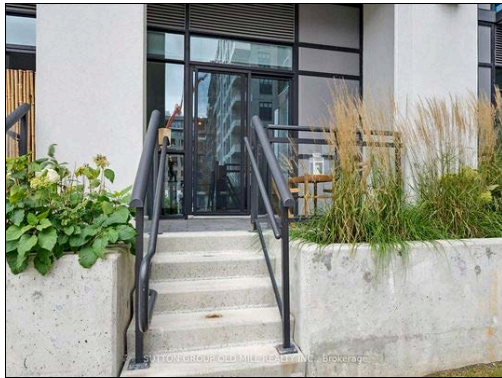




25 Neighbourhood Lane 101 Toronto Ontario M6P 1Z9 Toronto W07 Stonegate-Queensway Toronto % Dif: 107 Taxes: \$2,286.16 / 2025 For: Sale SPIS: No DOM: 3		
Condo Apt Apartment Unit#: 101 Corp#: TSCC2983 / 2983	#Shares%: Locker#: 14 Locker Lev/Unit: E Locker Unit: 14 Level: 1	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat
Dir/Cross St: Parklawn/The Queensway Directions: North of the Queensway Prop Mgmt: Duka Property Management		

MLS#: W12680648 **Sold Date:** 01/12/2026
PIN#: 769830001

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$499.79 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 1 Park \$/Mo: Prk Lvl/Unit: E Bldg Amen: Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to this gorgeous terraced unit at the desirable Backyard Condos, conveniently located just north of the Queensway. Enter either via the front lobby with concierge, or directly to your unit from the courtyard through your beautiful private terrace, giving it a townhouse feel. Perfect patio space for quiet enjoyment with a coffee, to hop on your bike or take the dog for a quick walk. Ideal for a home cook, upgraded chef's kitchen with large island, beautifully custom shaker cabinets and stainless appliances. Comfortable living room overlooks green space while feeling private. Bedroom features large walk in closet. High ceilings throughout, ensuite laundry, parking and locker. Building features gym, dog grooming area, children's play room, party room. Right next door is a convenience store, pharmacy and health care centre, with Bell Manor Park up the road. Only an 8 minute bike ride to the Martin Goodman Trail taking you right into the city's core. Nearby you'll find easy access to TTC, Sobeys, lots of dining options and a short distance to the lake. Perfect for either a first time buyer or investor, this well maintained unit is a blend of urban sophistication offering a great city lifestyle in a quiet community setting. Inclusions: All ELF's and window coverings.					
Listing Contracted With: SUTTON GROUP OLD MILL REALTY INC. Ph: 416-234-2424					



25 Neighbourhood Lane 512
Toronto Ontario M8Y 0C4
 Toronto W07 Stonegate-Queensway Toronto % Dif: 104
Taxes: \$2,367.83 / 2025 **For:** Sale **SPIS:** No **DOM:** 14

Sold: \$415,000
List: \$399,900

Condo Apt #Shares%: Rms: 5
 Apartment Locker#: Bedrooms: 1 + 1
 Unit#: 208 Locker Lev/Unit: D Washrooms: 1
 Corp#: TSCP / 2983 Locker Unit: 83 1x4xFlat
 Level: 2

Dir/Cross St: Berry Rd & Stephen Drive
Directions: The Queensway & Stephen Drive
Prop Mgmt: Duka Property Management

MLS#: W12992326 **Sold Date:** 04/27/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: 0-5 Apx Sqft: 500-599 Sqft Source: As Per MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$553.90 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: Y 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: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Private Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: D35 Park \$/Mo: Prk Lvl/Unit: P4 Bldg Amen: Com Elem Incl: Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	12.14	x 11.15	Combined W/Dining Open Concept W/O To Balcony
2	Dining	Flat	10.73	x 10.7	Combined W/Kitchen Open Concept Laminate
3	Kitchen	Flat	10.73	x 10.7	Open Concept Centre Island Backsplash
4	Prim Bdrm	Flat	12.5	x 9.45	4 Pc Ensuite Large Closet Window Flr to Ceil
5	Den	Flat	12.63	x 7.25	Large Closet Sliding Doors Laminate

