS#: C12954942 Assignment: No		Sold Date: 06/23/2026 Fractional Ownership: No PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: 6-10 Apx Sqft: 600-699 Sqft Source: Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp: No		Pets Perm: Yes-with Restrictions Locker: None Maint: \$611.92 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: N HST Applicable to In Addition To Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: No GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Built-In Oven, Countertop Range, Sauna		Balcony: Open Ens Lndry: Y Lndy Lev: Main 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:			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.68	x 15.49	Combined W/Br	Laminate	Large Window
2	Dining	Flat	13.68	x 15.49	Combined W/Kitchen	Laminate	Large Window
3	Kitchen	Flat	13.68	x 15.49	B/I Appliances	Laminate	Balcony
4	Br	Flat	10.5	x 10.01	Balcony	Closet	Large Window
5	2nd Br	Flat	8.04	x 8.99	Balcony	Laminate	Large Window
Client Remks: Welcome to E Condo .located at the heart of a major urban hub ,with access to the Subway,LTR,and Bus terminal.living in the heart of Yonge & Eglinton with this stunning 2-bedroom, 2-bathroom corner unit boasting 692 sq ft of stylish interior space plus a massive 257 sq ft wrap-around balcony with walk-outs from the living room and both bedrooms.9Ft Ceiling,High End Integrated Energy Efficient Appliances.Steps To Shopping Center, Restaurants, Movie Theaters.Spectacular Glass Pool Overlooking The City Skyline.Sauna ,Gym,Party Room, Yoga Studio, Media Room, 24 hours Concierge Services, And More...							
Inclusions: All Existing Built-In Appliances: Fridge, Stove, Microwave, Dishwasher. Stacked Washer & Dryer.All Blinds							
Listing Contracted With: BAY STREET GROUP INC. Ph: 905-909-0101							



188 Eglinton Ave E 412			Sold: \$699,000		
Toronto Ontario M4P 2X7			List: \$699,000		
Toronto C10 Mount Pleasant West Toronto			% Dif: 100		
Taxes: \$2,993.73 / 2025		For: Sale	SPIS: No		DOM: 17
Condo Apt	#Shares%:	Rms: 6			
Loft	Locker#:	Bedrooms: 2			
Unit#: 12	Locker Lev/Unit:	Washrooms: 1			
Corp#: MTCC / 1250	Locker Unit:	1x6xFlat			
	Level: 4				
Dir/Cross St: Eglinton Ave E & Redpath					
Directions: Eglinton Ave E & Redpath					
Prop Mgmt: ICC Property Mgt 905-940-1234					

MLS#: C12993128 **Sold Date:** 04/30/2026
PIN#: 000000000

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$1,092.13	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Drive:	Underground
Apx Sqft:	800-899	Elev/Lift:	Yes	Park Type:	Rental
Sqft Source:	Flr Plan	Retirement:	Open Floor Plan	Park/Drv Spcs:	1
Exposure:	Sw	Accessibility		Tot Prk Spcs:	1
Assessment:		Feat:		#:	30
Spec Desig:	Unknown	HST Applicable to	Not Subject to HST	Park \$/Mo:	\$252.34
Survey Type:	None	Sale Price:		Prk Lvl/Unit:	P1
Phys Hdcap-Eqp:		Taxes Incl:	Water Incl: Y	Bldg Amen:	
		Heat Incl: Y	Hydro Incl:	Bike Storage, Exercise Room, Gym,	
		Cable TV Incl:	CAC Incl:	Party/Meeting Room, Rooftop Deck/Garden,	
		Bldg Ins Incl: Y	Prkg Incl:	Visitor Parking	
		Cert Level:	Energy Cert:	Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre			
		Interior Feat: Intercom, Separate Heating Controls, Ventilation System			
		Security Feat: Security System			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.55	x 15.81	Open Concept	South View	Combined W/Dining
2	Dining	Main	5.74	x 12.99	Combined W/Kitchen	Combined W/Living	Laminate
3	Kitchen	Main	6.56	x 15.85	Open Concept	Stainless Steel Appl	Combined W/Dining
4	Prim Bdrm	Main	13.19	x 9.94	B/I Closet	Laminate	5 Pc Bath
5	2nd Br	Main	10.14	x 8.6	Picture Window	B/I Closet	South View
6	Laundry	Main	6.56	x 5.02	W/I Closet	B/I Shelves	

Client Remks: Experience the perfect blend of industrial character and modern luxury in this rarely offered, renovated 2 bedroom stunning suite at the iconic SoHo Lofts. Unit 412 is not your average "cookie-cutter" condo-it is an authentic office-to-loft conversion that brings a touch of New York's SoHo district to the heart of Midtown Toronto. With soaring 11 foot ceilings this dramatic vertical space creates an immediate sense of grandeur and airiness. The professionally painted exposed ductwork, and massive warehouse-style windows flood the home with natural light perfectly showcasing the high-end custom renovation: which includes a chef-inspired kitchen featuring sleek stone countertops, premium stainless steel appliances, and updated cabinetry (2021), new laminate flooring (Aug 2025), new laundry room and washer/dryer (2021), complete creation of spa-inspired bathroom with separate shower and tub(2021). Light fixtures, hardware and painted throughout, this place shows to perfection. The spacious 2-bedroom floor plan has an open-concept living/ dining/ kitchen area perfect for entertaining yet respects the need for separated work and sleeping spaces. Rare to find and great to enjoy, an in-suite laundry with ample built-in storage and a fresh contemporary palette throughout. Located just steps from the vibrant Yonge & Eglinton intersection, you are seconds away from the Eglinton Subway station and the upcoming Crosstown LRT. Enjoy boutique building amenities including: the rooftop deck, gym and visitor parking.

Inclusions: LG Stainless Steel Double Door Fridge, Whirlpool Induction Stove, Microwave, Dishwasher, LG Washer and Dryer, Light Fixtures and Window Coverings.

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

	30 Roehampton Ave 618		Sold: \$710,000
	Toronto Ontario M4P 0B9		List: \$739,900
	Toronto C10 Mount Pleasant West Toronto % Dif: 96		
	Taxes: \$4,158.83 / 2026	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 18	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 2559	Locker Unit:	1x3xFlat, 1x4xFlat	
	Level: 06		
Dir/Cross St: Yonge/ Eglinton			
Directions: Yonge/ Eglinton			
Prop Mgmt: First Service Residential			

MLS#: C13241174 **Sold Date:** 06/13/2026
PIN#: 765590192

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$712.43	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick Front / Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Built-In / 0
Apx Age:	UFFI:	Drive:
Apx Sqft: 800-899	Elev/Lift:	Park Type: None
Sqft Source: As per MPAC	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: E	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Heat Incl: Y	Bldg Amen:
Survey Type: None	Cable TV Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	
	Cert Level:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	12.17	x 11.15	Laminate W/O To Balcony
2	Dining	Flat	12.5	x 8.33	Laminate
3	Kitchen	Flat	12.5	x 4.17	Laminate Stainless Steel Appl Double Sink
4	Br	Flat	13.25	x 9.84	Laminate 3 Pc Ensuite Large Closet
5	2nd Br	Flat	10.01	x 8.99	Laminate Closet
6	Den	Flat	5.74	x 5.41	Laminate Sliding Doors

Client Remks: Welcome to this stunning 2-bed + den/2 bath condo at the luxurious Minto Condos, in the heart of Yonge & Eglinton! This smart layout offers 846 sq ft of bright and thoughtfully designed living space, with a 9' ceiling and space to actually live. The open concept dining area allows for family dinners and entertaining, while the private den is perfect for those working from home. Step out to the large and private balcony to take in the morning sun or relax at the end of the day. En suite laundry, 3-piece primary en suite and locker located on the same floor add additional convenience. Situated in the vibrant Yonge & Eglinton neighbourhood, this home places you at the centre of one of Toronto's most desirable urban communities. Just steps from the Yonge subway line and the Eglinton Crosstown LRT, commuting across the city is effortless. Explore the endless selection of cafes, restaurants, nightlife, boutique shops, grocery stores, fitness studios, parks, schools, and everyday conveniences right outside your door. Well-managed building features concierge, fitness centre, guest suites, party room, sauna, Pilates/yoga room, media room and more. 1 locker included. Offers anytime!

Inclusions: Existing: S/S L/G fridge, S/S whirlpool oven, S/S whirlpool dishwasher, S/S whirlpool microwave, whirlpool washer, whirlpool dryer, all electrical light fixtures, all window coverings, all B/I closet shelving and balcony tiles.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-487-5131

	30 Roehampton Ave 1210		Sold: \$750,000
	Toronto Ontario M4P 0B9		List: \$749,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 100		
	Taxes: \$4,502 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: 164	Bedrooms: 2	
Unit#: 10	Locker Lev/Unit: D	Washrooms: 2	
Corp#: TSCC / 2559	Locker Unit: 164	2x4xMain	
	Level: 10		
Dir/Cross St: Yonge & Eglinton			
Directions: Yonge & Eglinton			
Prop Mgmt: Crossbridge Condominium Services Ltd. 647-348-1164			

MLS#: C12839618 **Sold Date:** 03/20/2026
PIN#: 765590282

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$790.77	Ndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 6-10	UFFI:	Drive: Underground
Year Built: 2016	Elev/Lift: Yes	Park Type: Owned
Apx Sqft: 800-899	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Lot Shape: Other	Sale Price:	Park \$/Mo:
Lot Size Source: Other	Taxes Incl:	Prk Lvl/Unit: D / 67
Roof: Asphalt Rolled	Water Incl:	Bldg Amen:
Foundation: Concrete	Heat Incl: Y	Bike Storage, Concierge, Guest Suites, Gym,
Sqft Source: Floorplan	Cable TV Incl: CAC Incl: Y	Recreation Room, Rooftop Deck/Garden
Exposure: Se	Bldg Ins Incl: Y	Com Elem Incl: Y
Assessment:	Prkg Incl: Y	
Spec Desig: Unknown	Energy Cert:	
Survey Type: None	GreenPIS:	
Phys Hdcap-Eqp:	Prop Feat: Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit	
	Interior Feat: Carpet Free, Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.76	x 12.11	Laminate Closet
2	Living	Main	9.48	x 11.15	Combined W/Dining W/O To Balcony Window Flr to Ceil
3	Dining	Main	9.48	x 11.15	Combined W/Living Open Concept Window Flr to Ceil
4	Kitchen	Main	10.14	x 16.86	Track Lights Quartz Counter Stainless Steel Appl
5	Prim Bdrm	Main	10.93	x 9.88	4 Pc Ensuite Double Closet Large Window
6	2nd Br	Main	9.58	x 11.61	Laminate Picture Window Double Closet

Client Remks: Southeast corner suite on the 12th floor of Minto's award-winning 30 Roehampton - one of Midtown Toronto's most distinguished addresses. Unobstructed southeast views, exceptional natural light throughout the day, and 828 sq ft of thoughtfully renovated interior space plus a private 125-sq-ft balcony. Total living space of 953 sq ft. Renovated in 2024: new laminate flooring throughout, fresh paint, and a full suite of new appliances including dishwasher and in-suite washer/dryer. Two full bedrooms. Two full bathrooms finished with espresso cabinetry and white quartz countertops. Open concept living and dining flows seamlessly to the balcony through floor-to-ceiling glazing. Minto Group development, LEED certified for energy efficiency and superior air quality. Building amenities include 24-hour concierge, fully equipped gym, steam room, outdoor BBQ terrace, party room, bike storage, and guest suites. The neighbourhood is one of Toronto's most walkable and vibrant - Yonge and Eglinton puts you steps from an exceptional lineup of restaurants, cafes, and local favourites. From celebrated dining destinations on Eglinton Avenue to casual everyday spots on Yonge Street, everything is within a short walk. Grocery stores, boutique shops, a cinema, and the Eglintonsubway are all at your door. Yonge and Bloor is 15 minutes by TTC. 90-day closing available.

