



1177 Yonge St 314 Toronto Ontario M4T 2Y4 Toronto C09 Rosedale-Moore Park Toronto % Dif: 97 Taxes: \$3,581.91 / 2025 For: Sale SPIS: No DOM: 4		
Condo Apt Apartment Unit#: 13 Corp#: MTCC / 699	#Shares%: Locker#: B26 Locker Lev/Unit: Locker Unit: Level: 3	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4
Dir/Cross St: Yonge & Summerhill Directions: East of Yonge St. Prop Mgmt: Crossbridge Condominium Services		

MLS#: C12708952 **Sold Date:** 01/23/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: Apartment Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Apx Sqft: 1000-1199 Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,486.54 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: B26 Park \$/Mo: Prk Lvl/Unit: P2-26 Bldg Amen: Exercise Room, Recreation Room, Sauna, Tennis Court, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	19.88	x 9.94	Hardwood Floor	W/O To Balcony	O/Looks Garden
2	Dining	Ground	9.94	x 8.96	Hardwood Floor	Combined W/Living	Mirrored Walls
3	Kitchen	Ground	12.93	x 8.96	Breakfast Bar	Quartz Counter	Stainless Steel Appl
4	Br	Ground	14.93	x 11.94	Broadloom	W/I Closet	O/Looks Garden
5	Laundry	Ground	5.91	x 4.92	Ceramic Floor		

Client Remks: Rosedale Gem - Spacious 1-Bedroom Condo Steps from Yonge- Step into a world of convenience, style, and space in this oversized 1-bedroom, 1-bath condo in the heart of Rosedale. Just steps from the subway, boutique shops, top-rated restaurants, and a flagship LCBO, everything you need is truly at your fingertips. Boasting generous square footage and serene views overlooking the park and tennis courts, this suite also features a rare, sizable balcony- a standout offering in this building, as many units do not have one. Large enough to comfortably accommodate tables and chairs, it's the perfect setting to enjoy your morning coffee, evening wine, or al fresco dining with a private, peaceful outlook. Move in and enjoy as-is, or bring your own designer vision to elevate the space and make it your own. Set within a quiet, mature building with 24-hour concierge service, this home delivers effortless city living. Ideal for downsizers, professionals, or anyone seeking a refined lock-and-leave pied-a-terre in one of Toronto's most coveted neighbourhoods.

Inclusions: Fridge, Stove, Dishwasher, Washer & Dryer, All Electric Light Fixtures, All Window Coverings.
Listing Contracted With: Royal LePage Real Estate Associates, Larose Team **Ph:** 905-278-7355



1231 Yonge St 301 Toronto Ontario M4T 2T8 Toronto C09 Rosedale-Moore Park Toronto % Dif: 96 Taxes: \$3,438.64 / 2025 For: Sale SPIS: No DOM: 57			Sold: \$765,000 List: \$798,000
Condo Apt Apartment Unit#: 1 Corp#: MTCC / 1230	#Shares%: Locker#: Locker Lev/Unit: 1 Locker Unit: 45 Level: 3	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge St & Summerhill Ave Directions: East Side of Yonge, North of Summerhill Prop Mgmt: Performance Property Management			

MLS#: C12763890 **Sold Date:** 04/03/2026
PIN#: 012230006

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: 16-30 Year Built: 1999 Yr Built Source: MPAC Apx Sqft: 800-899 Sqft Source: 842 As Per MPAC Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$847.47 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lyndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 29 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Bike Storage, 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	18.18	x 10.93	Open Concept Large Window Combined W/Dining
2	Dining	Main	18.18	x 10.93	O/Looks Living Hardwood Floor Open Concept
3	Kitchen	Main	12.99	x 10.01	Breakfast Bar Backsplash B/I Appliances
4	Br	Main	14.34	x 10.83	W/I Closet Sliding Doors 4 Pc Bath
5	Den	Main	9.51	x 9.58	Hardwood Floor Nw View O/Looks Living

Client Remks: This Is A One-Plus Den That Knows Exactly What It Is. Fully renovated, meticulously maintained, and designed with restraint rather than excess. Every choice feels intentional. Not one moment out of place. At 840+ square feet, with expansive 10+ foot ceilings, the airy, open plan is immediately compelling & beautifully resolved. Sunlight moves freely throughout, amplifying proportions and giving this elegant residence a calm, architectural presence that feels larger than its footprint suggests. The palette is soft & disciplined. Wide plank engineered hardwood in a pale oak finish runs wall to wall, stretching sightlines and reinforcing a clean, gallery-like flow through the living and entertaining spaces. Custom details appear throughout, with flat-panel cabinetry, integrated storage, choice hardware, laundry, and tailored notes that read as elevated as the apartment itself. The kitchen strikes a confident balance between classic and contemporary. Shaker-inspired cabinetry is paired with warm brass hardware, a softly veined stone backsplash, and integrated, built-in appliances that keep everything neat and considered. The primary bedroom understands the assignment. A calm, light-toned envelope allows proportion to take the lead, with ceiling height adding quiet drama while sculptural lighting introduces warmth without visual clutter. Then there is the expansive walk-through closet. Not tucked away. Not an afterthought. Envyable, fully built-in with shelving, drawers, and hanging areas for those who love to spend. And finally, the den adapts without compromise. Dining. Office. Creative studio. It doesn't ask you to choose. It simply works. A Summerhill suite with an all-star lineup: a proper entry, a true front hall closet, a well-appointed four-piece bath, all within a building that's safe, secure, and well managed...[Cont'd]

Inclusions: Underground parking & storage locker add everyday convenience, while the prime location delivers top-tier accessibility and livability. A renovation done properly. Designed to sit quietly on the sidelines, knowing quality never has to raise its voice! For full list of inclusions please reference our Schedule B.

Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000



70 Shaftesbury Ave 6
Toronto Ontario M4T 1A3
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 103
Taxes: \$5,753.68 / 2025 **For:** Sale **SPIS:** No **DOM:** 10
Sold: \$1,220,000
List: \$1,179,000
Condo Townhouse **#Shares%:** **Rms:** 6
3-Storey **Locker#:** **Bedrooms:** 2
Unit#: 6 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: YCC / 352 **Locker Unit:** 1x4x2nd, 1x3x3rd,
Level: 1 1x2xLower
Dir/Cross St: Yonge St / Shaftesbury Ave
Directions: Via Google Maps
Prop Mgmt: GPM Property Management (905) 669-0222

MLS#: C12815834 **Sold Date:** 03/06/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Roof: Unknown Foundation: Unknown Sqft Source: Floor Plans Exposure: Ew Assessment: Spec Desig: Other Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$800 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, Fenced Yard, Park, Pets Allowed with Restrictions, Public Transit, Ravine Exterior Feat: Patio Interior Feat: Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: 7-A Bldg Amen: Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 7.91	Fireplace	Bay Window	Broadloom
2	Dining	Main	20.18	x 9.58	Open Concept	W/O To Terrace	Broadloom
3	Kitchen	Main	7.51	x 6.92	Galley Kitchen		
4	2nd Br	2nd	18.34	x 13.09	Closet	4 Pc Bath	Broadloom
5	Prim Bdrm	3rd	20.67	x 12.93	Balcony	3 Pc Ensuite	Broadloom
6	Rec	Lower	17.49	x 11.52	Skylight	2 Pc Bath	Broadloom

Client Remks: Tucked within an intimate 14-unit enclave in coveted Summerhill, this red brick condo-townhouse offers a rare opportunity to reimagine a home in one of the city's most beloved neighbourhoods. Spanning over 1,785 square feet across four levels, it combines quiet residential living with direct underground parking and access to the very best of Summerhill. The main floor opens into an open-concept living and dining room with a main floor walk-out to a private courtyard garden framed by brick walls. The galley style kitchen could be opened in the future to connect more seamlessly to the principal spaces. The second level features a generously sized bedroom, a four-piece bathroom, and storage closets, with potential to reconfigure to two bedrooms as seen in neighbouring units. The third floor is currently an open concept space perfect for a primary suite with a three-piece bathroom and balcony overlooking the neighbourhood. The lower level offers natural light from a row of skylights and can function as a recreation room, gym, or home office. This level includes a two-piece bathroom (with shower rough-in), walk-in storage closet, laundry facilities, and direct access to the underground garage with parking for one vehicle. Steps to Summerhill's shops, restaurants, and Summerhill Station, this is an exceptional opportunity in Toronto's coveted Summerhill.

Inclusions: See Schedule B

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



1177 Yonge St PH 702
Toronto Ontario M4T 2Y4
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 94
Taxes: \$6,221.22 / 2026 **For:** Sale **SPIS:** No **DOM:** 16
Sold: \$1,125,000
List: \$1,199,000
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: MTCP / 699 **Locker Unit:** 15 1x5xMain, 1x3xMain
Level: 7
Dir/Cross St: Yonge St And Summerhill Ave
Directions: Yonge St And Summerhill Ave
Prop Mgmt: First Service Residential

MLS#: C13141794 **Sold Date:** 06/04/2026
Assignment: No **Fractional Ownership:** No **PIN#:** 116990105

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: 31-50 Year Built: 1985 Yr Built Source: MPAC Apx Sqft: 1400-1599 Sqft Source: MPAC Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,175.46 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: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Ravine Exterior Feat: Landscaped, Recreational Area Interior Feat: Carpet Free, Built-In Oven, Bar Fridge Security Feat: Concierge/Security	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 A- Unit15 Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Tennis Court, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.17	x 8.43	W/W Closet	Hardwood Floor	Combined W/Laundry
2	Living	Main	21.16	x 18.34	Hardwood Floor	Electric Fireplace	Bow Window
3	Dining	Main	21.16	x 18.34	Open Concept	Hardwood Floor	Large Window
4	Kitchen	Main	8.01	x 22.83	Renovated	Centre Island	Skylight
5	Prim Bdrm	Main	12.01	x 15.68	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	Br	Main	13.32	x 10.01	Hardwood Floor	Double Closet	Large Window

Client Remks: Perched above Summerhill in the coveted penthouse at The Ports, this beautifully renovated 1,471 sq ft residence offers an exceptional blend of architectural character, natural light and refined modern living. Defined by its dramatic curved wrap-around windows, the expansive open-concept living and dining spaces are flooded with light and anchored by an elegant electric fireplace, creating a warm yet sophisticated atmosphere ideal for both everyday living and entertaining. The stylish renovated kitchen is thoughtfully designed with quartz countertops, glass backsplash, modern cabinetry, wine fridge and a skylight over the centre island that brings additional natural light into the heart of the home. Engineered hardwood floors, flat ceilings and pot lights add to the clean contemporary aesthetic throughout. The spacious primary retreat features a large walk-in closet with custom built-ins and a luxurious renovated ensuite bathroom complete with a floating double vanity, separate glass shower and soaker tub. A generously sized second bedroom and beautifully updated second bathroom provide flexibility for guests. Includes 1-car parking and a private locker room conveniently located directly behind the parking space. The Ports is a luxurious low-rise condominium with 24 hr concierge, tucked into the heart of prestigious Summerhill. Surrounded by lush private gardens and park-like grounds, with access to a Tennis court, this tranquil urban sanctuary offers an exceptional lifestyle just steps to the upscale shops, acclaimed restaurants, cafes and boutiques of Rosedale and Summerhill.

Inclusions: See Schedule C

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



14 Charlesworth Lane Toronto Ontario M4T 3B5 Toronto C09 Rosedale-Moore Park Toronto % Dif: 90 Taxes: \$6,470.06 / 2025 For: Sale SPIS: No DOM: 14		
Condo Townhouse 3-Storey Unit#: 32 Corp#: TSCC / 2487	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 7 Bedrooms: 2 + 1 Washrooms: 2 1x4x2nd, 1x4x3rd
Dir/Cross St: Yonge / Shaftesbury Directions: Yonge / Shaftesbury Prop Mgmt: T.S.E Management Services Inc. Tel: 905-764-9166		

MLS#: C12864596 **Sold Date:** 03/24/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: Floor Plans Exposure: Ns Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,319.06 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, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 28 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 14 Charlesworth Lane ! A Prime Summerhill Residence. A Beautiful 3 Storey Townhome Tucked Away Behind 21 Shaftesbury Ave In A Lush, Landscaped Courtyard Setting. Across From The Summerhill Subway & Just Steps To The Rosedale Shops/Restaurants, Reservoir Park & Ravine. Ample Amount of Sun-Drenched Living Space. Open-Concept Living/Dining with Walk-Out To A Charming Patio Garden. Bbq's Allowed! Generous Bedrooms, Two 4 Piece Bathrooms, Open Balcony on the 3rd floor & Cosy Above Grade Family / Entertainment Room. Direct Access to Underground Garage Parking. Fantastic Condo Amenities; Indoor Pool/Hot Tub/Gym/Concert Area/Concierge Etc.					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



40 Oaklands Ave 337
Toronto Ontario M4V 2Z3
 Toronto C02 Yonge-St. Clair Toronto % Dif: 89
Taxes: \$6,131 / 2025 **For:** Sale **SPIS:** No **DOM:** 15
Sold: \$1,200,000
List: \$1,350,000
 Condo Apt #Shares%: Rms: 8
 2-Storey Locker#: Bedrooms: 2
 Unit#: 10 Locker Lev/Unit: Lower Washrooms: 3
 Corp#: MTCC / 542 Locker Unit: 1x2xMain, 1x3xLower, 1x4xLower
 Level: 2
Dir/Cross St: Avenue & Oaklands
Directions: South side of Oaklands Avenue, East of Avenue Road.
Prop Mgmt: Meritus Group Management Inc.