Client Remks: Welcome To a 1-Bedroom Plus Den Condo Unit Located in The Desirable Queensview. If you're looking for a spot that trades the chaotic high-rise life for a more relaxed, community vibe, The Queensview at 25 Neighbourhood Lane is a total gem in South Etobicoke. Completed in 2023, this boutique 10-storey building feels fresh and modern but keeps things grounded with its own one-acre park and splash pad right outside the front door. Inside, the suites are bright and airy with floor-to-ceiling windows and sleek quartz kitchens, while the building perks, like the rooftop terrace with skyline views, a solid gym, and a dedicated pet spa, make daily life feel a bit more upscale. You're tucked away in the Stonegate-Queensway area, meaning you can spend your mornings hitting the Humber River trails and your evenings grabbing dinner at local favorites like Rocco's Plum Tomatoes. Plus, with the Gardiner Expressway and Old Mill Station just minutes away, you've got a smooth commute into downtown Toronto without having to live in the middle of the noise.

Inclusions: 1 Parking Space & 1 Locker For Storage, Stainless Steel Refrigerator, Stainless Steel Cooktop w/ Oven, Stainless Steel Built In Microwave w/ Rangehood, Stainless Steel Dishwasher, Stacked White Clothes Washer & Dryer Machines & Existing Electrical Light Fixtures at Window Covering.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588



185 Stephen Dr 102		
Toronto Ontario M8Y 3N5		
Toronto W07 Stonegate-Queensway Toronto % Dif: 96		
Taxes: \$0 / 2025	For: Sale	SPIS: No
		DOM: 149
Co-Op Apt	#Shares%: 1	Rms: 4
1 Storey/Apt	Locker#: 102	Bedrooms: 1
Unit#: 102	Locker Lev/Unit: 1	Washrooms: 1
Corp#: 0 / 0	Locker Unit: 102	1x4
Level: 0		
Dir/Cross St: Park Lawn/Berry Road		
Directions: Stephen Drive North to Dead End		
Prop Mgmt: Wilson Blanchard		

MLS#: W12423753	Sold Date: 02/20/2026
Assignment: No	Fractional Ownership: No PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: Other	Maint: \$920.44	Lndy Lev:
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Brick
Heat: Radiant / Gas	Central Vac: No	Gar/Gar Spcs: Built-In / 0
Apx Age: 51-99	UFFI:	Drive: Surface
Year Built: 1958	Elev/Lift:	Park Type: Rental
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Apx Sqft: 700-799	Sale Price:	#: 10
Lot Size Source: MPAC	Taxes Incl: Y Water Incl: Y	Park \$/Mo:
Foundation: Concrete Block	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit:
Sqft Source: measured	Cable TV Incl: Y CAC Incl:	Bldg Amen:
Exposure: N	Bldg Ins Incl: Y Prkg Incl: Y	Bike Storage, Visitor Parking, Communal
Assessment: 2025	Cert Level: Energy Cert: No	Waterfront Area, Elevator
Spec Desig: Unknown	GreenPIS: No	Com Elem Incl: Y
Survey Type: Unknown	Prop Feat: Cul De Sac, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Ravine, Wooded/Treed	
Phys Hdcap-Eqp:	Exterior Feat: Controlled Entry, Landscaped, Lighting	
	Interior Feat: Carpet Free, Intercom, Storage Area Lockers, Separate Hydro Meter	
	Security Feat: Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.6	x 12.86	Hardwood Floor	Combined W/Dining	Picture Window
2	Dining	Flat	11.75	x 9.88	Hardwood Floor	Combined W/Living	Picture Window
3	Kitchen	Flat	11.02	x 8.69	Modern Kitchen	B/I Dishwasher	Large Window
4	Prim Bdrm	Flat	14.76	x 10.96	Hardwood Floor	Double Closet	Large Window

Client Remks: Very well maintained suite and building situated in the Humber Terrace Co-Op Apartments. Intimate four storey building with only 22 units perched above the Humber River Parklands and situated on a dead end street overlooking the ravine. This large one bedroom suite offers easy ground floor accessibility with a large locker and laundry on the same floor. Maintenance fee includes: property taxes, heat, water, cable TV, surface parking, laundry. Refinished hardwood floors, new kitchen (2021), updated bath.