Inclusions: All Existing Fridge/Freezer, Microwave, Stove/Oven, Dishwasher (New), Washer, Dryer, All Elfs. One Parking & One Locker

Listing Contracted With: ROYAL LEPAGE TERREQUITY SEYMOUR REAL ESTATE **Ph:** 416-495-4088

		30 Roehampton Ave TH 13 Toronto Ontario M4P 1R2 Toronto C10 Mount Pleasant West Toronto % Dif: 99 Taxes: \$4,577.30 / 2025 For: Sale SPIS: No DOM: 9		Sold: \$750,000 List: \$759,000			
		Condo Townhouse 2-Storey Unit#: 13 Corp#: TSCC / 2559		#Shares%: Locker#: 100 Locker Lev/Unit: P4 (Level D) Locker Unit: Level: 1			
		Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 2 1x2xMain, 1x4xUpper					
		Dir/Cross St: Yonge/Eglinton Directions: Yonge/Eglinton Prop Mgmt: Crossbridge Condominium Services Ltd. 647-348-1164					
MLS#: C13052824 Sold Date: 05/07/2026 PIN#: 765590013							
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 Roof: Asphalt Rolled Sqft Source: As Per Builders Plan (Plus 180 SF Exterior Feature) Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$794.75 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Terraced Exterior Feat: Patio Interior Feat: Other Security Feat: Alarm System, Carbon Monoxide Detectors, Concierge/Security, Smoke Detector		Balcony: Terr Ens Lndry: Y Endy Lev: Upper Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 58 Park \$/Mo: Prk Lvl/Unit: P4 (Level D) Bldg Amen: Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.34	x 10.01	W/O To Patio	Open Concept	Combined W/Dining
2	Dining	Main	12.24	x 10.33	Open Concept	Overlook Patio	
3	Kitchen	Main	10.33	x 12.24	Stainless Steel Appl	Quartz Counter	Track Lights
4	Prim Bdrm	Upper	12.34	x 10.99	W/O To Balcony	W/I Closet	Window Flr to Ceil
5	Den	Upper	12.34	x 8.17	Sliding Doors	Laminate	
Client Remks: Bright and spacious 1+ Den suite with a private patio and east-facing views at the prestigious Minto 30 Roe. Offering approximately 833 sq. ft. of interior living space plus 180 sq. ft. of outdoor patio/balcony, this well-designed layout features 10 ft ceilings, floor-to-ceiling windows, and laminate flooring throughout. A standout feature is the oversized separate den with door, notably larger than a typical den and comparable in size to many 2nd bedrooms found in 2nd bedroom suites. This rare full-sized space can easily function as a 2nd bedroom, guest room, or private home office, providing exceptional flexibility. The modern kitchen is equipped with stainless steel appliances and contemporary finishes. One parking & one locker is included for added convenience. Developed by Minto Group, the building offers premium amenities including a state-of-the-art 6,000+ sq. ft. fitness centre and eco-conscious design.Located in the heart of Yonge and Eglinton, one of Toronto's most vibrant and walkable communities, you are steps to top restaurants, cafes, grocery stores, boutique shops, and entertainment. Commuting is seamless with immediate access to the Toronto Subway Line 1 and the Eglinton Crosstown LAT.							
Inclusions: All Existing Fridge, Stove, Range hood/Microwave, Dishwasher, Washer & Dryer and Window Coverings.							
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. Ph: 416-441-2888							



88 Broadway Ave 1102 Toronto Ontario M4P 1T4 Toronto C10 Mount Pleasant West Toronto % Dif: 94 Taxes: \$4,237.97 / 2025 For: Sale SPIS: No DOM: 43		
Condo Apt Apartment Unit#: 02 Corp#: TSCC / 1977	#Shares%: Locker#: 105 Locker Lev/Unit: P2 Locker Unit: LB12 Level: 11	Rms: 7 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain
Dir/Cross St: Broadway Ave & Yonge St Directions: Broadway Ave & Yonge St Prop Mgmt: Brookfield Property Management		

MLS#: C12959512 **Sold Date:** 05/19/2026
PIN#: 129970130

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 900-999 Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,059.23 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School Interior Feat: Carpet Free Security Feat: Alarm System, Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 57 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Concierge, Exercise Room, Guest Suites, Indoor Pool, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	16.86	x 14.96	Combined W/Dining W/O To Balcony
2	Dining	Flat	16.86	x 14.96	Combined W/Living Window
3	Kitchen	Flat	11.81	x 11.88	Breakfast Bar Stainless Steel Appl
4	Prim Bdrm	Flat	12.57	x 9.51	4 Pc Ensuite W/I Closet
5	2nd Br	Flat	9.25	x 8.6	Closet Window

Client Remks: Experience sophisticated urban living in this rarely available 2-bedroom, 2-bathroom corner suite at the prestigious 88 On Broadway. This meticulously maintained residence features a highly functional and unique layout that offers a refreshing sense of separation rarely found in modern condos. Wrapped in floor-to-ceiling windows, the home is bathed in natural light and offers expansive panoramic views of the vibrant North Midtown skyline. The kitchen is a chef's delight, featuring sleek stone countertops and a breakfast bar that provides a distinct transition into the formal dining and living areas, allowing for refined entertaining without sacrificing the home's airy feel. Retreat to the primary sanctuary, which boasts its own private full ensuite bathroom and ample closet space, while the well-proportioned second bedroom offers versatility as a bright home office or guest quarters. High-quality hardwood flooring runs throughout the unit, with the second bedroom finished in laminate, further enhancing the polished aesthetic. Perfectly situated in a "Rider's Paradise," you are just an 8-minute walk to Eglinton Station and the upcoming Crosstown LRT. The location is unparalleled for families and professionals alike, situated within the elite school catchment for North Toronto CI and Northern SS, and just steps from the scenic trails of Sherwood Park ravine and the Redpath Avenue Parkette. Residents enjoy world-class amenities including a 24-hour concierge, a state-of-the-art fitness centre, an indoor pool, and a rooftop terrace. A perfect blend of privacy, elegance, and convenience in the heart of Yonge and Eglinton.

Inclusions: All window coverings, microwave, fridge, dishwasher, oven, washer & dryer
Listing Contracted With: EXP REALTY **Ph:** 905-830-9111



101 Erskine Ave 315 Toronto Ontario M4P 0C5 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$4,011.74 / 2025 For: Sale SPIS: No DOM: 22		
Condo Apt Apartment Unit#: 15 Corp#: TSCC / 2689	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xMain
Dir/Cross St: Yonge & Eglinton Directions: Yonge & Eglinton Prop Mgmt: CPO Management		

MLS#: C12974636 **Sold Date:** 05/01/2026
PIN#: 766890046

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 800-899 Sqft Source: 839 + 67 Builder Exposure: Nw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$548.25 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, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Built-In Oven, Carpet Free	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: Bldg Amen: Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.83	x 13.68	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Main	18.83	x 13.68	Laminate	Combined W/Living	Window Flr to Ceil
3	Kitchen	Main	8.86	x 6.56	Backsplash	Quartz Counter	Modern Kitchen
4	Prim Bdrm	Main	13.68	x 10.07	Laminate	W/I Closet	4 Pc Ensuite
5	2nd Br	Main	10.01	x 9.02	Laminate	Mirrored Closet	

Client Remks: Live at the center of it all in this stunning 2-bed, 2-bath corner unit, built by Tridel. This suite combines modern elegance with functional design. FEATURES INCLUDE a sun-filled open-concept layout, a sleek kitchen with beautiful backsplash, quartz countertops, upgraded cabinetry, and built-in appliances. INDULGE in the building's spectacular amenities, including the rooftop garden with pool, sauna, BBQ, theater/party rooms, gym, and 24-hour concierge. JUST STEPS from the subway, LRT, and the endless shops and restaurants of Midtown. Experience the perfect blend of sophisticated urban living and neighborhood charm.

Inclusions: Existing: Fridge, Cooktop, B/I Microwave, B/I Oven, Dishwasher, Stacked Washer & Dryer, ELF's, Window Coverings, & 1 Parking Space.

Listing Contracted With: BAY STREET GROUP INC. **Ph:** 905-909-0101



25 Broadway Ave 1304 Toronto Ontario M4P 1T7 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$4,343.54 / 2025 For: Sale SPIS: No DOM: 8		
Condo Apt Apartment Unit#: 3 Corp#: TSCC / 2109	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 13	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x3
Dir/Cross St: North of Eglinton, East of Yonge Directions: Yonge and Eglinton Prop Mgmt: Del Property Management		

MLS#: C13170148 **Sold Date:** 06/02/2026
PIN#: 761090084

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2010 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite+Owned Maint: \$840.10 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete / Metal/Side 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		
1	Living	Main	12.4	x 10.99	Laminate	W/O To Balcony	Open Concept
2	Dining	Main	11.75	x 10.7	Combined W/Living	Open Concept	Laminate
3	Kitchen	Main	10.01	x 8.01	Centre Island	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	Main	12.5	x 8.99	W/I Closet	B/I Closet	Laminate
5	Br	Main	12.5	x 9.51	Double Closet	B/I Closet	Laminate

Client Remks: Welcome to this bright and spacious owner-occupied suite at 25 Broadway! Intelligently designed for real living rather than just a floor plan, just under 840-sq, this layout features zero wasted space. Generous kitchen with full sized appliances and an island for added counter space. Preferred Split-Bedroom Layout: designed with bedrooms on opposite sides of the living space to ensure optimal privacy and comfort. The suite boasts premium, custom California Closets in both bedrooms, a primary ensuite, a full second bathroom for guests or family, and a generous, open concept kitchen and living space. The suite also includes a comfortable balcony, parking spot and locker. This is a well-managed building with a mature and responsible community, supported by a proactive condo board and property management. Residents are greeted by a luxurious lobby and a wonderful 24/7 concierge staff. The building also offers abundant visitor parking, so rare and handy for the area! Experience resort-style living with access to a fully equipped fitness centre, yoga studio, saunas, an indoor whirlpool, a rooftop terrace with BBQ facilities, a private movie theatre, an elegant party room and guest suite for your convenience. You are just steps away from top ranked North Toronto Collegiate Institute (High School) and the best restaurants, cafes, shops and parks that Midtown has to offer. Mere minutes to the Eglinton Subway Station and the newly opened Line 5 Eglinton LRT for easy commutes. Come be part of the thriving Midtown community!

