

	111 St Clair Ave W 1826		Sold: \$475,000
	Toronto Ontario M4V 1N5		List: \$499,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 95		
	Taxes: \$2,993 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#:	Bedrooms: 1	
Unit#: 19	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCC / 2565	Locker Unit:	1x4xMain	
	Level: 17		
Dir/Cross St: St Clair W & Avenue Rd			
Directions: East of Avenue on South side of St Clair			
Prop Mgmt: Forest Hill Kipling 647-342-4532			

MLS#: C13009794		Sold Date: 05/12/2026	
PIN#: 765650549			
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None	
Fam Rm: N	Locker: None	Ens Lndry: Y	
Basement: None	Maint: \$551	Lndy Lev:	
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete	
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0	
Apx Age: 6-10	UFFI:	Drive: None	
Year Built: 2015	Elev/Lift:	Park Type: None	
Yr Built Source: MPAC	Under Contract: None	Park/Drv Spcs: 0	Tot Prk Spcs: 0
Apx Sqft: 500-599	HST Applicable to: Included In	Park \$/Mo:	
Sqft Source: MPAC	Sale Price:	Prk Lvl/Unit:	
Exposure: N	Taxes Incl:	Bldg Amen:	Games Room, Guest Suites, Gym, Indoor Pool,
Assessment:	Water Incl:	Party/Meeting Room, Squash/Racquet Court	
Spec Desig: Unknown	Heat Incl:	Com Elem Incl: Y	
Survey Type: None	Cable TV Incl:		
Phys Hdcap-Eqp:	CAC Incl:		
	Bldg Ins 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		
	Security Feat: Concierge/Security		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.45	x 13.45	Modern Kitchen B/I Appliances Backsplash
2	Living	Main	13.45	x 13.45	Combined W/Dining Large Window North View
3	Dining	Main	13.45	x 13.45	Combined W/Living Open Concept Laminate
4	Prim Bdrm	Main	9.19	x 10.83	Sliding Doors W/I Closet Laminate

Client Remks: Welcome to the Imperial Plaza, luxury living at its finest! Just steps from Yonge and St. Clair, this bright and modern residence offers the perfect blend of comfort, convenience, and style. Enjoy the open-concept living space, perfect for both relaxing and entertaining. The spacious primary suite features a walk-in closet. With the TTC at your doorstep, getting around the city is effortless. Step outside and explore an array of great restaurants, bars, boutique shops, parks, and everyday essentials - all just minutes away. Exceptional building amenities including 24-hour concierge, gym, yoga studio, indoor pool, games room, golf simulator, media room, squash court, theatre room and more! For extra convenience, Longos, Starbucks and LCBO are in the building. This is an incredible opportunity for first-time buyers or anyone seeking a luxury lifestyle. Don't miss your chance to call this vibrant, connected neighbourhood home!

Inclusions: Includes all existing appliances: built-in fridge and freezer, b/i dishwasher, stainless steel oven, glass cooktop, s/s microwave and white washer/dryer. All window coverings and light fixtures.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-205-0355