Inclusions: fridge, stove, b/i dishwasher, microwave, window coverings, electric light fixtures, a/c wall unit, pot lights, trail access to the Humber River for your canoe/kayak.

Listing Contracted With: ALKINS REAL ESTATE LTD. **Ph:** 416-231-7411



25 Neighbourhood Lane 901 Toronto Ontario M9Y 0C4 Toronto W07 Stonegate-Queensway Toronto % Dif: 102 Taxes: \$2,986 / 2025 For: Sale SPIS: No DOM: 25		
Condo Apt Apartment Unit#: 01 Corp#: TSCC / 2983	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 9	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain
Dir/Cross St: Parklawn and Berry Rd Directions: Parklawn and Berry Rd Prop Mgmt: Duka Property Management		

MLS#: W13053658 **Sold Date:** 05/22/2026
PIN#: 769830043

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air, Heat Pump / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Floorplan (777 interior and 109 balcony) Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$711.41 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y 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 Interior Feat: Other	Balcony: Open 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: Bldg Amen: Com Elem Incl: Y
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Stunning sub-penthouse opportunity at the new Queensview at Backyard Condos! *South facing, airy and bright, floor to ceiling windows and features 9 foot ceilings. This 2-bed, 2-bath unit features a functional and ideal layout (see floor plan) with a ton of upgrades. Open concept living/dining with stylish finishes- quartz counters with large custom Island, stainless steel appliances, laminate throughout, and walk out to a large balcony with incredible views of the city skyline and lake! The primary bedroom features a large walk-in closet and a 3-piece ensuite with a large shower and an additional walk-out to the large balcony. The second bedroom (conveniently located on the opposite side) is perfect for a child, roommate, home office or hosting. Unit freshly painted and includes custom window coverings throughout. 1 Parking and locker included. Building features state of the art amenities including a concierge, fitness centre, party room with outdoor lounge including BBQ area, conference room, kids' room, pet spa, guest suite and more! Conveniently nestled between the Sunnylea and Stonegate-Queensway neighbourhoods, and along the Humber River walking and biking trails. Close to the parks, Lake, transit at your doorstep with quick access to Old Mill Subway and Mimico GO Station. Quick access to QEW/Gardiner and convenient retail shops onsite, including pharmacy, physiotherapy, F45 and more! Inclusions: Fridge, Stove/range, Microwave with Hoodfan, Dishwasher, Washer and Dryer. Light fixtures and Window coverings Listing Contracted With: RE/MAX PROFESSIONALS INC. Ph: 416-232-9000					



25 Neighbourhood Lane 906
Toronto Ontario M8Y 0C4
 Toronto W07 Stonegate-Queensway Toronto % Dif: 98
Taxes: \$3,001.27 / 2025 **For:** Sale **SPIS:** No **DOM:** 51
Sold: \$630,000
List: \$645,000
Comm Element Condo **#Shares%:** **Rms:** 4
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 6 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2983 **Locker Unit:** 1x4xMain, 1x3xMain
Level: 9
Dir/Cross St: The Queensway & Park Lawn Rd
Directions: North of The Queensway & East of Park Lawn Rd
Prop Mgmt: Duka Property Management

MLS#: W12816152 **Sold Date:** 04/16/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Floorplan (777sqft Interior + 109 Balcony) Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$711.16 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 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 #: C5 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.84	x 4.99	
2	Living	Main	12.01	x 11.15	Combined W/Dining
3	Kitchen	Main	10.66	x 5.09	Stainless Steel Appl Quartz Counter
4	Prim Bdrm	Main	11.09	x 10.17	Walk-Out 3 Pc Ensuite W/I Closet
5	2nd Br	Main	10.5	x 9.42	Large Window