Inclusions: S/S Fridge/Stove, Hood Fan, Dishwasher, Washer, Dryer, All ELFs, All Existing Window Coverings, Locker and Parking

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-487-5131

	88 Broadway Ave 1403		Sold: \$785,000
	Toronto Ontario M4P 0A5		List: \$789,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 99		
	Taxes: \$4,653 / 2026	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#: 119	Bedrooms: 2	
Unit#: 3	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 1997	(legal B-119) P2	1x4xFlat, 1x3xFlat	
	Locker Unit: RM 9		
	Level: 14		
Dir/Cross St: YONGE /REDPATH			
Directions: EAST OF YONGE /WEST OF REDPATH/ NORTH OF EGLINTON			
Prop Mgmt: First Service Residential 647-346-5387			

MLS#: C13066224 **Sold Date:** 05/02/2026
PIN#: 129970155

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Foundation: Poured Concrete Sqft Source: 977 Exposure: Se Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,139.19 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: CAC Incl: Y Y Prkg Incl: Y Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Primary Bedroom - Main Floor, Separate Heating Controls, Storage, Separate Hydro Meter	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: legal B-14 Park \$/Mo: Prk Lvl/Unit: P2-45 Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	9.71	x 8.6	Laminate Double Closet B/I Closet
2	Living	Flat	14.93	x 13.78	Laminate Electric Fireplace Open Concept
3	Dining	Flat	10.33	x 9.28	Laminate Open Concept O/Looks Living
4	Kitchen	Flat	11.25	x 9.19	Renovated Eat-In Kitchen W/O To Balcony
5	Prim Bdrm	Flat	17.75	x 9.84	Laminate W/I Closet 4 Pc Ensuite
6	2nd Br	Flat	9.74	x 8.6	Laminate W/I Closet 4 Pc Bath

Client Remks: Gorgeous 14th-floor 2-bedroom, 2 full bathroom sunny corner suite! This is not your typical condo. 100K spent on upgrades. Featuring: A custom Scavolini kitchen from Italy, a stunning floor-to-ceiling marble hearth with an electric fireplace & remote, upgraded Bosch & Miele appliances, closet built-ins throughout, stunning custom light fixtures & window coverings. The eat-in kitchen opens onto a sun-drenched balcony with removable tiles. The Primary is spacious with a walk-in closet & 4 pc ensuite. One car parking & a good-sized locker close to each other & the elevator. Lots of visitor parking, Concierge, indoor pool, gym & more. Amazing value! Only one block from Yonge St. Stunning!

Inclusions: Scavolini kitchen, Bosch: induction range, refrigerator, dishwasher, over range microwave & exhaust, Miele stacked washer & dryer, electric light fixtures, all silhouette blinds & primary custom draperies, rod included in 2nd bedroom, Napoleon electric fireplace with remote, balcony tiles, closet built-ins/Parking is on P2-45 and locker Locker also P2 room 9 cage 119

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. **Ph:** 416-487-5131



1818 Bayview Ave 405
Toronto Ontario M4G 3C7
 Toronto C10 Mount Pleasant East Toronto % Dif: 98
Taxes: \$4,222.89 / 2025 **For:** Sale **SPIS:** No **DOM:** 9
Sold: \$780,000
List: \$799,000
 Condo Apt #Shares%: Rms: 5
 Apartment Locker#: Bedrooms: 2
 Unit#: 5 Locker Lev/Unit: P2 Washrooms: 2
 Corp#: MTCC / 1034 Locker Unit: 36 1x4xMain, 1x4xMain
 Level: 3
Dir/Cross St: Bayview/Eglinton
Directions: North of Eglinton Park off Glazebrook
Prop Mgmt: B1 Mgmt Group 18777212663

MLS#: C12895492 **Sold Date:** 03/27/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,494.42 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Primary Bedroom - Main Floor Security Feat: Security System	Balcony: None Ens Lndry: Y Lndy Lev: Main 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: Level B Unit 39 Bldg Amen: Bike Storage, Car Wash, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.28	x 9.84	Closet
2	Living	Main	23.65	x 14.24	Hardwood Floor
3	Dining	Main	23.65	x 14.24	Hardwood Floor
4	Prim Bdrm	Main	14.76	x 13.58	Broadloom
5	2nd Br	Main	17.16	x 10.01	Broadloom
6	Laundry	Main	7.74	x 4.99	Separate Rm

Client Remks: A rare opportunity available at the coveted BAYVIEW WALK..a boutique gem, well managed and caringly maintained, a tastefully updated and elegant building! This generous 1300 sf suite offers the perfect blend of comfort, urban lifestyle and convenience minutes to Bayview shops, dining, LRT, Sunnybrook hospital, schools, parks and trails and so much more! No stairs or snow shoveling and full enjoyment of the common beautifully landscaped garden terrace with shared bbqs and seating areas. Step inside Suite 405 and you will immediately feel at home. Expansive yet cozy principle rooms feature gleaming hardwood, East facing sun-filled views, crown moulding, gas fireplace with hearth, comfortable storage options and freshly painted decor. Both generous sized bedrooms offer the ability for King size beds and have either a double closet or his and her mirrored closets with 4 piece ensuites. Lots of space for all the washing in the separate laundry room. Delight in the renovated eat in kitchen highlighting Stainless appliances, quart counters with undermount sink and lighting with french doors to the dining room. Amenities include: garden terrace, party room, sauna, bike storage, easy visitor parking, gym, security system, car wash and on site superintendent. This suite also boasts its own heat pump ideal for flex temps, premium parking and locker spots and custom blinds. Excellent status available. Whether you are downsizing or looking for a sophisticated low rise enjoyment lifestyle in this popular Bayview and Eglinton location..this is definitley the one for you! This condo blends luxury living with low maintenance convenience in one of the best communities around. Incredible price per square foot offering!!

Inclusions: Stainless fridge, stove, dishwasher, microwave (2026), washer, dryer, gas fireplace, heat pump, all electric light fixtures, all window blinds, 1 parking and locker in premium location.

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

	101 Erskine Ave 1802 Toronto Ontario M4P 1Y5 Toronto C10 Mount Pleasant East Toronto % Dif: 98 Taxes: \$4,562 / 2025 For: Sale SPIS: No DOM: 95			Sold: \$780,000 List: \$799,000
	Condo Apt Apartment Unit#: 02 Corp#: TSCC / 2689	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 18	Rms: 5 Bedrooms: 2 Washrooms: 2 2x3xFlat	Dir/Cross St: Yonge St & Eglinton Directions: Yonge St & Eglinton Prop Mgmt: Del Property Management

MLS#: C12640342 **Sold Date:** 03/23/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: MPAC Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$568 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.8	x 18.47	Combined W/Dining	W/O To Balcony	Large Window
2	Dining	Flat	16.8	x 18.47	Combined W/Living	W/O To Balcony	Laminate
3	Kitchen	Flat	16.8	x 18.47	Stainless Steel Appl	Open Concept	Large Window
4	Prim Bdrm	Flat	9.81	x 10.63	Ensuite Bath	W/I Closet	Large Window
5	2nd Br	Flat	10.96	x 9.84	Closet	Laminate	

Client Remks: HEART OF Midtown Toronto (Yonge/Eglinton) Luxury 2Br 9'Ceilings Open Concept, Floor to Ceiling windows, Corner unit, LED Lighting strips, Ambient lighting Trendy Designer Laminate Track lighting Kitchen Designer Appliances, Yoga Rooms, Amenities, Roof Garden, Movie Theatre, Infinity Pool, Gym, Party, 24 Hr. Concierge, Visitor's Parking, Walking Distance To Subway, minutes to grocery and entertainment And The Finest Of Boutiques and Lots Of Shops Best Stores, Easy Transportation. TTC, LRT ON THE WAY
Inclusions: ALL EXISTING: LIGHT FIXTURES, Built-In Appliances, Washer/Dryer, Electric Light Fixtures Window Coverings, LED LIGHT STRIPS
Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-572-1016



1818 Bayview Ave 605
Toronto Ontario M4G 4G6
 Toronto C10 Mount Pleasant East Toronto % Dif: 93
Taxes: \$4,079.61 / 2025 **For:** Sale **SPIS:** No **DOM:** 14
Sold: \$760,000
List: \$815,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 37A **Bedrooms:** 2
Unit#: 05 **Locker Lev/Unit:** P3 **Washrooms:** 2
Corp#: MTCP / 1034 **Locker Unit:** 2x4
Level: 5
Dir/Cross St: Bayview/Eglinton
Directions: North on Bayview, past Eglinton.on the West side of Bayview.
Prop Mgmt: CT Property Management 416 241-8262

MLS#: C13058460 **Sold Date:** 05/13/2026
PIN#: 120340038

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,378.84 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: 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, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: A-13 (level P3) / B-7 (level P3) Bldg Amen: Exercise Room, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.6	x 9.51	Laminate	Gas Fireplace	W/O To Balcony
2	Dining	Main	14.6	x 9.42	Laminate	Open Concept	Combined W/Living
3	Kitchen	Main	11.48	x 10.17	Pass Through	Laminate	Double Sink
4	Prim Bdrm	Main	20.08	x 13.42	4 Pc Ensuite	His/Hers Closets	Large Window
5	2nd Br	Main	16.73	x 10.24	Window	Closet	4 Pc Bath

Client Remks: Location, Location, Location! Rare opportunity to own a large 1188 sf suite in a desirable Midtown/Leaside boutique building. Bayview & Eglinton!!! Steps to the LRT, shopping, restaurants, cafes & all that Bayview Has To Offer. This 2 bedroom, 2 bathroom suite offers amazing space & flow. Primary Ensuite Bathroom With 2 Large Closets. You Can Feel The Pride Of Ownership In this Meticulously Maintained Home. Recently Installed Flooring Throughout. Updated heating & cooling System. You are not just buying a place to live. You are securing a lifestyle nestled in a vibrant community and neighbourhood with many shops, services, cafes and restaurants all within walking distance.

Inclusions: All appliances incl:: Existing Fridge, Stove, Microwave with Hood Vent, Dishwasher, LG Washer/Dryer, gas fireplace, 2 underground parking spaces!! Comes With 1 Locker As Well. Newly Renovated Common Areas In a Very Well Maintained Building!! Fantastic Roof Top Garden & Exercise Room!

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



161 Roehampton Ave 3509 Toronto Ontario M4P 0C8 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$4,087.15 / 2025 For: Sale SPIS: No DOM: 49		
Condo Apt Apartment Unit#: 9 Corp#: TSCP / 2763	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 30	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xFlat, 1x4xFlat
Dir/Cross St: Yonge & Eglinton Directions: East of Yonge & North of Eglinton Prop Mgmt: Crossbridge Condominium Service		

MLS#: C12868012 **Sold Date:** 04/28/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Builder Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$711.58 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, Family Room, Pets Allowed with Restrictions Interior Feat: Built-In Oven, 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: Bike Storage, Concierge, Exercise Room, Games Room, Outdoor Pool, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	Open Concept Combined W/Dining W/O To Deck
2	Dining	Flat	0	0	Open Concept Combined W/Living W/O To Balcony
3	Kitchen	Flat	0	0	Open Concept Modern Kitchen Backsplash
4	Prim Bdrm	Flat	0	0	4 Pc Ensuite Large Closet Large Window
5	Br	Flat	0	0	Closet South View Large Window

Client Remks: Set above the vibrant Yonge & Eglinton neighbourhood, this bright & beautifully appointed 2-bedroom, 2-bathroom corner suite is bathed in natural light & framed by sweeping city views. Designed for modern living, the residence offers a refined & contemporary atmosphere throughout. The well-planned layout provides approximately 794 sf of interior living space, complemented by a spacious 100 sf balcony with expansive unobstructed city vistas. 9-foot ceilings & floor-to-ceiling windows fill the suite with natural light, enhancing the airy, open-concept living, dining, & kitchen areas. The sleek kitchen blends style & functionality with quartz countertops, a luxe backsplash & high-end integrated appliances. The primary bedroom is a sophisticated space, thoughtfully positioned on one side of the suite to ensure privacy. It features ample closet space & a 4-piece ensuite with polished finishes, creating a calm, hotel-like atmosphere. On the opposite side of the suite, the 2nd bedroom offers versatile elegance with its own closet & a layout that adapts seamlessly for guests or a home office. Residents enjoy access to an impressive selection of amenities, including a 24-hour concierge, an infinity outdoor pool, a fully equipped fitness centre, a BBQ terrace, a party room & games room. The expansive 8th-floor outdoor terrace provides a welcoming setting to relax, socialize, or take in the surrounding city views. Located in one of Toronto's most sought-after urban communities, the building offers exceptional convenience & connectivity. Just a short walk to Eglinton Subway Station & steps from the Eglinton LRT, commuting across the city is effortless. An array of acclaimed restaurants, cafes, grocery stores, parks & everyday essentials are all moments from your door. An exceptional opportunity for professionals, couples, or investors seeking a turnkey residence in a prime midtown location- simply move in and enjoy.