MLS#: C12926488 **Sold Date:** 04/10/2026
PIN#: 115420036

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: 31-50 Year Built: 1980 Apx Sqft: 1400-1599 Sqft Source: Floor Plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$2,464.56 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: N HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School Exterior Feat: Landscaped, Controlled Entry, Lighting Interior Feat: Built-In Oven, Carpet Free, Storage Security Feat: Concierge/Security	Balcony: Encl Ens Lndry: Y Lndy Lev: Lower Exterior: Brick / Other Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 41 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Car Wash, Concierge, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.16	x 6.5	Tile Ceiling 2 Pc Bath Closet
2	Living	Main	20.83	x 11.58	Hardwood Floor B/I Shelves Large Window
3	Dining	Main	13.58	x 9.68	Hardwood Floor W/O To Terrace O/Looks Living
4	Kitchen	Main	13.68	x 6.99	Hardwood Floor Stone Counter B/I Appliances
5	Prim Bdrm	Lower	17.42	x 12.07	Hardwood Floor Large Closet 4 Pc Ensuite
6	2nd Br	Lower	14.76	x 8.99	Hardwood Floor W/O To Balcony Closet
7	Office	Lower	12.6	x 7.84	Hardwood Floor Pot Lights 3 Pc Bath
8	Laundry	Lower	10.76	x 10.17	Tile Floor Sliding Doors Linen Closet

Client Remks: The Oaklands is one of midtown Toronto's most coveted buildings - a luxury offering situated within a quiet, tree-lined neighbourhood offering privacy rarely found this close to the city's core. Suite 337 is a refined two-storey residence offering 1,590 square feet of living space, complemented by two distinct outdoor spaces - an enclosed terrace, and serene balcony. It lives more like a townhome than a condominium, with separation between entertaining and private quarters. The main level is open and inviting: a newly renovated kitchen features Fisher & Paykel appliances, stone countertops, and streamlined cabinetry that flows naturally into the living and dining areas. Floor-to-ceiling windows welcome in morning light and open to an east-facing terrace - an ideal spot for coffee, reading, or quiet evenings at home. A discreet powder room and custom built-in millwork complete the level. The lower level is calm and private, featuring a primary suite that includes a walk-through dressing area, a spacious ensuite, and direct access to the balcony. A dedicated laundry and storage room, along with a comfortable reading nook, adds day-to-day ease. Thoughtfully updated, Suite 337 offers space, privacy, and architectural integrity - an ideal next chapter for those seeking quality. Designed by the esteemed architectural partnership of Macy DuBois and Helga Plumb, The Oaklands is an award-winning example of late-stage modernism, defined by strong horizontal lines, clay tile detailing, and a perfect marriage of architecture, light, and landscape. Subtle references to Frank Lloyd Wright are felt rather than stated, giving the building a warmth and permanence that has aged exceptionally well. Set within the Cottingham School District and surrounded by Summerhill's historic streetscapes, 40 Oaklands Avenue remains a quietly significant address with enduring appeal.

Inclusions: Fisher & Paykel refrigerator, Fisher & Paykel wall oven, Fisher & Paykel induction cooktop, Fisher & Paykel dishwasher, Panasonic microwave, washing machine, drying machine, all heating systems and related equipment, all cooling systems and related equipment, all electrical light fixtures, all window coverings except where excluded.

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



51 Shaftesbury Ave Toronto Ontario M4T 3B3 Toronto C09 Rosedale-Moore Park Toronto % Dif: 99 Taxes: \$8,785 / 2025 For: Sale SPIS: No DOM: 13		
Condo Townhouse 3-Storey Unit#: 51 Corp#: TSCP / 2487	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 10 Bedrooms: 3 Washrooms: 5 1x3xLower, 1x2xMain, 1x3x2nd, 1x2x2nd, 1x3x3rd
Dir/Cross St: Yonge And Summerhill Directions: Turn east off of Shaftesbury from Yonge Prop Mgmt: TSE Management Services 905-764-9166		

MLS#: C13096826 **Sold Date:** 05/20/2026
PIN#: 764870050

Kitchens: 1 + 2 Fam Rm: Y Basement: Fin W/O / W/O / Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2004 Apx Sqft: 1800-1999 Lot Size Source: MPAC Sqft Source: Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$2,108.30 A/C: Central Air Central Vac: Yes 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: Central Vacuum, Cul De Sac, Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit Interior Feat: In-Law Suite, Central Vacuum	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Detached / 2 Drive: Covered Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Indoor Pool, Visitor Parking, Elevator Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 10.66	Hardwood Floor	Electric Fireplace	Combined W/Dining
2	Dining	Main	15.26	x 10.43	Hardwood Floor	Combined W/Living	South View
3	Kitchen	Main	13.42	x 8.6	Tile Floor	Open Concept	Centre Island
4	Prim Bdrm	2nd	12.6	x 11.42	Broadloom	3 Pc Ensuite	W/I Closet
5	2nd Br	2nd	10.33	x 9.84	Broadloom	Double Closet	Large Window
6	Family	3rd	16.67	x 9.32	Hardwood Floor	Vaulted Ceiling	South View
7	Kitchen	3rd	9.68	x 8.01	Hardwood Floor	Combined W/Family	Custom Counter
8	Br	3rd	11.32	x 11.25	Broadloom	3 Pc Ensuite	Vaulted Ceiling
9	Rec	Lower	19	x 16.57	Tile Floor	Murphy Bed	Walk-Out
10	Kitchen	Bsmt	8.33	x 8.17	Ceramic Floor	Combined W/Rec	B/I Appliances