Client Remks: Welcome to 25 Neighbourhood Lane, Suite 906 | Nestled between the wonderful Sunnylea and Stonegate-Queensway neighbourhoods in Etobicoke, this stylish 2-bedroom, 2-bathroom condo boasts modern design with thousands spent on builder upgrades and 1 owned parking + locker. This suite features a sleek upgraded kitchen with quartz countertops, stainless steel appliances, and a clean, contemporary aesthetic. Enjoy a bright and spacious open-concept layout with no wasted space, soaring 9 ft ceilings, and fresh paint throughout. The spacious primary bedroom offers a walk-in closet with upgraded built-in shelving and a private ensuite bathroom. Step outside to your large private balcony with southwest views-perfect for morning coffee or unwinding in the evening. Residents enjoy access to top-tier building amenities, including a concierge, gym, party room, pet spa, kids play room and more. TTC at your doorstep, quick access to Old Mill Subway and Mimico GO Station. Great schools, shops, restaurants, parks & dog parks all nearby. Close to major highways, and an easy commute to downtown Toronto. Steps to the scenic Humber River trails, offering kilometers of beautiful walking and cycling paths through lush green space along the river. Enjoy easy access to nature year-round, with routes that connect to the waterfront, High park and more.

Inclusions: Stainless Steel Fridge, Stove, Built In Dishwasher, Built In Microwave, Clothes Washer and Dryer, All Electrical Light Fixtures & Window Coverings

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



1 Neighbourhood Lane 512
Toronto Ontario M8Y 0C2
 Toronto W07 Stonegate-Queensway Toronto % Dif: 95
Taxes: \$2,940.94 / 2025 **For:** Sale **SPIS:** No **DOM:** 61
Sold: \$617,000
List: \$649,000
 Condo Apt **#Shares%:** 100 **Rms:** 5
 Apartment **Locker#:** 97 **Bedrooms:** 2
Unit#: 12 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2805 **Locker Unit:** P209 1x4xMain, 1x4xMain
Level: 5
Dir/Cross St: Berry Rd & Stephen Drive
Directions: Berry Rd & Stephen Drive
Prop Mgmt: Duka Property Management

MLS#: W12712988 **Sold Date:** 03/22/2026
PIN#: 768050080

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: 0-5 Apx Sqft: 800-899 Foundation: Concrete Block, Poured Concrete Sqft Source: 744 Sqft Indoor + 107 Sqft Outdoor Exposure: Se Assessment: \$390,000 / 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$702.70 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Yes Retirement: N Accessibility Feat: Elevator,Parking,Ramped Entrance,Ramps,Wheelchair Access HST Applicable to Not Subject to HST 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: No GreenPIS: No Prop Feat: Clear View, Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Public Transit, Terraced Exterior Feat: Built-In-BBQ, Landscaped, Recreational Area Interior Feat: Auto Garage Door Remote, Carpet Free, Separate Hydro Meter, Storage, Storage Area Lockers, Ventilation System, Water Meter Security Feat: Alarm System, Carbon Monoxide Detectors, Security Guard, Concierge/Security, Heat Detector, Smoke Detector, Security System	Balcony: Open Ens Lndry: Y Nldy Lev: Exterior: Alum Siding / Concrete Poured Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: B29 Park \$/Mo: Prk Lvl/Unit: P2 - B29 Bldg Amen: Bbqs Allowed, Concierge, Gym, Media Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
---	--	--

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.34	x 18.24	Window Flr to Ceil
2	Kitchen	Main	16.34	x 18.24	Quartz Counter
3	Prim Bdrm	Main	9.58	x 11.42	Closet
4	2nd Br	Main	10.33	x 9.25	Closet

Client Remks: Boutique Condominium Featuring a Spacious Open-Concept Split-Bedroom Layout With 2 Bedrooms, 2Full Baths, Parking, and Locker. Elegant Finishes Throughout and an Abundance of Natural Light. Enjoy Breathtaking South-East Views of the CN Tower and Humber River! Luxury Living at Its Finest - 9' Ceilings, Modern Cabinetry, and Concierge. Steps to the Extensive Network of Humber River Trails Taking You to the Lakeshore Waterfront and High Park in Just 20 Minutes. Quick Access to Old Mill Subway and Mimico GO Station With Frequent Transportation Options and Two Bus Stops at the Doorstep. Premium Amenities Include a Rooftop Terrace, Fitness Centre, Party Room, Children's Play Area, Pet Grooming Station, and Guest Suites. Close to Shopping, Schools, Parks, and Major Highways. (Click Mutimedia + 3D Tours)