Inclusions: Fridge, electric cook top, built-in oven, dishwasher, washer & dryer, all window coverings and electrical light fixtures, one parking & one locker.

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

		70 Roehampton Ave 619 Toronto Ontario M4P 1R2 Toronto C10 Mount Pleasant West Toronto % Dif: 94 Taxes: \$4,403.86 / 2025 For: Sale SPIS: No DOM: 16 Sold: \$810,000 List: \$859,000				
		Condo Apt #Shares%: Rms: 5 Apartment Locker#: Bedrooms: 2 Unit#: 9 Locker Lev/Unit: Washrooms: 2 Corp#: TSCP / 2103 Locker Unit: 1x4xFlat, 1x3xFlat Level: 6 Dir/Cross St: Yonge/Eglinton Directions: Yonge/Eglinton Prop Mgmt: Del Property Management 416-482-5131				
MLS#: C12829884 Sold Date: 03/16/2026 PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$602.15 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: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School 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: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: C-70 Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	18.21	x 10.01	W/O To Balcony	Laminate
2	Dining	Flat	18.21	x 10.01	Combined W/Living	Laminate
3	Kitchen	Flat	8.07	x 8.04	Centre Island	Panelled
4	Prim Bdrm	Flat	12.01	x 10.01	3 Pc Ensuite	Laminate
5	2nd Br	Flat	12.34	x 8.99	West View	Laminate
Client Remks: Tridel-Built "The Republic II" At Yonge & Eglinton. Approx. 868 Sq.Ft. 2 Split-Bedrooms & 2 Full-Bathrooms With 9ft Ceilings. Unobstructed West Views With Big Balcony. ** New Floorings, Freshly Painted Throughout. Open Concept Modern Kitchen With Centre Island & New Pantries. Spacious Living & Dining Area With W/O To Balcony. Primary Bedroom With Ensuite Bath & W/I Closet. Enjoy Luxurious Building Amenities, Such As The 24-Hour Concierge, Indoor Lap Pool, Gym, Dry/Wet Steam Saunas, Games Room, Theatre, Party & Meeting Rooms, Cabana Lounge & Bbq Area, Guest Suites, Visitor Parking. Just Steps Away From Major Subway Line & TTC, LRT, Restaurants, Shops, School, Library & More Inclusions: Fridge, Stove, B/I Dishwasher, Microwave, Washer & Dryer. All Window Coverings And Light Fixtures. Listing Contracted With: CENTURY 21 NEW CONCEPT Ph: 416-223-3535						



70 Roehampton Ave 419 Toronto Ontario M4P 1R2 Toronto C10 Mount Pleasant West Toronto % Dif: 91 Taxes: \$4,426 / 2026 For: Sale SPIS: No DOM: 37			Sold: \$795,000 List: \$869,000
Condo Apt Apartment Unit#: 19 Corp#: TSCC2103 / 2103	#Shares%: Locker#: 115 Locker Lev/Unit: D Locker Unit: D115 Level: 4	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x5xFlat	
Dir/Cross St: Yonge And Eglinton Directions: Yonge & East of Roehampton Prop Mgmt: Del Property Management			

MLS#: C12813864 **Sold Date:** 04/01/2026
PIN#: 761030033

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Year Built: 2010 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: Developer Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$615.15 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility Feat: Elevator, Parking, Accessible Public Transit Nearby 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, Pets Allowed with Restrictions Interior Feat: None	Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Metal/Side Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: B22 Bldg Amen: Concierge, Games Room, Gym, Indoor Pool, Media Room, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.5	x 10.01	Combined W/Dining Laminate W/O To Balcony
2	Dining	Flat	18.5	x 10.01	Laminate Combined W/Living Open Concept
3	Kitchen	Flat	8.01	x 10.01	Laminate Granite Counter Centre Island
4	Prim Bdrm	Flat	12.4	x 10.01	Broadloom W/I Closet 4 Pc Ensuite
5	2nd Br	Flat	12.6	x 8.99	Broadloom Window Flr to Ceil Closet

Client Remks: Welcome To Unit 419 At 70 Roehampton Ave In The Heart Of Vibrant Yonge & Eglinton. This Bright And Spacious 2-Bedroom, 2-Bathroom Suite offers 864 Sq Ft Of Thoughtfully Designed Living Space With A Functional Split-Bedroom Layout That Provides Optimal Privacy And Flexibility. The open-Concept Living And Dining Area Is Filled With Natural Light And Seamlessly Walks Out To A Private Balcony - Perfect For Morning Coffee, Relaxing Evenings, Or Entertaining Guests. The Modern Kitchen Features Sleek Cabinetry, Quality Appliances, Generous Counter Space, And Ample Storage, Making It Both Stylish And practical. The Spacious Primary Bedroom Includes A Walk-In Closet And A Private 4-Piece Ensuite, Creating A Comfortable Retreat. The Second bedroom Is Well-Sized And Ideal For Guests, A Home Office, Or A Growing Family, Complemented By A Second Full Bathroom For Added convenience. Located In One Of Midtown Toronto's Most Desirable Communities, Residents Enjoy Premium Building Amenities And Unbeatable Access To Ttctransit, Top-Rated Restaurants, Cafes, Shopping, Parks, And Everyday Essentials. Whether You're A Professional, Downsizer, Or Investor, This Is An exceptional Opportunity To Own A Stylish And Functional Home In A Prime Urban Location.

Inclusions: Fridge, Oven, Dishwasher, Microwave, Stacked Washer & Dryer, All Electric Light Fixtures Currently In The Unit, All Blinds Currently In The Unit

Listing Contracted With: COLDWELL BANKER THE REAL ESTATE CENTRE **Ph:** 416-284-8732



8 Eglinton Ave E 5705			Sold: \$882,000
Toronto Ontario M4P 0C1			List: \$899,000
Toronto C10 Mount Pleasant West Toronto % Dif: 98			
Taxes: \$6,968 / 2025 For: Sale		SPIS: No	DOM: 25
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: 9&10	Bedrooms: 2	
Unit#: 05	Locker Lev/Unit: 57	Washrooms: 3	
Corp#: TSCC / 2726	Locker Unit: 2 Un	1x5xFlat, 1x4xFlat,	
	Level: 57	1x2xFlat	
Dir/Cross St: Yonge Street & Eglinton Ave East			
Directions: Yonge Street & Eglinton Ave East			
Prop Mgmt: FirstService Residential			

MLS#: C12962472 **Sold Date:** 05/02/2026
PIN#: 767260800

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: 1028 Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,485.08 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, Pets Allowed with Restrictions Interior Feat: Carpet Free, Separate Heating Controls, Storage Area Lockers Security Feat: Security Guard, Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: None Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 31 #: 32 Park \$/Mo: Prk Lvl/Unit: B / B Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room Com Elem Incl: Y
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Waterfront: None								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Flat	17.78	x 13.09	Window Flr to Ceil	W/O To Balcony	Laminate	
2	Dining	Flat	17.78	x 13.09	Combined W/Living	W/O To Balcony	Laminate	
3	Kitchen	Flat	17.78	x 7.51	Stone Counter	Modern Kitchen	W/O To Balcony	
4	Prim Bdrm	Flat	18.11	x 8.99	W/O To Balcony	W/I Closet	5 Pc Ensuite	
5	2nd Br	Flat	8.99	x 12.01	W/O To Balcony	Window Flr to Ceil	4 Pc Ensuite	
Client Remks: Wake Up To Clear Views Of The City In This Luxury Lower Penthouse In Stunning Corner Unit** 2 Bed And 3 Bath+2 Parking+2 Locker!! Luxurious and Unique Open And Functional Layout With 1028 Sqft Interior And 204 Sqft Huge Balcony, 9' Ceilings And Floor-To-Ceiling Windows Offers Full Of Natural Light. Open-Concept Living And Dining Area, Modern Kitchen With Built In Appliances. Primary Bedroom With W/I Closet And 5pc Ensuite. 2nd bedroom With 4pc Ensuite. A PH Level Clear City Views With An Open Concept Balcony. Modern Stylish City Life At Yonge/Eglinton, Will Have Direct Access To The Concourse Level Links To Subway And Eglinton LRT, Walking Distance To Entertainments, Shopping, Groceries, Dining, Retail, Schools And Parks. Building Equip Variety Of Amenities Including A Gym, Party Room, Indoor Pool, Sauna, Concierge, Guest Suite, Jacuzzi, Yoga & Boxing Studio, Media Room And Meeting Room. Enjoy The Life At This Luxurious Stunning Unit! A Must See And Buy! Inclusions: B/I Fridge, Cooktop, S/S B/I Wall Oven, S/S B/I Microwave, B/I Dishwasher, Stacked Washer & Dryer, All Electrical Light Fixtures, All Window Coverings. 2 Individual Parkings and 2 Lockers Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 905-764-6000								



25 Broadway Ave 1502 Toronto Ontario M4P 1T7 Toronto C10 Mount Pleasant West Toronto % Dif: 96 Taxes: \$6,160.90 / 2025 For: Sale SPIS: No DOM: 9		
Condo Apt Apartment Unit#: 02 Corp#: TSCC / 2109	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 15	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4, 1x3
Dir/Cross St: Yonge St & Eglinton Ave W Directions: North of Eglinton Ave on Yonge St Prop Mgmt: Del Property Management		

MLS#: C12862156 **Sold Date:** 03/18/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Owner Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,197.34 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, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 28 #: 29 Park \$/Mo: Prk Lvl/Unit: P3 / P3 Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Sauna, Visitor Parking, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	26.9	x 12.99	
2	Dining	Flat	26.9	x 12.99	
3	Kitchen	Flat	9.68	x 9.68	
4	Br	Flat	14.4	x 10.83	
5	2nd Br	Flat	10.01	x 10.01	
6	Den	Flat	8.92	x 6.99	

Client Remks: Rare Midtown Opportunity With Two Parking Spaces. Welcome to Suite 1502 at The Republic, a sought-after Tridel residence in the heart of vibrant Yonge & Eglinton. This bright and spacious 2-bedroom plus den, 2-bathroom suite offers a functional layout, expansive west-facing views, and a private balcony overlooking the neighbouring school field-providing rare open sightlines and added privacy in Midtown. The open-concept living and dining area is filled with natural light and flows into a modern kitchen featuring granite counters, stainless steel appliances, generous pantry storage, and a recently upgraded ultra-quiet dishwasher (2025). The versatile den is ideal for a home office or study, with hard-wired network connections in the living room, den, and second bedroom for reliable high-speed connectivity. The primary suite includes a walk-in closet and private ensuite, while the second bedroom offers comfortable space for guests or family. Additional features include extended entry storage, large-capacity laundry, low-emissivity windows, and energy-efficient mechanical systems, including dual fan-coil units with independent climate control for the primary suite. A standout feature for Midtown living: two parking spaces, offering flexibility for multi-vehicle households or the option to rent one for additional income. The LEED-certified Republic is known for attentive management and exceptional amenities including 24-hour concierge, spa with sauna, steam room and Turkish bath, fitness centre with yoga studio, guest suite, party lounge with show kitchen, dining/boardroom, and rooftop terrace with cabanas and BBQ areas. Located just steps from Yonge-Eglinton subway, the Crosstown LRT, shops, restaurants, cafes, parks, and everyday conveniences, this is urban living at its most connected. A rare opportunity to own a spacious Midtown suite with two parking spaces in one of the neighbourhood's most respected buildings.

Inclusions: All Blinds / ELF's and Appliances are Included.