Client Remks: Stunning townhome in desirable Summerhill area. This thoughtfully designed 3-bedroom , 5 bathroom home offers exceptional versatility and space (2480 sq on all levels), with a 3rd floor fully contained loft apartment with vaulted ceilings and a kitchen. The main floor with 9 ' ceilings features a bright open-concept kitchen with a large island, custom cabinets, and quality appliances. Combined living room and dining room with large south-facing windows fill the space with natural light. Step out to your own private deck and garden. The walkout basement includes a kitchenette, murphy bed, built-in cabinets and bookshelves, plus a gas fireplace and 3 piece bathroom. Offering fantastic in-law or guest suite potential. Primary bedroom features a spacious walk-in closet and a luxurious 3-piece ensuite. Plus a bonus sitting room or office space. This beautiful home is part of an exclusive, quiet enclave of a few townhomes and small boutique condo building with incredible amenities, including a community garden, indoor pool, gym, party room, visitor parking, concierge, guest suite and concert hall. A true sense of community with music nights and active social clubs. Tucked away in a quiet complex, yet steps to Yonge St and the subway. Perfect for families, downsizers, or professional couples. Enjoy all that the Summerhill area has to offer with excellent shops and restaurants at your door step. Well-maintained by the original owner, quality updates and features throughout. Move-in ready. This home includes a detached garage, a feature not included with most units. Modern day living with 2nd floor laundry, and ample storage in utility room and throughout. A rare opportunity offering space, flexibility, and exceptional functionality in one of the city's most coveted neighbourhoods.

Inclusions: Fridge, Stove, dishwasher, washer, dryer, all blinds and window coverings, all elfs, water softener, freezer, 3rd floor fridge and oven, basement mini fridge and oven.

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



10 Walker Ave 116
Toronto Ontario M4V 1G2
 Toronto C02 Yonge-St. Clair Toronto % Dif: 97
Taxes: \$7,367 / 2025 **For:** Sale **SPIS:** No **DOM:** 20
Sold: \$1,499,000
List: \$1,549,000
 Condo Townhouse **#Shares%:** **Rms:** 8
 3-Storey **Locker#:** **Bedrooms:** 3
Unit#: 116 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: YCC / 522 **Locker Unit:** 1x4x2nd, 1x4x3rd
Level: 1
Dir/Cross St: Yonge Street and Summerhill
Directions: South of St. Clair, west on Yonge Street. Steps from Summerhill subway station.
Prop Mgmt: Summa Property Management

MLS#: C13453340 **Sold Date:** 07/06/2026
Assignment: No **Fractional Ownership:** No **PIN#:** 115220017

Kitchens: 1 Fam Rm: N Basement: Finished / Fin W/O / Sep Entrance Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 31-50 Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 2000-2249 Lot Size Source: MPAC Sqft Source: Plans Exposure: W Assessment: \$977,000 / 2026 Spec Design: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,118 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: N HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, School Bus Route Exterior Feat: Landscaped, Patio Interior Feat: Other	Balcony: None Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: P17 Park \$/Mo: Prk Lvl/Unit: P1 Bldg Amen: Bbqs Allowed, Bike Storage, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4	x 3.35	Tile Floor
2	Living	Main	16.99	x 13.16	Hardwood Floor
3	Dining	Main	12.83	x 10.99	Hardwood Floor
4	Kitchen	Main	14.99	x 7.35	Tile Floor
5	Breakfast	Main	14.99	x 7.35	Tile Floor
6	2nd Br	2nd	13.09	x 9.68	Broadloom
7	3rd Br	2nd	10.99	x 9.51	Broadloom
8	Prim Bdrm	3rd	20.57	x 10.43	Broadloom
9	Rec	Lower	19	x 9.58	Hardwood Floor
10	Laundry	Lower	15.09	x 4.17	Tile Floor
11	Bathroom	2nd	0	0	4 Pc Bath
12	Bathroom	3rd	0	0	4 Pc Ensuite

Client Remks: Situated in the heart of the well-loved Summerhill neighbourhood, this townhouse condominium is a gem. Set back from the street, with a private west-facing terrace overlooking impeccable grounds, this home is in a rarely available townhouse complex just steps from Yonge Street. This pristine unit offers over 2,000 square feet of living space across four floors, with a private entrance on the lower-level to the unit's parking space. The spacious main floor has generous-sized living and dining rooms with ample room for gatherings, a gas fireplace and walkout to a private terrace. The adjoining kitchen and breakfast rooms are combined for tranquil meals or options to redesign or expand the space. The second floor offers two generous bedrooms, both with large west-facing windows, and a four-piece bathroom. The third floor is dedicated entirely to the primary suite - a bright, well-proportioned retreat at just under 500 square feet with an oversized bedroom with room for a King-sized bed and space to easily accommodate an adjacent private office or sitting area. A private four-piece bath and walk-in closet rounds out the expansive space. The lower level recreation room offers room for multiple seating areas, a playroom or an office, also making it the perfect spot for family movie night or entertaining friends. Two large closets offer easy storage, and the laundry room and parking garage walk-out round out this ideal living area. The windows were replaced in 2023 and the front door in 2024. In the catchment for coveted Cottingham Junior Public School and Our Lady of Perpetual Help Elementary School. Steps to the cafes, restaurants, shops, activities and all that the vibrant Summerhill and Rosedale communities offer and a 15-minute walk to Yorkville. Lovingly maintained by the same owner for over three decades, this is a rare opportunity for a spacious and pristine Summerhill pied-a-terre to call your own.

Inclusions: All appliances, all electric light fixtures, all window treatments.