Inclusions: Kitchen Island, All Existing Appliances Including Fridge, Stove, Dishwasher, Washer & Dryer. Roof Top Terrace, Fitness Centre, Party Room, Children's Play Area, Pet Grooming, Guest Suites

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 416-637-8000



25 Neighbourhood Lane 905
Toronto Ontario M8Y 0C3
 Toronto W07 Stonegate-Queensway Toronto % Dif: 99
Taxes: \$3,679 / 2025 **For:** Sale **SPIS:** No **DOM:** 5
Sold: \$690,000
List: \$699,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 905 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2805 **Locker Unit:** 1x4, 1x3
Level: 9
Dir/Cross St: Park Lawn Rd & Berry Rd
Directions: North of Berry Rd West of Stephen Dr
Prop Mgmt: Duka Property Management

MLS#: W13021112 **Sold Date:** 04/25/2026
PIN#: 769830059

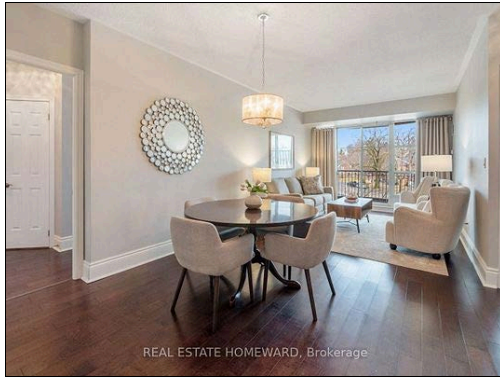
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Year Built: 2023 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: Interior 994 Sqft Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$889.49 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y 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, Guest Accommodations	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: None / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	10.66	x 11.35	Laminate	Stainless Steel Appl	Pot Lights
2	Dining	Flat	9.58	x 11.98	Laminate	Open Concept	W/O To Balcony
3	Living	Flat	11.35	x 19.19	Laminate	Open Concept	Pot Lights
4	Den	Flat	19.19	x 11.35	Laminate	Combined W/Living	Open Concept
5	Prim Bdrm	Flat	10.6	x 15.26	Laminate	W/I Closet	3 Pc Ensuite
6	2nd Br	Flat	9.91	x 11.61	Laminate	Closet	Window
7	Laundry	Flat	0	0	Closet		

Client Remks: Welcome to Suite 905 at 25 Neighbourhood Lane - Where Style, Space & Lifestyle Meet. Experience one of the best layouts in the building in this beautifully designed 2+1 bedroom, 2 bathroom suite offering approximately 1,000 sq ft of thoughtfully designed living space. This rarely available floor plan provides the perfect balance of functionality and flow, ideal for both everyday living and entertaining. Step inside to discover a bright, open-concept layout featuring floor-to-ceiling windows that flood the space with natural light from a desirable southwest exposure, offering stunning views from one of the building's higher floors. Freshly painted and barely lived in, this home feels like new. The spacious living and dining area comfortably accommodates a full-size dining table, while the separate den offers a versatile space perfect for a TV lounge, home office, or additional living area - a true standout feature. Enjoy your morning coffee or unwind in the evening on your private balcony, taking in the panoramic views. Located in a vibrant and growing community, you're just steps to the Humber River Trail, one of the city's best routes for biking, running, and scenic walks leading all the way to the waterfront. Enjoy being minutes from Bloor Street's shops and restaurants, The Queensway, transit, major highways, and an abundance of parks and green space. Residents of this boutique building enjoy access to a fitness centre, party room, guest suite, meeting space, children's play area, pet grooming station, outdoor terrace with BBQs, and an on-site park with playground and splash pad. A rare opportunity to own a spacious, move-in ready suite in a prime location - combining comfort, convenience, and lifestyle in one exceptional offering.