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



2727 Yonge St 609
Toronto Ontario M4N 3R6
 Toronto C04 Lawrence Park South Toronto % Dif: 99
Taxes: \$5,565 / 2025 **For:** Sale **SPIS:** Yes **DOM:** 22
Sold: \$1,190,000
List: \$1,199,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** P332 **Bedrooms:** 2
Unit#: 9 **Locker Lev/Unit:** P3 **Washrooms:** 2
Corp#: MTCC / 1172 **Locker Unit:** 32 1x5, 1x3
Level: 5
Dir/Cross St: Yonge and Lawrence/Yonge and Blythwood
Directions:
 From Yonge St, in between Lawrence and Eglinton, turn EAST into building. Park either underground in Visitors after buzzing concierge, or street parking and buzz concierge.
Prop Mgmt: Del Property Management Inc.

MLS#: C12898354 **Sold Date:** 04/10/2026
PIN#: 121720064

Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Year Built: 1996 Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,567.94 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility Feat: Bath Grab Bars,Closet Bars 15-48 Inches,Doors Swing In,Accessible Public Transit Nearby,Hard/Low Nap Floors,Lever Door Handles,Elevator 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, Level, Library, Other, Pets Allowed with Restrictions, Place Of Worship, Public Transit Exterior Feat: Patio, Security Gate, Controlled Entry Interior Feat: Built-In Oven, Countertop Range, Guest Accommodations, Separate Heating Controls, Atrium, Carpet Free, Storage Area Lockers Security Feat: Carbon Monoxide Detectors, Concierge/Security, Security Guard, Smoke Detector, Security System, Alarm System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Private, Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: P3-32 Park \$/Mo: Prk Lvl/Unit: 3 Bldg Amen: Concierge, Exercise Room, Guest Suites, Indoor Pool, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome Home to the Residences of Lawrence Park! An elegant, well-proportioned, 1,400sqft split-plan, 2 beds, 2 full baths home offers a gorgeous West-facing view which drenches the atmosphere in beautiful sun that you can enjoy inside or out on your full-span balcony. Located in one of Torontos most desirable areas every amenity you can dream of is practically in walking distance. The Primary boasts a spacious oasis Ensuite bathroom, walk-in closet, and another entrance to the balcony. The rare, separate & large dining room is perfect for your family dinners. The open-concept great-room/living room features an eat-in & efficient kitchen, loads of cupboard space, stainless steel fridge, stainless steel dishwasher, built-in wall oven & convection microwave, with a sleek, separate cooktop on custom stone counters. 2 Individual Heating & Cooling Units keep the home cool or warm in 2 zones, including the bedrooms, for ultimate comfort. Plaster Crown Moulding adorns the ceilings incl coffered entrance details leading to the beautiful living spaces, making this home inviting & classic. The buildings stunning light-filled central atrium, w/ friendly & helpful residents, incl multiple elevators, mean your travels in & out are always stress-free, beautiful & quick. This well-managed & meticulously maintained boutique building offers an amazing Guest Suite, indoor pool, hottub/whirlpool, exercise room, large library, cards/bridge room & an incredible party room which opens to a roof-top terrace complete with gardens, plenty of seating & sunning areas, clean & free to use bbqs, w/ separate Kosher grills! There is plenty of visitor parking underground, amazing 24-7 Concierge services, incredibly managed building, 1 parking space w/ a very large storage room in one location. Bonus includes a plug/power receptacle in the storage room with shelving, new custom roller blinds and blackout blinds. Pictures from previously staged listing. **Tenanted**					



900 Mount Pleasant Rd 623			Sold: \$1,175,000
Toronto Ontario M4P 3J9			List: \$1,223,000
Toronto C10 Mount Pleasant West Toronto			% Dif: 96
Taxes: \$6,145.81 / 2025	For: Sale	SPIS: Yes	DOM: 27
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 19	Locker Lev/Unit: Level B	Washrooms: 2	
Corp#: TSCC / 1987	Locker Unit: 178	1x4, 1x3	
	Level: 6		
Dir/Cross St: Mount Pleasant & Eglinton			
Directions: Mount Pleasant & Eglinton East			
Prop Mgmt: First Service Residential 647-350-6501			

MLS#: C13133494 **Sold Date:** 06/11/2026
PIN#: 129870141

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,529.96	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Drive:
Year Built: 2008	Elev/Lift: Yes	Park Type: Owned / Owned
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 2
Apx Sqft: 1200-1399	Sale Price:	#: 23
Lot Size Source: MPAC	Taxes Incl:	#: 24
Sqft Source: Builder Floor Plan	Water Incl:	Park \$/Mo:
Exposure: Se	Heat Incl: Y	Prk Lvl/Unit: A / A
Assessment: 2025	Cable TV Incl: Y	Bldg Amen:
Spec Desig: Unknown	CAC Incl: Y	Bbqs Allowed, Concierge, Exercise Room,
Survey Type: None	Bldg Ins Incl: Y	Guest Suites, Party/Meeting Room, Elevator
Phys Hdcap-Eqp:	Prkg Incl: Y	Com Elem Incl:
	Cert Level:	
	Energy Cert:	
	GreenPIS: No	
	Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School, Wooded/Treed	
	Interior Feat: Carpet Free, Wheelchair Access	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Elevate Your Lifestyle In This Exceptional 2 Bedroom + Den, 2 Bathroom Residence. Perfectly Situated In The Exclusive Top Podium Of 900 Mount Pleasant. This Suite Has Triple Sun Exposure (South, East & West) It's Flooded With Natural Light From Sunrise To Sunset. You Will Have A "Bungalow-in-the-Sky" Feel, That Offers An Expansive Floor Plan Where Every Primary Room Connects To The Outdoor Terrace. You Can Step Directly Onto Your Beautiful Private Terrace From The Living Room, Both Bedrooms, And Den. The Modern Kitchen Is Bright And Spacious With Windows Throughout. Featuring, Stainless Steel Appliances With Beautiful Granite Counter Tops. You Will Also Indulge In Pure Comfort With Radiant Heated Flooring Throughout Both The Primary Ensuite And The Second Bathroom, Offering A Cozy Warmth Feeling. Whether You're Hosting A Large-Scale Summer Party Or Enjoying A Quiet Morning Coffee, The Seamless Glass-Door Transitions Create An Airy, Sun-Drenched Atmosphere Throughout. The Suite Features Soaring Ceilings Unique To The Podium Level And A Sophisticated Open-Concept Layout. The Versatile Den Is Perfect For A Home Office, Nursery, Or A Guest Bedroom. This Is A Rare Opportunity To Own A Suite That Feels Like A Ground-Level Home With The Security And Amenities Of A Luxury High-Rise. Located Steps From Boutique Shops, Restaurants And Top Rated Public And Private Schools. You Will Be Minutes Away From The TTC , Eglinton LRT, Sherwood Park & Sunnybrook Hospital. This Is An Outstanding Opportunity For Buyers Seeking Refined Space, Value, And Turnkey Convenience In One Of Midtown Toronto's Most Desirable Addresses. EXTRAS- 2 Side By Side Parking Spots, 1 Locker, 24 Hr Concierge, Bike Storage , Convenient And Enjoyable Building Amenities.					
Inclusions: Stainless Steel Fridge, Dishwasher, Microwave Oven, Stove, Stacked Washer And Dryer, All Electrical Light Fixtures, And All Window Coverings.					
Listing Contracted With: HOME CHOICE REALTY INC. Ph: 647-660-1499					



240 Broadway Ave 11
Toronto Ontario M4P 1V9
 Toronto C10 Mount Pleasant East Toronto % Dif: 105
Taxes: \$6,372 / 2025 **For:** Sale **SPIS:** No **DOM:** 4
Sold: \$1,315,000
List: \$1,249,000
 Condo Townhouse **#Shares%:** **Rms:** 6 + 3
 2-Storey **Locker#:** **Bedrooms:** 2 + 1
Unit#: 11 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 602 **Locker Unit:** 1x4x2nd, 1x3xLower
Level: 1
Dir/Cross St: Mt Pleasant & Eglinton
Directions: Between Bayview & Mt. Pleasant
Prop Mgmt: Wilson Blanchard Management 416-642-2807

MLS#: C13235268 **Sold Date:** 06/07/2026
PIN#: 116020032

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 1982 Yr Built Source: MPAC Apx Sqft: 1600-1799 Lot Size Source: MPAC Sqft Source: Plans Exposure: Ew Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$975 A/C: Central Air Central Vac: Yes UFFI: Elev/Lift: Retirement: 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: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Storage, Central Vacuum, Water Heater Owned, On Demand Water Heater	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 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	6	x 5.15	Closet
2	Living	Main	16.99	x 19	Fireplace
3	Prim Bdrm	2nd	16.4	x 11.25	Double Closet
4	Kitchen	Main	12.34	x 11.75	Centre Island
5	Bathroom	2nd	11.32	x 7.25	4 Pc Ensuite
6	2nd Br	2nd	10.66	x 16.67	Hardwood Floor
7	3rd Br	3rd	12.01	x 19	W/I Closet
8	Bathroom	3rd	8.01	x 4.76	3 Pc Bath
9	Laundry	Lower	10.07	x 9.84	

Client Remks: Welcome to TH11 at 240 Broadway Avenue - a wonderfully maintained townhouse tucked quietly within the charming enclave known as "Pleasantville," offering the rare combination of peaceful living in the heart of Midtown. Nearly 1,800 sq ft of thoughtfully designed living space spans multiple levels, offering exceptional flow and generous principal rooms. The updated kitchen features premium appliances including a Wolf oven, Fisher & Paykel refrigerator, and Miele dishwasher, with beautiful morning light and tranquil courtyard views. Three functional wood-burning fireplaces - one on each level - add warmth and character throughout the home. The spacious primary retreat includes an ensuite bath, while the flexible lower level offers excellent separation of space with direct underground garage access, a large laundry room, and an additional bedroom or office with adjacent 3-piece washroom. Abundant storage and closet space enhance everyday functionality. Step outside to a private rear patio overlooking serene oasis surroundings - a quiet escape just moments from Midtown conveniences. Complete with two underground parking spaces and low-maintenance living, TH11 offers the perfect blend of style, comfort, and convenience - a rare opportunity in one of Midtown's most cherished townhouse communities.