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



10 Walker Ave 104 Toronto Ontario M4V 1G2 Toronto C02 Yonge-St. Clair Toronto % Dif: 95 Taxes: \$7,367.43 / 2025 For: Sale SPIS: No DOM: 8			Sold: \$1,525,000 List: \$1,599,000
Condo Townhouse 3-Storey Unit#: Unit Corp#: YCC / 522	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: Lev	Rms: 8 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x4x3rd	
Dir/Cross St: Yonge St / Walker Ave Directions: Via Google Maps Prop Mgmt: Summa Property Management Inc. (647) 341-7990			

MLS#: C12710252 **Sold Date:** 01/27/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 2000-2249 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$1,118 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fenced Yard, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit Exterior Feat: Landscaped, Patio, Privacy Interior Feat: Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Visitor Parking Com Elem Incl: Y
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Topography: Flat								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	0	0	Closet	Hardwood Floor		
2	Living	Main	16.99	x 13.32	Fireplace	W/O To Terrace	West View	
3	Dining	Main	12.73	x 10.89	O/Looks Living	Hardwood Floor		
4	Kitchen	Main	7.64	x 7.58	Stainless Steel Sink	Mirrored Walls	Hardwood Floor	
5	Breakfast	Main	7.58	x 6.99	O/Looks Frontyard	Separate Rm	Hardwood Floor	
6	2nd Br	2nd	12.24	x 9.58	Double Closet	West View	Broadloom	
7	3rd Br	2nd	11.15	x 9.58	B/I Shelves	West View	Broadloom	
8	Prim Bdrm	3rd	21	x 14.73	W/I Closet	4 Pc Ensuite	B/I Shelves	
9	Rec	Lower	18.47	x 9.48	Walk-Up	W/O To Garage	Broadloom	

Client Remks: The townhouse development at 10 Walker Avenue is a coveted local collection of thirty-four skillfully designed townhomes which were built in 1980, when the function of a floor plan was still integral to a development's success. Townhouse 104 is set at the furthest westerly point of this development, benefitting from the afternoon exposure and mature green cedars that line the western perimeter of this complex. The unit offers just over 2000 square feet of living space including all levels with a walk-out to the unit's parking space directly from the lower level. The main floor comfortably holds large principal furnishings in the generous living and dining rooms, while the kitchen has a tandem breakfast room beside it, gathering residents for their more informal dining routines. The living room has an electric fireplace and a wall of windows and a walk-out to the terrace that looks into mature cedars. The second floor holds two large bedrooms and a shared four-piece bathroom, while the third floor is occupied entirely by the primary suite with a walk-in closet and four-piece ensuite bathroom. Natural light is abundant on all levels given the intention set during the design placement of architectural windows. There is also a large recreation room or home gym, a large storage closet, and access to the ensuite laundry. Unit 104 is a quiet, peaceful setting within this superb development, and just steps to Summerhill and Rosedale's vibrant array of shops, fine grocers, dining experiences and cafes. Enjoy the array of community benefits both in the surrounding Summerhill community and also within this lovely collection of residents at 10 Walker Avenue.

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



40 Oaklands Ave W 316 Toronto Ontario M4V 2Z3 Toronto C02 Yonge-St. Clair Toronto % Dif: 83 Taxes: \$6,364 / 2025 For: Sale SPIS: No DOM: 12			Sold: \$1,350,000 List: \$1,629,000
Condo Apt 3-Storey Unit#: 316 Corp#: MTCC / 542	#Shares#: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 5 Bedrooms: 2 + 1 Washrooms: 3 1x4x2nd, 1x4x2nd, 1x2xGround	
Dir/Cross St: Avenue Road, and Dupont Directions: West Prop Mgmt: The Meritus Group			

MLS#: C12867340 **Sold Date:** 03/20/2026
PIN#: 115420061

Kitchens: 1 + 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Electric Apx Age: 31-50 Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 1600-1799 Lot Size Source: GeoWarehouse Roof: Asphalt Rolled Sqft Source: MPAC Exposure: W Assessment: \$859,000 / 2025 Spec Design: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$2,612.50 A/C: Central Air Central Vac: Yes UFFI: Elev/Lift: Retirement: Under Contract: None HST Applicable to: In Addition To Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: Y GreenPIS: No Prop Feat: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Exterior Feat: Deck Interior Feat: Atrium, Sauna, Central Vacuum Security Feat: Concierge/Security, Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground, Reserved/Assigned, Private, Inside Entry Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 69 #: 70 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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Topography: Hillside							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Ground	12.43	x 18.77	Combined W/Dining	Large Window	Fireplace
2	Den	Ground	7.19	x 7.64			
3	Dining	Ground	8.23	x 9.65			
4	Utility	2nd	10.53	x 7.19	Sauna		
5	Kitchen	Ground	8.46	x 18.9			
6	Prim Bdrm	2nd	11.38	x 16.01	4 Pc Ensuite		
7	2nd Br	2nd	9.22	x 14.7			
8	Kitchen	3rd	7.22	x 8.14			

Client Remks: Unit 316 at 40 Oaklands offers a rare opportunity to create a truly exceptional residence in one of the city's most distinctive and award-winning buildings. Spanning over 1,775 sq ft, this spacious 2+1 bedroom suite offers remarkable scale and outstanding underlying value, with generous principal rooms, an excellent floor plan, and a flexible den or home office to suit modern living. One of the suite's most impressive features is its private terrace of approximately 380 sq ft-an extraordinary outdoor space for elegant entertaining, al fresco dining, or quiet retreat. With a direct, iconic view of Casa Loma, the setting is as inspiring as it is unique. For buyers with vision, this residence presents the chance to design and customize a home of real substance and character. Existing features such as a private dry sauna and Jacuzzi tub offer exciting potential for a refined, spa-inspired retreat. Complete with the rare convenience of two-car parking, and ideally located just steps to Yorkville, Summerhill, parks, fine dining, everyday amenities, subway access, and downtown transit at the door, this is a remarkable offering in a landmark address.

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



21 Shaftesbury Ave 401 Toronto Ontario M4T 3B4 Toronto C09 Rosedale-Moore Park Toronto % Dif: 85 Taxes: \$5,776.30 / 2025 For: Sale SPIS: No DOM: 31			Sold: \$1,525,000 List: \$1,795,000
Condo Apt Apartment Unit#: 1 Corp#: TSCC / 2487	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 80 Level: 4	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x3xMain, 1x4xMain	
Dir/Cross St: Yonge & Shaftesbury Directions: South side of Shaftesbury Prop Mgmt: TSE Management 905-764-9166			

MLS#: C12787294 **Sold Date:** 03/16/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: Floor Plans Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,492 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, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 53 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	16.77	x 7.15	Hardwood Floor Closet 3 Pc Bath
2	Living	Main	23	x 13.68	Hardwood Floor Open Concept Window
3	Dining	Main	11.68	x 10.99	Hardwood Floor W/O To Balcony Window
4	Kitchen	Main	11.75	x 11.15	Hardwood Floor Stainless Steel Appl Quartz Counter
5	Den	Main	10.76	x 9.74	Hardwood Floor B/I Shelves B/I Desk
6	Prim Bdrm	Main	13.16	x 11.91	Hardwood Floor Double Closet 3 Pc Ensuite
7	2nd Br	Main	12.07	x 9.58	Hardwood Floor Closet B/I Desk