Inclusions: All Appliances, Electrical light fixtures and all window coverings

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY **Ph:** 416-769-3437



REAL ESTATE HOMEWARD, Brokerage

3085 Bloor St W 312			Sold: \$743,000		
Toronto Ontario M8X 1C9			List: \$749,900		
Toronto W07 Stonegate-Queensway Toronto			% Dif: 99		
Taxes: \$4,788.46 / 2025		For: Sale	SPIS: No		DOM: 11
Condo Apt	#Shares%:	Rms: 6			
Apartment	Locker#: 037	Bedrooms: 2			
Unit#: 12	Locker Lev/Unit: Level B	Washrooms: 2			
Corp#: TSCC / 1460	Locker Unit: Unit	2x4xMain			
Level: 3					
Dir/Cross St: Bloor Street W. & Royal York Road					
Directions: Corner of Bloor St W. & Thompson Ave.					
Prop Mgmt: Harkoda Condominium Services Inc.					

MLS#: W12935384	Sold Date: 04/10/2026
PIN#: 124600039	

Kitchens: 1		Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N		Locker: Owned	Ens Lndry: Y
Basement: None		Maint: \$1,783.69	Lndy Lev:
Fireplace/Stv: N		A/C: Central Air	Exterior: Stone
Heat: Forced Air / Gas		Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:		UFFI:	Drive:
Year Built: 2002		Elev/Lift:	Park Type: Owned
Apx Sqft: 1000-1199		Retirement: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Sqft Source: MPAC		HST Applicable to:	#: PA-039
Exposure: N		Sale Price:	Park \$/Mo:
Assessment:		Taxes Incl:	Prk Lvl/Unit: A, Unit 22
Spec Desig: Unknown		Water Incl: Y	Bldg Amen:
Survey Type: Unknown		Heat Incl: Y	Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
Phys Hdcap-Eqp:		Cable TV Incl: Y	
		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, Place Of Worship, Public Transit, Rec Centre, School	
		Interior Feat: Carpet Free, Storage Area	
		Lockers	
		Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.68	x 4.59	Tile Floor Double Closet
2	Kitchen	Main	10.5	x 8.53	Eat-In Kitchen O/Looks Dining
3	Dining	Main	10.5	x 10.66	Hardwood Floor Open Concept
4	Living	Main	13.12	x 10.66	Hardwood Floor Open Concept W/O To Balcony
5	Prim Bdrm	Main	25.26	x 10.66	4 Pc Ensuite Double Closet Linen Closet
6	2nd Br	Main	17.39	x 9.02	Hardwood Floor 4 Pc Ensuite Double Closet

Client Remks: Discover the ease and delight of condo living this spring with this beautifully maintained two-bedroom, two-bathroom condo in the sought-after boutique building, The Montgomery. Enjoy plenty of natural light throughout the open-concept layout, enhanced by high ceilings and hardwood floors. The split-bedroom design includes a king-sized primary suite, complete with a walk-in closet, a linen closet, and a four-piece ensuite. The second bedroom features a double closet and direct access to the secondary bathroom, making it ideal for visiting family or guests. The premium underground parking space and storage locker provide added convenience year-round. Residents of The Montgomery enjoy concierge and security services, a fitness room, a spacious party room with beautiful views of the city and surrounding neighbourhood, and a large landscaped rooftop terrace complete with barbecues. Situated on the corner of Thompson Avenue and Bloor Street, the building's superb location places Royal York Station, Brentwood Library, Montgomery Health Club and Pool, The Kingsway's shops, restaurants and more, right at your doorstep.

Inclusions: Fridge, Stove, Dishwasher, Microwave Range Hood, Washer & Dryer.