Inclusions: All Existing Appliances, Electrical Light Fixtures & Window Coverings.
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-205-0355

	2727 Yonge St 412		Sold: \$1,120,000
	Toronto Ontario M4N 3R6		List: \$1,265,000
	Toronto C04 Lawrence Park South Toronto % Dif: 89		
	Taxes: \$6,061.76 / 2026 For: Sale		SPIS: No
	DOM: 17		
	Condo Apt	#Shares%:	Rms: 6
	Apartment	Locker#: #100	Bedrooms: 2
	Unit#: 12	Locker Lev/Unit:	Washrooms: 2
	Corp#: MTCC / 1172	Level D	1x3xFlat, 1x6xFlat
		Locker Unit:	
	Level: 3		
Dir/Cross St: Yonge St, Between Blythwood Rd and Glencairn Ave			
Directions: Yonge St, Between Blythwood Rd and Glencairn Ave			
Prop Mgmt: Del Property Management			

MLS#: C13425990 **Sold Date:** 06/26/2026
PIN#: 121720035

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Terr	
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y	
Basement:	None	Maint:	\$1,699.95	Lndy Lev:		
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick	
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1	
Apx Age:		UFFI:		Drive:	None	
Apx Sqft:	1400-1599	Elev/Lift:		Park Type:	Owned	
Sqft Source:	Per floor plan	HST Applicable to	Included In	Park/Drv Spcs:	0 Tot Prk Spcs: 1	
Exposure:	Nw	Sale Price:		#:	#84	
Assessment:	2025	Taxes Incl:	Y	Park \$/Mo:		
Spec Desig:	Unknown	Heat Incl:		Prk Lvl/Unit:	Level D	
Survey Type:	None	Cable TV Incl:		Bldg Amen:		
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl: Y	Exercise Room, Guest Suites, Indoor Pool, Rooftop Deck/Garden, Sauna, Visitor Parking		
		Cert Level:			Com Elem Incl:	Y
		GreenPIS:				
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, Terraced			
		Interior Feat:	None			

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to the beautiful Lawrence Park Condominium by Tridel. This meticulously maintained, resort-like building offers an oasis of tranquility in the convenient midtown area. Unit 412 offers 1510 sqft of space designed with comfortable living in mind. This rarely offered corner unit features a west-facing balcony and a secluded north-facing terrace, bright and spacious living and dining areas, and a modern kitchen. The master bedroom with a luxurious 6-piece ensuite elevates your quality of life. Ensuite laundry room includes ample storage space and a sink for added convenience. A dedicated ensuite storage room keeps your home clutter-free. Building amenities include an indoor pool, gym, sauna, party room, rooftop terrace, guest suites, concierge, and more. 1 Underground parking and 1 locker included. Don't miss your chance!					
Listing Contracted With: FOREST HILL REAL ESTATE INC. Ph: 416-975-5588					



900 Mount Pleasant Rd PH1703		
Toronto Ontario M4P 3J9		
Toronto C10 Mount Pleasant West Toronto % Dif: 101		
Taxes: \$6,560.56 / 2026	For: Sale	SPIS: No
		DOM: 15
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#: 198	Bedrooms: 2 + 1
Unit#: PH-0	Locker Lev/Unit: B	Washrooms: 2
Corp#: TSCC / 1987	Locker Unit: b-19	1x4xFlat, 1x3xFlat
Level: 17		
Dir/Cross St: Mount Pleasant & Eglinton East		
Directions: Mount Pleasant & Eglinton East		
Prop Mgmt: First Service Residential		

MLS#: C12909830 **Sold Date:** 04/07/2026
PIN#: 129870234

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,602.50	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Electric	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Drive:
Apx Sqft: 1400-1599	Elev/Lift:	Park Type: Owned / Owned
Lot Size Source: MPAC	Retirement: N	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Sqft Source: Floor plans	Accessibility: Elevator, Wheelchair Access	#: 45
Exposure: Ne	Feat:	#: 48
Assessment:	HST Applicable to: Not Subject to HST	Park \$/Mo:
Spec Desig: Unknown	Sale Price:	Prk Lvl/Unit: B / B
Survey Type: None	Taxes Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Water Incl: Y	Bbqs Allowed, Concierge, Guest Suites, Gym,
	Heat Incl:	Party/Meeting Room, Visitor Parking
	Cable TV Incl: Y CAC Incl:	Com Elem Incl: Y
	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Hospital, Park,	
	Pets Allowed with Restrictions, Public Transit,	
	Ravine, School, Wooded/Treed	
	Exterior Feat: Awnings	
	Interior Feat: Guest Accommodations, Storage	
	Security Feat: Concierge/Security, Smoke	
	Detector	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	12.76	x 6.33	Laminate
2	Kitchen	Flat	9.09	x 8.23	Window
3	Living	Flat	14.01	x 14.01	Laminate
4	Dining	Flat	14.01	x 10.01	Laminate
5	Prim Bdrm	Flat	14.99	x 11.84	Laminate
6	2nd Br	Flat	14.4	x 9.15	Laminate
7	Den	Flat	9.09	x 10.07	Laminate

Client Remks: Rarely available exclusive Penthouse in a coveted mid-rise boutique building in the heart of Midtown. Enjoy panoramic views of tree-lined streets, Sherwood Park Ravine, and skyline views of the city and lake from the private terrace. Natural light floods in through expansive windows in every room complimenting the open concept living space. Thoughtful design elements include two walk-outs to a terrace, a split plan for privacy with the primary suite featuring a custom walk-in closet, four piece ensuite, floor-to-ceiling windows, and a walk-out to the terrace. The second bedroom features custom double closets, and the versatile den/office/nursery has built-in bookshelves with double French doors. The modern kitchen is bright and spacious featuring, stainless steel appliances, granite counters, and a custom pantry for added storage. Enjoy strolling to Summerhill market, Sherwood park, the vibrant shops and restaurants along Mount Pleasant, Yonge, and Eglinton. Steps to excellent schools, transit, and the newly opened LRT. Entertain or relax on the terrace with table seating, BBQ, and awning. Unlimited Bell internet and cable are included in maintenance fees. EXTRAS - 2 Parking spots (roughed in for EV charger), 1 locker, 24 hr Concierge, bike storage, refined building amenities. Rare opportunity - not to be missed!

Inclusions: Whirlpool Fridge, Dishwasher, Microwave oven, Kitchen Aid Stove, Samsung stacked washer and Dryer, All electrical light fixtures, all window coverings, BBQ, Table and chairs on terrace

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

	2727 Yonge St 702			Sold: \$1,200,000	
	Toronto Ontario M4N 3R6			List: \$1,330,000	
	Toronto C04 Lawrence Park South Toronto % Dif: 90				
	Taxes: \$6,364.49 / 2025		For: Sale	SPIS: No	DOM: 7
	Condo Apt	#Shares%:	Rms: 7		
	Apartment	Locker#: 79	Bedrooms: 2 + 1		
	Unit#: 702	Locker Lev/Unit: P2	Washrooms: 2		
	Corp#: MTCC / 1172	Locker Unit:	1x6, 1x3		
			Level: 6		
	Dir/Cross St: Yonge & Blythwood				
Directions: Yonge & Lawrence					
Prop Mgmt: Del Property Management					

MLS#: C13419732 **Sold Date:** 06/16/2026
PIN#: 121720073

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: Owned	Ens Lndry:
Basement: None	Maint: \$1,791.89	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Drive:
Year Built: 1998	Elev/Lift:	Park Type: Owned
Apx Sqft: 1600-1799	Under Contract: Internet	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Sqft Source: Owner	HST Applicable to: Included In	#: 49
Exposure: E	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: P2
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl:	Guest Suites, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Sauna, Visitor Parking
Phys Hdcap-Eqp:	Cable TV Incl:	
	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level:	
	GreenPIS:	Com Elem Incl: Y
	Prop Feat: Clear View, Family Room, Fireplace/Stove, Pets Allowed with Restrictions	
	Interior Feat: Auto Garage Door Remote, Guest Accommodations, Intercom, Sauna, Separate Hydro Meter, Storage, Trash Compactor, Wheelchair Access	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.49	x 14.4	Gas Fireplace	Window Flr to Ceil	W/O To Balcony
2	Dining	Main	12.07	x 10.83	W/O To Balcony	Combined W/Living	
3	Kitchen	Main	10.33	x 9.84	Eat-In Kitchen	Hardwood Floor	
4	Breakfast	Main	6.99	x 9.84	Combined W/Kitchen	Hardwood Floor	
5	Prim Bdrm	Main	16.77	x 12.17	His/Hers Closets	Balcony	6 Pc Ensuite
6	2nd Br	Main	12.4	x 9.84	Double Closet	Glass Block Window	
7	Den	Main	10.76	x 16.5	Glass Block Window		

Client Remks: 2+1 bed/2 bath, around 1600 sq ft, east-oriented, extremely rarely offered unit in the desirable, highly coveted Lawrence Park building. Looking at the quiet neighbourhood, with a gorgeous, bright dining and living room, two balconies and a lovely primary bedroom with a 6-piece ensuite bath. 9 ft ceilings. Eat-in kitchen. Separate spacious laundry room with a sink and storage. Parking spot and locker owned. Fantastic community with vibrant internal social entertainment and plenty of amenities: gym, indoor pool, hot tub, sauna, luxurious guest suite, 24-hour concierge desk, party room, card room, library, visitor parking, and patio with 3 BBQ grills (one is kosher). Some unit photos are digitally enhanced.

Inclusions: The building (and this unit) has an extremely affordable long-term TV and Internet contract with Bell (around \$40 per month)

Listing Contracted With: KELLER WILLIAMS PORTFOLIO REALTY **Ph:** 416-864-3888



161 Roehampton Ave 4004 Toronto Ontario M4P 0C8 Toronto C10 Mount Pleasant West Toronto % Dif: 95 Taxes: \$6,620.88 / 2025 For: Sale SPIS: No DOM: 37			Sold: \$1,295,000 List: \$1,368,000
Condo Apt Apartment Unit#: 4 Corp#: TSCP / 2763	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 111 Level: 35	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x5xMain, 1x4xMain	
Dir/Cross St: Yonge & Eglinton Directions: Yonge & Eglinton Prop Mgmt: First Service Residential 416-293-5900			

MLS#: C12895398 **Sold Date:** 04/24/2026
PIN#: 767630547

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1200-1399 Sqft Source: SqFt Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,135.40 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, Place Of Worship, Public Transit, School Interior Feat: Carpet Free	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 Park \$/Mo: Prk Lvl/Unit: Level B Unit 24 / Level B Unit 25 Bldg Amen: Concierge, Exercise Room, Gym, Outdoor Pool, Recreation Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.8	x 20.11	Hardwood Floor	Combined W/Dining	Window Flr to Ceil
2	Dining	Main	20.11	x 18.8	Hardwood Floor	Combined W/Living	Window Flr to Ceil
3	Kitchen	Main	20.11	x 18.8	Hardwood Floor	W/O To Balcony	Backsplash
4	Prim Bdrm	Main	13.09	x 14.11	Hardwood Floor	5 Pc Ensuite	W/I Closet
5	2nd Br	Main	9.09	x 8.6	Hardwood Floor	Large Window	Closet
6	Den	Main	9.19	x 8.1	Hardwood Floor	Separate Rm	Sliding Doors

Client Remks: Experience elevated living in this stunning high-floor corner 2+1 bedroom residence with rare side-by-side parking for two vehicles and one locker. Enjoy unobstructed North-East views and an abundance of natural light through expansive windows. The thoughtfully designed open-concept layout features two full bathrooms and spacious living areas perfect for both relaxing and entertaining. The primary suite offers a walk-in closet and a spa-inspired marble 5-piece ensuite. The enclosed den with sliding doors provides a flexible space ideal as a third bedroom or private office. Residents enjoy luxury 5-star amenities in a prime location just steps to TTC, parks, shops, restaurants and vibrant city living. Photos taken prior to current tenancy. Unit is currently tenanted and may appear different during showings.

Inclusions: Cutting-Edge Appliances: Fridge, Stove, Dishwasher, Washer & Dryer. Fridge, stove, dishwasher, washer and dryer. All existing light fixtures and window coverings.