Client Remks: Nestled in the heart of prestigious Summerhill, 21 Shaftesbury Ave is an elegant boutique luxury building offering a rare opportunity to own a spacious, move-in-ready suite in one of Toronto's most desirable neighbourhoods. This bright north-east facing corner unit boasts 1,413 sq ft of thoughtfully renovated living space, filled with natural light from the oversized windows. The open-concept living and dining area offers a flexible, functional layout ideal for both everyday living and entertaining. The stunning kitchen features contemporary quartz countertops, sleek stainless steel appliances, ample cabinetry, and a breakfast bar perfect for busy mornings. The primary bedroom includes two custom-organized closets and a 4-piece ensuite. An additional bedroom plus a versatile den make this home perfect for guests, a home office, or growing families. Generous room sizes, excellent storage throughout, and a spacious balcony enhance the comfort and livability of this special home. Residents enjoy exceptional amenities including a concierge, indoor pool, exercise room, concert hall, library/boardroom, games room, and picnic area. Pet-friendly building with parking and locker included. Ideally located just steps to Yonge Street and directly across from Summerhill Subway Station, with easy access to parks, ravines, tennis clubs, top-rated schools, shops, cafes, restaurants, and the flagship LCBO. This home perfectly balances vibrant city living with a peaceful, community-oriented setting.

Inclusions: See Schedule B
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE **Ph:** 416-888-7007

	10 Walker Ave 109		Sold: \$1,824,000
	Toronto Ontario M4V 1G2		List: \$1,895,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 96		
	Taxes: \$8,295 / 2025	For: Sale	SPIS: No
Condo Townhouse	#Shares%:	Rms: 7	
3-Storey	Locker#:	Bedrooms: 3	
Unit#: 8	Locker Lev/Unit:	Washrooms: 2	
Corp#: YCC / 522	Locker Unit:	1x4x3rd, 1x4x2nd	
	Level: 1		
Dir/Cross St: Yonge and Summerhill			
Directions: West of Yonge St, South of St Clair Ave			
Prop Mgmt: Summa Property Management Inc.			

MLS#: C12561160
PIN#: 115220008

Sold Date: 02/05/2026

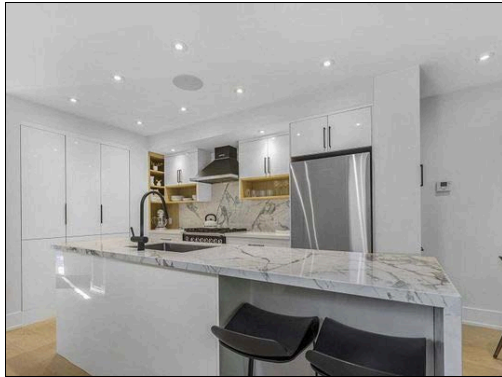
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: Finished	Maint: \$1,125	Lynd Lev: Lower
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: Yes	Gar/Gar Spcs: Underground / 2
Apx Age: 31-50	UFFI:	Drive:
Year Built: 1980	Elev/Lift:	Park Type: Exclusive / Exclusive
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Apx Sqft: 1600-1799	Sale Price:	Park \$/Mo:
Sqft Source: Houssmax	Taxes Incl:	Prk Lvl/Unit:
Exposure: Ns	Heat Incl:	Bldg Amen:
Assessment:	Cable TV Incl:	Com Elem Incl: Y
Spec Desig: Unknown	Bldg Ins Incl:	
Survey Type: None	Cert Level:	
Phys Hdcap-Eqp:	GreenPIS:	
	Prop Feat: Central Vacuum, Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Auto Garage Door Remote, Central Vacuum, Separate Heating Controls, Separate Hydro Meter	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	62.63	x 43.7	W/O To Terrace	B/I Bookcase	Hardwood Floor
2	Dining	Main	36.38	x 18.83	Combined W/Living	Window Flr to Ceil	Hardwood Floor
3	Kitchen	Main	31.43	x 27.66	Breakfast Bar	W/O To Patio	Updated
4	2nd Br	2nd	34.45	x 33.89	4 Pc Bath	Double Closet	Broadloom
5	3rd Br	2nd	29.82	x 24.87	Closet	Hardwood Floor	
6	Prim Bdrm	3rd	53.28	x 43.7	4 Pc Ensuite	Vaulted Ceiling	B/I Closet
7	Rec	Lower	52.53	x 42.62	W/O To Garage	Hardwood Floor	Large Closet
8	Laundry	Lower	0	0	Stainless Steel Sink		

Client Remks: Elegant 3-Bedroom Corner Townhome, located on one of the best streets in Summerhill (no through traffic between Yonge and Avenue Rd). Offering over 2250 sq. ft total living space, stunning hardwood floors, two private terraces, and two premium underground garage spots, this home combines generous scale, thoughtful upgrades, and unmatched convenience. Spacious primary retreat has vaulted ceilings, custom millwork, custom California Closets Wardrobe, and a fully renovated spa-like bathroom with premium features including heated floor. Spacious combined living/dining room with fireplace (**requires minor modifications to be functional - ask Agent for details**). Newer Appliances. Countless upgrades throughout, including custom built-ins and modern kitchen.

Inclusions: Built-In Custom Headboard and Bed in primary bedroom; window coverings; light fittings

Listing Contracted With: ZOLO REALTY **Ph:** 416-898-8932



10 Walker Ave 125			Sold: \$1,850,000
Toronto Ontario M4V 1G2			List: \$1,975,000
Toronto C02 Yonge-St. Clair Toronto % Dif: 94			
Taxes: \$6,228.75 / 2025		For: Sale	SPIS: No
			DOM: 24
Condo Townhouse	#Shares%:	Rms: 6 + 1	
3-Storey	Locker#:	Bedrooms: 2	
Unit#: 125	Locker Lev/Unit:	Washrooms: 2	
Corp#: YCC / 522	Locker Unit:	1x4xMain, 1x4x3rd	
	Level: Mai		
Dir/Cross St: Yonge and Walker			
Directions: West off of Yonge on Walker			
Prop Mgmt: Summa Prop Mgmt			