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



3085 Bloor St W PH07
Toronto Ontario M8X 1C9
 Toronto W07 Stonegate-Queensway Toronto % Dif: 97
Taxes: \$7,095.95 / 2025 **For:** Sale **SPIS:** No **DOM:** 1
Sold: \$1,090,000
List: \$1,120,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 7 **Locker Lev/Unit:** Level B **Washrooms:** 2
Corp#: TSCC / 1460 **Locker Unit:** 118 1x5xFlat, 1x4xFlat
Level: 6
Dir/Cross St: Royal York Rd.
Directions: Bloor and Royal York Rd.
Prop Mgmt: Harkoda Condominium Services

MLS#: W12783456 **Sold Date:** 02/13/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 1200-1399 Sqft Source: Measured Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Owned Maint: \$2,113.74 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, Fireplace/Stove, Library, Park, Public Transit, Rec Centre, River/Stream, School Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 29 #: 30 Park \$/Mo: Prk Lvl/Unit: Level A Unit 12 / Level A Unit 13 Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.49	x 11.22	Hardwood Floor	Gas Fireplace	W/O To Balcony
2	Dining	Main	10.99	x 9.68	Hardwood Floor	Crown Moulding	
3	Kitchen	Main	9.51	x 8.01	Double Sink	Granite Counter	
4	Breakfast	Main	10.99	x 6.56	W/O To Balcony		
5	Prim Bdrm	Main	15.09	x 10.99	5 Pc Ensuite	W/I Closet	
6	2nd Br	Main	15.75	x 8.99	Semi Ensuite	Hardwood Floor	Double Closet
7	Den	Main	12.14	x 9.97	French Doors		

Client Remks: THE MONTGOMERY, A Boutique Residence Celebrated For Its Sense Of Community, Quality Construction, And Quiet Elegance. This Spacious Penthouse Suite Offers 1345 Sqft Of Living Space, Perfectly Suited For Those Looking To Rightsize Without Compromise. ***INTERIOR*** Step Inside A Home That Feels Both Open And Inviting. The Separate Dining Room, Bright Living Area With Fireplace Provide Wonderful Flow And Flexibility. The DEN Works Beautifully As A Home Office, Extra Sitting Room, Or Even A Third Bedroom. The KITCHEN Features Dual Access, Creating Excellent Flow Throughout The Main Living Area, And Offers Ample Cabinetry And Counter Space, Making It As Functional As It Is Welcoming. With Two North-Facing Balconies, You'll Enjoy Fresh Air And Natural Light In Every Season. The Primary BEDROOM Is A True Retreat With Custom Closet Organizers And Shelving, And A 5-Piece Ensuite Complete With Dual Sinks, A Separate Shower, And A Soaker Tub. The Second Bedroom Enjoys Its Own Full Bath, Ideal For Guests Or Visiting Family. Every Detail Is Designed For Ease Of Living - 10-foot ceilings, Beautiful Hardwood Floors, Linen And Hall Closets, A Laundry Room, And A Separate Storage Room With Built-In Shelving. *** PARKING*** With Two Parking Spaces And Two Lockers, This Suite Offers The Space And Convenience Of A Home, Without The Upkeep. *** LOCATION *** This six-storey residence sits in the heart of the Stonegate-Queensway neighbourhood of Toronto, just a short stroll to the shops and cafes of the 18th-century village core. With the Kingsway's tree-lined streets, the nearby subway station, and the scenic Humber Valley ravine minutes away, the address balances urban convenience and peaceful, mature-neighbourhood charm. *** AMENITIES *** Residents Enjoy Access To A Fitness Room, Party Room, And A Stunning Rooftop Terrace - Extending Your Living Space With Thoughtful Amenities. If You've Been Waiting For A Move That Feels Seamless Yet Elevated, This Penthouse May Be The Perfect Fit

Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. **Ph:** 647-478-6578



3085 Bloor St W 505			Sold: \$1,100,000		
Toronto Ontario M8X 1C9			List: \$1,190,000		
Toronto W07 Stonegate-Queensway Toronto % Dif: 92					
Taxes: \$6,120 / 2026		For: Sale	SPIS: Yes	DOM: 184	
Comm Element Condo	#Shares%:	Rms: 6			
Apartment	Locker#: 17	Bedrooms: 2 + 1			
Unit#: 5	Locker Lev/Unit: B	Washrooms: 2			
Corp#: TSCC / 1460	Locker Unit: 112	1x4xFlat, 1x3xFlat			
	Level: 5				
Dir/Cross St: Bloor Street and Royal York Road (Islington)					
Directions: Bloor Street and Royal York Road (Islington)					
Prop Mgmt: First Service Residential					