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 905-470-9800

	240 Broadway Ave 22		Sold: \$1,395,000
	Toronto Ontario M4P 1V9		List: \$1,395,000
	Toronto C10 Mount Pleasant East Toronto % Dif: 100		
	Taxes: \$6,258.92 / 2025	For: Sale	SPIS: No DOM: 16
Condo Townhouse	#Shares%:	Rms: 6 + 3	
3-Storey	Locker#:	Bedrooms: 2 + 1	
Unit#: 22	Locker Lev/Unit:	Washrooms: 3	
Corp#: MTCC / 602	Locker Unit:	1x4x2nd, 1x4x3rd,	
	Level: 1	1x2xBsmt	
Dir/Cross St: Mt Pleasant & Eglinton			
Directions: Between Mt. Pleasant & Bayview			
Prop Mgmt: Wilson Blanchard Management 416-642-2807			

MLS#: C13111672 **Sold Date:** 05/27/2026
PIN#: 116020022

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: Sep Entrance / Crawl Space / Finished	Maint: \$991.77	Ndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Drive:
Year Built: 1982	Elev/Lift:	Park Type: Owned / Owned
Apx Sqft: 1400-1599	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Lot Size Source: MPAC	Sale Price:	Park \$/Mo:
Sqft Source: Floor Plans	Taxes Incl:	Prk Lvl/Unit:
Exposure: Ew	Heat Incl:	Bldg Amen:
Assessment: 2025	Cable TV Incl:	Com Elem Incl: Y
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	
Survey Type: None	Cert Level:	
Phys Hdcap-Eqp:	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Level, Park, Pets Allowed with Restrictions, Public Transit, School	
	Exterior Feat: Landscaped, Patio, Privacy	
	Interior Feat: On Demand Water Heater, Storage, Water Heater Owned	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.17	x 5.91	Double Closet	Closet Organizers	Hardwood Floor
2	Kitchen	Main	17.65	x 11.42	Renovated	Centre Island	Stainless Steel Appl
3	Great Rm	Ground	17.91	x 11.09	Gas Fireplace	Hardwood Floor	W/O To Yard
4	Den	2nd	14.99	x 11.09	Vaulted Ceiling	Fireplace	Double Closet
5	Prim Bdrm	2nd	15.42	x 11.52	Bay Window	Hardwood Floor	
6	Bathroom	2nd	8.01	x 6	4 Pc Ensuite	Renovated	Separate Shower
7	2nd Br	3rd	13.58	x 11.52	Hardwood Floor	Picture Window	Double Closet
8	Bathroom	3rd	7.68	x 6	4 Pc Ensuite	Renovated	Skylight
9	Laundry	Bsmt	8.43	x 5.41	Renovated	Porcelain Floor	Quartz Counter
10	Exercise	Bsmt	10.33	x 6.07	Combined W/Laundry	Pot Lights	Porcelain Floor
11	Utility	Bsmt	5.35	x 4.82	Porcelain Floor		
12	Bathroom	Bsmt	6.76	x 5.15	2 Pc Bath	Renovated	Porcelain Floor

Client Remks: Completely re-imagined from top-to-bottom with exceptional attention to detail, this beautifully renovated Midtown residence offers approximately 1,800 Sq. Ft. of luxurious living space across four levels. Nothing has been overlooked and nothing left untouched, creating a truly turnkey home for buyers seeking sophisticated, low-maintenance living without compromise. An exceptional alternative to traditional condo or detached living, the home blends designer finishes with the comfort, scale and functionality of a true urban residence. The stunning custom kitchen was thoughtfully designed for both everyday living and entertaining, featuring custom cabinetry, porcelain waterfall countertops & backsplash, Sub-Zero and Wolf appliances, oversized centre island with breakfast bar and open sightlines overlooking a dramatic two-storey great room with vaulted ceiling, gas fireplace and walk-out to a private backyard patio. The upper levels offer exceptional flexibility and privacy, including a spacious den with vaulted ceiling and wood-burning fireplace, a beautifully renovated primary retreat with wall-to-wall custom closets and spa-inspired 4-piece ensuite, plus a third-floor bedroom with separate 4-piece bath ideal for guests, office or additional living space. The lower level features a powder room, laundry area, exercise space, approximately 200 Sq. Ft. of crawl space storage and direct access to underground parking with two-car parking. Tucked within an intimate Midtown enclave just steps to Yonge & Eglinton, residents enjoy walkable access to boutique shopping, acclaimed restaurants, cafes, parks, transit and the upcoming Eglinton LRT. A rare opportunity to own a truly turnkey residence in one of Toronto's most vibrant and sought-after neighbourhoods.

Inclusions: Sub-Zero fridge/freezer, Wolf dual-fuel gas range, exhaust fan, Cove dishwasher, LG washer & LG dryer, all existing electric light fixtures, all existing window coverings, gas fireplace, wood-burning fireplace, central air conditioning equipment, Temp Star high-efficiency



187 Sherwood Ave B
Toronto Ontario M4P 2A9
 Toronto C10 Mount Pleasant East Toronto % Dif: 91
Taxes: \$6,654 / 2025 **For:** Sale **SPIS:** No **DOM:** 31
Sold: \$1,450,000
List: \$1,589,000
Condo Townhouse **#Shares%:** **Rms:** 6 + 1
3-Storey **Locker#:** **Bedrooms:** 2 + 1
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: YCC / 121 **Locker Unit:** 1x5x2nd, 1x3xBsmt
Level: 1
Dir/Cross St: Mount Pleasant / Eglinton / Blythwood
Directions: East of Mount Pleasant at Sherwood Park
Prop Mgmt: Summa Property Management Inc.

MLS#: C12933982 **Sold Date:** 04/30/2026
PIN#: 111210002

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Roof: Unknown Foundation: Unknown Sqft Source: Floorplan Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$917.62 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Family Room, Fenced Yard, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Deck, Patio, Privacy Interior Feat: Auto Garage Door Remote, Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 3 Park \$/Mo: Prk Lvl/Unit: 1 Bldg Amen: Outdoor Pool Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.17	x 9.84	Hardwood Floor	Open Concept	Pot Lights
2	Dining	Main	9.84	x 7.22	Hardwood Floor	Pot Lights	B/I Shelves
3	Kitchen	Main	16.4	x 6.89	Stone Counter	Breakfast Bar	Pantry
4	Prim Bdrm	2nd	14.11	x 11.15	Hardwood Floor	W/O To Terrace	5 Pc Bath
5	2nd Br	2nd	11.15	x 10.83	Hardwood Floor	Double Closet	Pot Lights
6	Family	Ground	14.44	x 11.48	W/O To Terrace	Fireplace	Heated Floor
7	Office	Ground	11.81	x 8.2	Hardwood Floor	Open Concept	
8	3rd Br	Ground	11.48	x 6.89	Hardwood Floor	Heated Floor	West View
9	Other	3rd	22.31	x 12.8	Irregular Rm	W/O To Terrace	O/Looks Park
10	Utility	Bsmt	5.97	x 3.97	W/O To Garage	Irregular Rm	

Client Remks: S-P-E-C-T-A-C-U-L-A-R Views!!Two Terraces & One Patio All Overlooking Sherwood Park. Truly "Collingwood Views" In The City! Rare Find! Totally Renovated, \$\$\$ Hundreds of Thousands \$\$\$ spent on Upgrades throughout!!! Modern Contemporary Design with Designer High Quality finishes throughout! 2 +1 Bedrooms (2nd bedroom is presently being used as a Dressing Room for Primary - Seller will convert back if Buyer requests). Fabulous Main Floor with Open-concept Design, Gorgeous hardwood wide plank flooring laid in Superior Herringbone pattern, Kitchen features Gorgeous Porcelain counters and backsplash, Upgraded Cafe series appliances, Custom Cabinetry. Dining room features wall to wall Custom Storage cabinets. Living Room overlooks Ground level Family Room and Amazing view of Sherwood Park with Mature Trees...Breath-taking View! **Seller extended Main floor - adding square footage** Primary is a Private Suite with 5 pc Spa-Inspired Bathroom, Custom Cabinetry in 2nd Bedroom serves as a Custom Dressing Room, walk up to Private Terrace overlooking Amazing Treetops and Grounds. Ground Level features large Family Room with Gas Fireplace and amazing Custom feature wall - Beautiful Porcelain and Stunning Mantle, Perfect Office / Exercise Area, Well thought out Laundry Area, 3rd Bedroom is Great. Heated floors in Ground Family Room (not open-concept Office) and 3 pc Bathroom and Ground Bedroom. Direct Interior Walk down to Underground Very Secured Parking and Locker...Locker is a Walk-in Room! Amazing Storage space! Well Designed Living in Safe Well Managed Complex...Enjoy direct access to Park and Outdoor Pool!!! Very Private Oasis! *Other on Upper Floor is the 2nd Outdoor Terrace* AAA+ Location offers Fabulous Living; Sherwood Park, Walk To Shops, Restaurants, Grocery Stores, Summerhill Market, Yonge St, Walking Trails, LRT. Great Schools: Blythwood Ps, North Toronto, TFS. Mins to Sunnybrook Hospital.
Inclusions: Cafe Series Appliances: French Door Refridgerator, Induction Cooktop Stove with Double Oven (2 doors) Panelled Built-in Dishwasher, Built-in Microwave/Hood. All Light fixtures, all Window coverings (excluding draperies in Primary), All Built-in shelves/closet

	101 Erskine Ave GPH6		Sold: \$1,995,000
	Toronto Ontario M4P 0C5		List: \$1,999,999
	Toronto C10 Mount Pleasant West Toronto % Dif: 100		
	Taxes: \$12,819.48 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 2	Locker Lev/Unit: C	Washrooms: 3	
Corp#: TSCC / 2689	Locker Unit: 198	1x5, 1x4, 1x2	
	Level: 32		
Dir/Cross St: Yonge St & Eglinton Ave			
Directions: Yonge St & Eglinton Ave			
Prop Mgmt: CPO/Canadian Properties Operator Management Inc.			

MLS#: C13068870 **Sold Date:** 06/30/2026
PIN#: 766890442

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,291	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Drive: None
Apx Sqft: 2000-2249	Elev/Lift:	Park Type: Owned / Owned
Sqft Source: AS PER MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Exposure: Se	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: Lvl C/Unit 142 / Lvl C/Unit 143
Spec Desig: Unknown	Heat Incl:	Bldg Amen: Concierge, Exercise Room, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden
Survey Type: Unknown	Cable TV Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level:	
	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	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.77	x 23.36	Hardwood Floor	Combined W/Dining	Open Concept
2	Dining	Main	12.83	x 19.88	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	14.07	x 10.63	Stainless Steel Appl	Quartz Counter	W/O To Balcony
4	Prim Bdrm	Main	12.14	x 13.55	5 Pc Ensuite	Hardwood Floor	W/I Closet
5	2nd Br	Main	10.53	x 19.19	4 Pc Ensuite	Hardwood Floor	W/I Closet
6	Den	Main	9.35	x 14.96	Hardwood Floor	French Doors	W/O To Balcony

Client Remks: Location! Location! Location! An artfully inspired 2+1 bedroom penthouse with breathtaking city views, this exceptional residence captures the essence of sophisticated midtown living. Nestled within a mature neighbourhood and crafted by renowned builder Tridel, it combines timeless design and intentional quality. The soaring 10 foot ceilings and expansive windows flood the 2000 sq. ft. of thoughtfully curated living space with natural light. The open concept living and dining areas flow effortlessly, creating the perfect space for entertaining and intimate gatherings. The modern eat-in kitchen showcases premium appliances, refined finishes, and a seamless walkout to an expansive balcony allowing for the perfect backdrop for sunset cocktails above the skyline. The primary retreat is complete with a spa inspired 5 piece ensuite and a spacious custom walk-in closet. The second bedroom offers equal privacy featuring its own beautifully appointed 3 piece ensuite and oversized walk-in closet with built in organizers. The art showcased throughout this penthouse was graciously provided by a renowned Canadian artist and is available for private acquisition. Building amenities include a 24 hour concierge, visitor parking, outdoor pool, gym, yoga studio, sauna, theatre, guest suites, and party room. Minutes to TTC, the new LRT transit system, shopping, entertainment, and more!