MLS#: C12696470 **Sold Date:** 02/07/2026
PIN#: 115220025

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 31-50 Year Built: 1984 Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: Houssmax Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,125 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: Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Carpet Free, Water Heater	Balcony: None Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.01	x 10.5	Open Concept	Centre Island	B/I Appliances
2	Dining	Main	14.01	x 7.68	Breakfast Area	Built-In Speakers	4 Pc Bath
3	Family	2nd	16.01	x 14.01	Window	Hardwood Floor	
4	Living	2nd	14.01	x 13.16	Window	Gas Fireplace	
5	Prim Bdrm	3rd	14.01	x 12.5	Large Closet	Hardwood Floor	
6	2nd Br	3rd	14.01	x 8.6	Closet Organizers	Hardwood Floor	
7	Rec	Lower	13.75	x 7.09			

Client Remks: Welcome to Townhouse 125 at 10 Walker Avenue where urban living meets tranquility in the heart of Summerhill. This meticulously renovated townhouse offers 1695 sq. ft. of living space across three levels plus a finished lower, with natural light streaming into every room. Inside, you will find a beautifully updated interior featuring a modern open-concept kitchen with a large island and separate dining area, seamlessly connected to your private greenspace, backyard oasis. With 2 bedrooms, 2 bathrooms, and 2 underground parking spaces, this home combines comfort, style, and practicality. Set on a quiet, non-through street surrounded by multi-million-dollar homes, 10 Walker Ave delivers the best of both worlds: serene surroundings with the vibrancy of Yonge Street just steps away. Walk to boutique shops (including the renowned Five Thieves), Summerhill Subway Station, and some of the city's most celebrated restaurants (Terroni, Sorrel, Quanto Basso, Sash, and more). Even Yorkville is just a 15-minute stroll away. The Summerhill neighbourhood continues to evolve into one of Toronto's most coveted addresses, as upscale shops and restaurants move in and the community flourishes. Residents of this intimate, PET FRIENDLY, 34-unit community enjoy low-maintenance living - no raking, shoveling, or mowing plus the rare convenience of direct access to underground parking. Townhouse 125 at 10 Walker Ave is move-in ready, offering the perfect blend of convenience, style, and luxury.

Inclusions: See Schedule B

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-485-2299



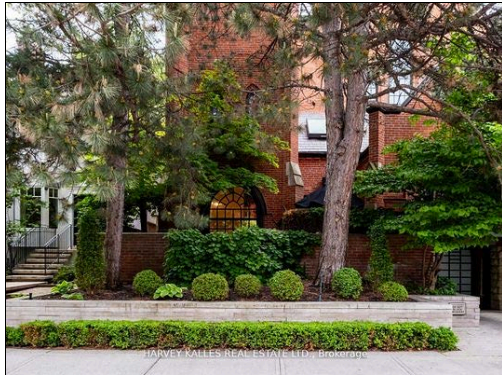
40 Oaklands Ave 327
Toronto Ontario M4V 2Z3
 Toronto C02 Yonge-St. Clair Toronto % Dif: 96
Taxes: \$6,477.61 / 2025 **For:** Sale **SPIS:** No **DOM:** 13
Sold: \$2,195,000
List: \$2,295,000
Condo Apt: 2-Storey
#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 3
Rms: 6
Bedrooms: 2 + 1
Washrooms: 3
 1x5x2nd, 1x3x2nd,
 1x2xMain
Dir/Cross St: Avenue & Cottingham
Directions: East of Avenue ~ South of St. Clair
Prop Mgmt: Meritus Group Management Inc

MLS#: C12801464 **Sold Date:** 03/04/2026
PIN#: 115420054

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Other Apx Age: 31-50 Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 1600-1799 Lot Size Source: MPAC Sqft Source: Floor plans Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: None Maint: \$2,612.50 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: Yes Retirement: N HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Exterior Feat: Controlled Entry, Privacy, Landscape Lighting Interior Feat: Air Exchanger, Atrium, Auto Garage Door Remote, Carpet Free, Separate Heating Controls, Bar Fridge, Separate Hydro Meter, Storage, Water Heater Owned Security Feat: Concierge/Security, Security System, Smoke Detector, Carbon Monoxide Detectors	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: #13 #: #14 Park \$/Mo: Prk Lvl/Unit: Lev A Unit 13 / Lev A Unit 14 Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Car Wash, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.6	x 12.2	B/I Bookcase	East View	Floating Stairs
2	Dining	Main	13.35	x 8.69	Open Concept	W/O To Balcony	B/I Shelves
3	Kitchen	Main	14.04	x 9.35	Modern Kitchen	B/I Appliances	Custom Counter
4	Other	Main	8.23	x 7.48	East View	Walk-Out	O/Looks Garden
5	Prim Bdrm	2nd	16.5	x 11.29	5 Pc Ensuite	B/I Bookcase	Double Closet
6	2nd Br	2nd	13.22	x 9.02	Double Closet	B/I Bookcase	Picture Window
7	Office	2nd	16.34	x 10.04	Combined W/Laundry	B/I Bookcase	Window
8	Sunroom	3rd	7.91	x 7.68	B/I Fridge	W/O To Terrace	Casement Windows
9	Other	3rd	21.49	x 14.07	East View	O/Looks Garden	Breezeway

Client Remks: This exceptional condo stands apart from anything else in the building. In a league of it's own, this high-end condo renovation was completely reimagined with a focus on architectural integrity, precision detailing & top tier mechanics. Completed in 2023, the design blends refined aesthetics like Italian Scavolini kitchens & baths, custom mono stringer staircase with mitered steps & Spanish wide plank engineered flooring. Top tier mechanical upgrades including the removal of the electric furnace and installation of five heating and cooling pump units, a new 200 amp panel, energy recovery ventilator, marathon 100 gallon HWT, & all plumbing systems including supply lines, drains & vents fully replaced, ensuring superior comfort, efficiency, and long-term reliability. Above all, this suite is outfitted with brand new Belgian Reynaers framed windows that are not only visually striking but also highly functional offering quiet year round comfort, the only suite in this entire building to have done this. Morning sun floods the east facing terraces, fully outfitted for year round entertaining. Terraces feature durable Trex decking, 4000 watt 220 volt outdoor heaters, exterior lighting, BBQ area & 3rd floor servery. Currently configured with a primary bedroom & two home offices, each with closets & windows - this condo is easily transformed into 3 bedrooms with the removal of built-ins. Highly owner occupied, the Oaklands is truly one of midtowns most established coveted buildings. The newly renovated atrium offers a revamped light infused space while maintaining the architectural integrity making it feel more like a townhome than a condo. Unbeatable location steps to Summerhill, Cottingham school, tennis, LCBO, parks, TTC and the boutique shops on Yonge. Unit 327 has TWO