MLS#: W12462537 **Sold Date:** 04/16/2026
PIN#: 124600062

Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Open	
Fam Rm: Y		Locker: Owned		Ens Lndry: Y	
Basement: None		Maint: \$2,218.08		Lndy Lev:	
Fireplace/Stv: N		A/C: Central Air		Exterior: Concrete	
Heat: Fan Coil / Gas		Central Vac: No		Gar/Gar Spcs: Underground / 1	
Apx Age: 16-30		UFFI: No		Drive: Reserved/Assigned, Underground	
Year Built: 2002		Elev/Lift: Yes Retirement:		Park Type: Owned	
Yr Built Source: Plans		Accessibility		Park/Drv Spcs: 0 Tot Prk Spcs: 1	
Apx Sqft: 1200-1399		Feat:		#: 65	
Lot Shape: Rectangular		Accessible Public Transit Nearby, Bath Grab		Park \$/Mo:	
Lot Size Source: GeoWarehouse		Bars, Doors Swing In, Elevator, Level		Prk Lvl/Unit: Level B unit 24	
Roof: Flat		Entrance, Neighbourhood With Curb		Bldg Amen:	
Foundation: Poured Concrete		Ramps, Parking, Shower Stall		Bike Storage, Concierge, Exercise Room, Gym,	
Sqft Source: Builder's Plan		HST Applicable to Included In		Community BBQ, Elevator	
Exposure: S		Sale Price:		Com Elem Incl: Y	
Assessment:		Taxes Incl: Y Water Incl:			
Spec Desig: Unknown		Heat Incl: Y Hydro Incl:			
Survey Type: None		Cable TV Incl: Y CAC Incl: Y			
Phys Hdcap-Eqp:		Bldg Ins Incl: Y Prkg Incl: Y			
		Cert Level: Energy Cert:			
		GreenPIS:			
		Prop Feat: Ensuite Laundry, Family Room,			
		Library, Pets Allowed with Restrictions, Place Of			
		Worship, Public Transit, Ravine, Rec Centre,			
		River/Stream			
		Exterior Feat: Controlled Entry, Landscape			
		Lighting, Lawn Sprinkler System, Lighting,			
		Landscaped			
		Interior Feat: Separate Hydro Meter, Storage			
		Area Lockers			
		Security Feat: Alarm System,			
		Concierge/Security			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	36.29	x 21.52	Large Closet	Hardwood Floor	
2	Living	Flat	35.96	x 27.66	Combined W/Dining	Large Window	W/O To Balcony
3	Dining	Flat	36.29	x 35.96	Combined W/Living	Hardwood Floor	Open Concept
4	Kitchen	Flat	36.29	x 27.66	Modern Kitchen	Ceramic Floor	Granite Counter
5	Den	Flat	53.38	x 39.4	Combined W/Dining	Hardwood Floor	
6	Prim Bdrm	Flat	57.48	x 32.51	4 Pc Ensuite	Large Closet	South View
7	2nd Br	Flat	50.36	x 29.92	W/O To Balcony	Large Closet	

Client Remks: The Montgomery is a luxury boutique style condominium in the heart of the Kingsway. This suite is a rarely available south facing two bedroom plus den overlooking tree tops and gardens and the building's fountain. The residence is nestled into a quiet location at Thompson Avenue and Bloor Street. One can stroll to Kingsway restaurants and shopping as well as the Royal York subway, Brentwood library, the Medical Building, the Montgomery Health Club and Pool, and so much more. While you will benefit from a warm and dry parking space, you will probably walk everywhere. There is a full time concierge on site to assist with building security and deliveries. The suite enjoys a split bedroom plan with the large primary suite including two large closets, plus a four piece ensuite bathroom. The south facing windows overlook the gardens and into the tree tops. The second bedroom also faces the quiet south side. There is a large combined living and dining room with floor to ceiling windows and a covered balcony. It is sunny all day long. The den is located off the living/dining space and can be a separate dining room if desired. The kitchen has granite counters and a pass through to the dining area and can accommodate a small table and chairs. There is a laundry area with a sink which does accommodate full size machines. On the top floor there is an expansive party room