Inclusions: Gas Burner Cook Top, Fridge, Wall Oven, Dishwasher. Stacked Washer and Dryer. All Electrical Light Fixtures. All Window Coverings. 2 Side by Side Parking Spaces. 1 Storage Locker. Gas Line For Bbq On Balcony

Listing Contracted With: CORCORAN HORIZON REALTY **Ph:** 647-873-3999



65 Broadway Ave 3603 Toronto Ontario M4P 1T9 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 56		
Condo Apt Apartment Unit#: 03 Corp#: TSCC / 0	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 36	Rms: 6 Bedrooms: 3 Washrooms: 3 1x5, 2x3
Dir/Cross St: Yonge/Eglinton Directions: Yonge/Eglinton Prop Mgmt: Tbd		

MLS#: C12827818 **Sold Date:** 04/24/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: New Apx Sqft: 1800-1999 Sqft Source: Builders floor plan Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,085 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes 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, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.6	x 9.15	
2	Living	Main	24.02	x 19.75	
3	Dining	Main	24.02	x 19.75	
4	Prim Bdrm	Main	18.18	x 13.09	
5	2nd Br	Main	13.48	x 9.68	
6	3rd Br	Main	12.99	x 10.6	

Client Remks: Welcome to Sixty Five Broadway, where a rare opportunity awaits in the coveted penthouse collection at the heart of Yonge and Eglinton. This stunning corner suite offers 1,938 sq. ft. of refined interior space plus a 565 sq. ft. wraparound balcony with breathtaking southwest exposure, taking in panoramic views of the downtown skyline and the west end of the city. With soaring 10-ft ceilings, floor-to-ceiling windows, and a open-concept layout, this 3-bedroom, 3-bathroom residence is designed for both everyday luxury and effortless entertaining. The gourmet kitchen features contemporary European cabinetry, granite countertops, and a full integrated appliance package. The primary suite boasts his and her closets and a 5-piece spa-inspired ensuite. Smart home features include smartphone-controlled entry, remote climate control, and 24-hour executive concierge. Residents enjoy a world-class amenity package including a fitness centre, yoga studio, party room with chef's table, outdoor terrace with BBQ stations, screening room, and more. Located steps from two transit lines - the Line 1 subway and the Eglinton Crosstown LRT - and surrounded by some of Midtown's best dining and shopping, this is a rare chance to live at the very top of one of Toronto's most sought-after addresses. List price includes 1 parking spot, 2nd parking spot available for purchase. The listing agent represents the builder for the entire Penthouse Collection. Taxes not yet assessed.

Listing Contracted With: URBAN HOMES REALTY INC. **Ph:** 416-613-1033



65 Sheldrake Blvd 112
Toronto Ontario M4P 2B1
 Toronto C10 Mount Pleasant East Toronto % Dif: 96
Taxes: \$14,018.77 / 2026 **For:** Sale **SPIS:** No **DOM:** 17
Sold: \$2,580,000
List: \$2,700,000
Condo Apt **#Shares%:** **Rms:** 8
2-Storey **Locker#:** **Bedrooms:** 3 + 1
Unit#: 12 **Locker Lev/Unit:** A **Washrooms:** 3
Corp#: TSCC / 1672 **Locker Unit:** 107 1x4xGround, 1x2xGround, 1x4xUpper
Level: 1
Dir/Cross St: Blythwood Rd and Yonge Street
Directions: Blythwood Rd and Yonge Street
Prop Mgmt: GPM General Property Management 905-669-0222

MLS#: C13458096 **Sold Date:** 07/04/2026
PIN#: 126720012

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: 16-30 Year Built: 2004 Yr Built Source: MPAC Apx Sqft: 2500-2749 Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: Available Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,517.81 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, Family Room, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: Primary Bedroom - Main Floor, Storage Area Lockers	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Level A #52 / Level A #53 Bldg Amen: Bike Storage Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	16.93	x 23.52	Fireplace	Hardwood Floor	W/O To Patio
2	Dining	Ground	15.62	x 12.7	Open Concept	Pot Lights	Crown Moulding
3	Kitchen	Ground	12.43	x 10.86	West View	Ceramic Floor	W/O To Deck
4	Prim Bdrm	Ground	19.06	x 14.4	4 Pc Ensuite	W/W Closet	Broadloom
5	Family	Ground	12.24	x 14.37	B/I Desk	West View	French Doors
6	Powder Rm	Ground	3.61	x 6.73	Ceramic Floor		
7	Den	Upper	13.75	x 19.13	Broadloom	West View	
8	Library	Upper	5.68	x 8.33	B/I Bookcase	Pot Lights	Window
9	Br	Upper	13.94	x 23.56	4 Pc Ensuite	W/I Closet	Broadloom

Client Remks: First time offered for sale. Premium southwest corner. Two level condo with two principal bedrooms, 10 to 11 foot ceiling height throughout. Fabulous south terrace with trees and gardens surrounding this special end unit. The main level has a spacious principal bedroom with a four piece ensuite, including a shower. There are wall-to-wall closets and tall, west windows, recently redecorated in neutral decor tones. The main level family room has a wall to wall built-in with West light and French doors. The most amazing entertaining space has two walkouts one to a barbeque deck next to the kitchen and the other central in a full wall of south windows that open to a huge private terrace. Open concept dining room with crown moulding and hardwood floors, the living room is centred around the built-ins with gas fireplace and adjacent shelving. Upper level has a small den, a library and another bedroom with four piece ensuite and walk-in closet. This unit has two car parking and a locker. It's so sunny and quiet. It's hard to believe you are one block from Yonge Street. Pet owners are especially appreciative of the main floor entrance. This historic boutique building is irreplaceable in terms of condos. This is nestled in Sherwood Park. It is seemingly half condo half house!!

Inclusions: Broadloom where laid, existing blinds, drapes and drapery rods, electric light fixtures, (fridge, stove, dishwasher, washer, dryer, freezer, BBQ all sold in "as is" condition), hot water tank. Large wooden planters on terrace, gas fireplace with remote control.

Listing Contracted With: ROYAL LEPAGE/ & D DIVISION **Ph:** 416-489-2121



65 Broadway Ave 3803 Toronto Ontario M4P 1T9 Toronto C10 Mount Pleasant West Toronto % Dif: 95 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 19			Sold: \$2,585,951 List: \$2,719,900
Condo Apt Apartment Unit#: 03 Corp#: TSCC / 0	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 38	Rms: 6 Bedrooms: 3 Washrooms: 3 1x5, 2x3	
Dir/Cross St: Yonge/Eglinton Directions: Yonge/Eglinton Prop Mgmt: Tbd			

MLS#: C12941400 **Sold Date:** 04/19/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: New Apx Sqft: 1800-1999 Sqft Source: Builder Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,085 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes 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, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.6	x 9.15	
2	Living	Main	24.02	x 19.75	
3	Dining	Main	24.02	x 19.75	
4	Prim Bdrm	Main	18.18	x 13.09	
5	2nd Br	Main	13.48	x 9.68	
6	3rd Br	Main	12.99	x 10.6	

Client Remks: Welcome to Sixty Five Broadway, where a rare opportunity awaits in the coveted penthouse collection at the heart of Yonge and Eglinton. This stunning corner suite offers 1,938 sq. ft. of refined interior space plus a 565 sq. ft. wraparound balcony with breathtaking southwest exposure, taking in panoramic views of the downtown skyline and the west end of the city. With soaring 10-ft ceilings, floor-to-ceiling windows, and a open-concept layout, this 3-bedroom, 3-bathroom residence is designed for both everyday luxury and effortless entertaining. The gourmet kitchen features contemporary European cabinetry, granite countertops, and a full integrated appliance package. The primary suite boasts his and her closets and a 5-piece spa-inspired ensuite. Smart home features include smartphone-controlled entry, remote climate control, and 24-hour executive concierge. Residents enjoy a world-class amenity package including a fitness centre, yoga studio, party room with chef's table, outdoor terrace with BBQ stations, screening room, and more. Located steps from two transit lines - the Line 1 subway and the Eglinton Crosstown LRT - and surrounded by some of Midtown's best dining and shopping, this is a rare chance to live at the very top of one of Toronto's most sought-after addresses. List price includes 1 parking spot, 2nd parking spot available for purchase. The listing agent represents the builder for the entire Penthouse Collection. Taxes not yet assessed.

Listing Contracted With: URBAN HOMES REALTY INC. **Ph:** 416-613-1033

	1 Strathgowan Ave TH4		Sold: \$3,300,000
	Toronto Ontario M4N 0B3		List: \$3,495,000
	Toronto C04 Lawrence Park South Toronto % Dif: 94		
	Taxes: \$0 / 2025	For: Sale	SPIS: No
Condo Townhouse	#Shares%:	Rms: 11	
2-Storey	Locker#:	Bedrooms: 3 + 1	
Unit#: 4	Locker Lev/Unit:	Washrooms: 4	
Corp#: TSCC / 3027	Locker Unit:	1x2xMain, 1x5x2nd,	
	Level: 1	2x4x2nd	
Dir/Cross St: Yonge St & Strathgowan Ave			
Directions: North of Blythwood Rd			
Prop Mgmt: Del Property Management			

MLS#: C13052132 **Sold Date:** 05/14/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$960.20	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Stone
Heat: Fan Coil / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: New	UFFI:	Drive: Underground
Apx Sqft: 2250-2499	Elev/Lift:	Park Type: Owned
Sqft Source: Builder	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: Ne	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: P2
Spec Desig: Unknown	Water Incl:	Bldg Amen:
Survey Type: None	Heat Incl:	Bbqs Allowed, Bike Storage, Concierge, Guest
Phys Hdcap-Eqp:	Cable TV Incl:	Suites, Party/Meeting Room, Visitor Parking
	Bldg Ins Incl: Y	Com Elem Incl: Y
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Park,	
	Pets Allowed with Restrictions, Ravine	
	Exterior Feat: Patio Interior Feat: Other	
	Security Feat: Security Guard, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.74	x 4.66	Closet
2	Living	Main	13.09	x 12.01	Closet Organizers
3	Dining	Main	13.16	x 9.68	Open Concept
4	Kitchen	Main	13.16	x 9.84	Picture Window
5	Family	Main	11.52	x 10.99	Led Lighting
6	Den	Main	10.17	x 9.42	Modern Kitchen
7	Laundry	Main	7.35	x 6.99	Centre Island
8	Prim Bdrm	2nd	15.91	x 15.49	Sliding Doors
9	2nd Br	2nd	13.42	x 9.91	W/O To Patio
10	3rd Br	2nd	10.83	x 10.33	W/O To Balcony
					Pot Lights
					Hardwood Floor
					Laundry Sink
					B/I Vanity
					Tile Floor
					W/I Closet
					W/O To Balcony
					4 Pc Ensuite
					W/I Closet
					Picture Window
					Double Closet
					Large Window

Client Remks: * You Have Arrived! Perfection At The Winslow In Lawrence Park! * Spanning 2,364 Square Feet Of Luxurious Living Space Plus A 341 Square Foot Terrace And 2nd Floor Balcony * Exceptional Open Concept Layout Perfect For Entertaining * Grand Principal Rooms With Soaring 10'5" Ceilings * Gourmet Eat-in Kitchen Offering Miele Appliances * Main Floor Family Room & Office * Private Garden Terrace With Gas BBQ Hookup & Garden Hose Bib * Oversized Primary Bedroom Features A Large Walk-in Closet And Spa-Like 5 Piece Ensuite * Three Generous Bedrooms * Great Wall Space For Hanging Art * Fully Upgraded - Top-Of-The-Line Appliances, Custom Millwork, Heated Primary Bathroom Floors, Stone Countertops * Large Storage Area Off Laundry Room * One Prime Parking Space Included * Steps To Yonge Street Shopping & Restaurants * High-end Boutique Building Offers 24/7 Concierge, Party Room, Guest Suite, Gym, Pet Wash * Pet Friendly Building Allows For Two Non-Aggressive Animals Not Exceeding 25" From Floor To Shoulder Blades *

Inclusions: Top-Of-The-Line Miele Appliances (36" French Door Fridge, 5 Burner Gas Cooktop, Wall Oven, Microwave, Dishwasher), Whirlpool Washer & Dryer, All Efs, All Custom Built-ins, All Closet Organizers, Heated Primary Bathroom Floors, 1 Prime Parking Space.

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