12 Macpherson Ave 3 Toronto Ontario M5R 1W8 Toronto C02 Annex Toronto % Dif: 96 Taxes: \$13,158.81 / 2025 For: Sale SPIS: No DOM: 11		
Condo Townhouse 3-Storey Unit#: 3 Corp#: MTCC / 867	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 8 Bedrooms: 2 Washrooms: 3 1x2xMain, 1x3x2nd, 1x3x2nd
Dir/Cross St: Yonge St & Macpherson Ave Directions: Yonge St & Macpherson Ave Prop Mgmt: Sayland Property Management		

MLS#: C12992396 **Sold Date:** 04/24/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 100+ Apx Sqft: 2500-2749 Sqft Source: Floor Plans Exposure: E Assessment: Spec Desig: Heritage Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$3,126 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: N 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: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Fireplace/Stove, Pets Allowed with Restrictions, Public Transit Exterior Feat: Patio Interior Feat: Other Security Feat: Alarm System, Monitored, Smoke Detector	Balcony: Terr Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 6 #: 9 Park \$/Mo: Prk Lvl/Unit: A / A Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.19	x 16.08	Closet		
2	Kitchen	Main	8.04	x 14.63	Stainless Steel Appl	Window	B/I Microwave
3	Dining	Main	12.14	x 11.15	Combined W/Living		
4	Living	Main	15.58	x 19.36	Gas Fireplace	W/O To Terrace	Combined W/Dining
5	Prim Bdrm	2nd	15.55	x 16.08	4 Pc Ensuite	Hardwood Floor	Closet
6	2nd Br	2nd	15.58	x 15.75	Window	Hardwood Floor	Closet
7	Office	3rd	7.25	x 12.43			
8	Office	3rd	7.97	x 12.43			
9	Family	3rd	15.55	x 28.12	Vaulted Ceiling	Skylight	
10	Laundry	Bsmt	8.4	x 10.99			

Client Remks: 12 Macpherson Ave TH3 | Superb Church Conversion Townhome in Prime Summerhill. Rarely offered, this 2-bed, 2.5-bath townhome in the exclusive Church conversion at 12 Macpherson Avenue is a truly unique offering in one of Toronto's most coveted locations. With over 2,500 sq ft of refined living space, this residence blends quiet luxury with architectural excellence. The main floor features a spacious living/dining area, gas fireplace, and French doors leading to a private terrace ideal for morning coffee or elegant entertaining. A grand staircase leads to the primary and second bedrooms, both generously sized with custom storage and natural light. The third storey welcomes you to a dramatic loft-style upper level with original soaring vaulted ceilings; complemented by a wood burning fireplace set against the sprawling custom library design feature- wonderful to cozy up and read a book. Additional features of his/hers offices - with heated floors & wonderful windows making this a welcoming work-from-home space for two. Direct access to underground garage with two-car parking. Grounds impeccably maintained by Christine's Touch, heated driveway and walkways. Located just steps to Yonge Street, this home is perfectly positioned near Toronto's top restaurants, boutique shops, transit, and private clubs. A rare opportunity to own a piece of architectural history in one of Toronto's most desirable neighbourhoods - this is an address to be proud of.

Inclusions: SUBZERO REFRIGERATOR, MIELE DISHWASHER, BUILT-IN WINE FRIDGE, BUILT IN MICROWAVE, VIKING OVEN & COOKTOP, MIELE WASHER & DRYER, ALL ELF & WINDOW COVERINGS. PRIMARY AND 2ND BATHROOM - HEATED FLOORS. 3RD FLR OFFICES - HEATED FLRS.

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



36 Birch Ave 109 Toronto Ontario M4V 0B5 Toronto C02 Yonge-St. Clair Toronto % Dif: 92 Taxes: \$10,922.70 / 2024 For: Sale SPIS: No DOM: 136		Sold: \$2,925,000 List: \$3,195,000
Condo Townhouse 2-Storey Unit#: 9 Corp#: TSCP / 2951	#Shares%: Locker#: 10 Locker Lev/Unit: A Locker Unit: 11 Level: 1	Rms: 6 Bedrooms: 2 Washrooms: 3 1x2xMain, 1x4x2nd, 1x7x2nd
Dir/Cross St: Yonge/Summerhill Directions: Birch west of Yonge Prop Mgmt: Forest Hill / Kipling		

MLS#: C12441178
PIN#:

Sold Date: 02/15/2026

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: New Apx Sqft: 2250-2499 Sqft Source: 2328 plus terrace Exposure: S Assessment: Spec Desig: Unknown Survey Type: Available Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,797.92 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Other, Carpet Free Security Feat: Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 10 #: 11 Park \$/Mo: Prk Lvl/Unit: A10 / A11 Bldg Amen: Bbqs Allowed Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.71	x 7.09	Marble Floor
2	Living	Main	15.68	x 12.99	South View
3	Dining	Main	23.26	x 10.5	Hardwood Floor
4	Kitchen	Main	17.49	x 12.07	Centre Island
5	Pantry	Main	5.68	x 4.99	W/I Closet
6	Prim Bdrm	2nd	13.42	x 12.34	5 Pc Ensuite
7	2nd Br	2nd	14.6	x 10.5	3 Pc Ensuite
8	Den	2nd	25.16	x 13.42	Open Concept
9	Laundry	2nd	6.07	x 5.91	B/I Appliances

Coffered Ceiling	
Fireplace	Window Flr to Ceil
Open Concept	
B/I Appliances	Pantry
Combined W/Kitchen	
His/Hers Closets	Window Flr to Ceil
Hardwood Floor	South View
Hardwood Floor	
B/I Shelves	

Client Remks: Enjoy great space & style in Summerhill in this bright & wide 2 level Townhome. A corner home blending the convenience of a single-family home with the benefits of underground parking and low-maintenance living. The main floor features 11 ceilings, a gracious living room with gas fireplace, upgraded hardwood and a modern full-sized kitchen with integrated Wolf & Sub Zero appliances with a handy walk-in pantry. Upstairs, 2 full bedrooms each with great south light, including a primary bedroom with impressive closet space and a serene ensuite complete with soaker tub and walk-in shower. A large sun-filled south garden patio with bbq connection completes the home. Enjoy life on Birch, a quiet street just moments to all the stores, shops and restaurants of Summerhill.

Inclusions: Rough-in for electric blinds, numerous upgrades and integrated audio. TVs where installed. All appliances and light fixtures where installed.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 416-391-3232