			111 St Clair Ave W 402 Toronto Ontario M4V 1N5 Toronto C02 Yonge-St. Clair Toronto % Dif: 100 Taxes: \$3,144.54 / 2025 For: Sale SPIS: No DOM: 29 Sold: \$499,000 List: \$499,800					
			Condo Apt #Shares%: Rms: 4 Apartment Locker#: Bedrooms: 1 + 1 Unit#: 2 Locker Lev/Unit: P2 Washrooms: 1 Corp#: TSCC / 2565 Locker Unit: 42 1x4xFlat Level: 4 Dir/Cross St: Avenue Road & St. Clair Ave West Directions: GPS Prop Mgmt: Forest Hill Kipling 647-342-4532					
MLS#: C12751468 Sold Date: 03/03/2026 PIN#: 765650207								
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: As per MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$646.56 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School Interior Feat: Carpet Free Security Feat: Concierge/Security			Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Games Room, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Kitchen	Flat	16.5	x 13.81	B/I Appliances	North View	Stone Counter	
2	Living	Flat	16.5	x 13.81	Large Window	Combined W/Kitchen	Laminate	
3	Prim Bdrm	Flat	10.4	x 9.58	Sliding Doors	Laminate	His/Hers Closets	
4	Den	Flat	8.17	x 6.92	L-Shaped Room	Laminate	Open Concept	
Client Remks: 111 St. Clair Is Now One Of The Premiere Luxury Residences In Midtown Toronto. The 21-Storey Building Was Completed In1957 As The Headquarters Of Imperial Oil, Canada's Largest Oil Company. This 1 Bedroom Plus Den Condo Is Sleek and Ultra Modern. Open Concept Suite With The Kitchen Featuring Stainless Appliances, Stone Counter, Undermount Sink, Custom Glass Backsplash. Living & Dining Room Are Combined With North Views Of Avenue And St Clair! Master Bedroom Has Custom Glass Sliding Doors & His & Hers Closets! The Den Is A Large L-Shape Room & 4 Piece Ensuite With Custom Tub Surround & Tile Floor. Short Walk To Yonge Street, Belt Line Trails, Parks, TTC. Residents Can Enjoy Access To Over20,000 Sq Ft Of Amenities Including: Indoor Pool And Whirlpool, Fitness Auditorium, Theatres, Games Room, Music Room, Cardio Equipment, 2 Squash Courts, Party Room And More. The Addition Of The LCBO And Longo's Market Have Invigorated The Community.								
Inclusions: Integrated Fridge, Freezer & Dishwasher, Built-in Stove, Glass Cook-Top, Built-In Microwave With Exhaust Fan, Stacked Washer & Dryer, Closet Organizers, All Electrical Light Fixtures & Existing Vertical Blinds.								
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. Ph: 416-921-1112								



99 Foxbar Rd 1001 Toronto Ontario M4V 0B2 Toronto C02 Yonge-St. Clair Toronto % Dif: 98 Taxes: \$2,918 / 2025 For: Sale SPIS: No DOM: 51			Sold: \$490,000 List: \$499,900
Condo Apt Apartment Unit#: 01 Corp#: TSCC / 2928	#Shares%: Locker#: Locker Lev/Unit: E Locker Unit: 109 Level: 10	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: St. Clair Ave & Avenue Rd Directions: St Clair Ave/Foxbar Rd Prop Mgmt: DUKA Property Management Inc.			

MLS#: C12873402 **Sold Date:** 04/29/2026
PIN#: 769280088

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2022 Yr Built Source: MPAC Apx Sqft: 500-599 Lot Size Source: MPAC Foundation: Concrete Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$629.91 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Controlled Entry Interior Feat: Built-In Oven, Carpet Free, Countertop Range Security Feat: Concierge/Security, Security Guard, Security System	Balcony: Jlte Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Squash/Racquet Court, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	50.85	x 49.21	B/I Appliances Custom Backsplash Custom Counter
2	Living	Flat	50.85	x 49.21	Window Flr to Ceil Hardwood Floor Combined W/Dining
3	Dining	Flat	50.85	x 49.21	Window Flr to Ceil Hardwood Floor Combined W/Living
4	Prim Bdrm	Flat	32.81	x 31.43	Hardwood Floor Sliding Doors
5	Den	Flat	17.78	x 17.78	4 Pc Bath Hardwood Floor Separate Rm

Client Remks: 3-year-new, 1+Den, Forest Hill condo with modern luxurious finishings & a highly sought-after panoramic CN Tower + city skyline South view. Perfectly positioned in one of the city's most historically distinguished & valuable neighborhoods, right between Forest Hill & Casa Loma. Featuring the Imperial Club - Toronto's most extensive and elevated amenity club (basketball court; golf simulator; spin cycling studio; recording studio; 2 movie theatres; fitness club; sauna; etc.). Your massive floor-to-ceiling South windows welcome sunlight & the prestigious Casa Loma neighborhood's lush & quiet greenery to soak into your suite. Countless features & upgrades, including: high-end built-in appliances; a versatile den space (home office); custom kitchen cabinetry; wide-plank engineered hardwood floors throughout; all new light fixtures; custom-designed millwork accent wall; fresh paint; 1 locker included; oversized bathroom; ensuite laundry, free visitor's parking; security & concierge; etc. Enjoy downtown convenience while remaining tucked into a quiet & refined Forest Hill setting: St. Clair streetcar at your doorstep for maximum convenience; 4 min to 2 TTC subway stations (Yonge Street & St. Clair West) = minutes to downtown. Part of the acclaimed "Imperial Village" master-planned community (MPC), anchored by premium retailers (TheMarketbyLongo's, Starbucks, and LCBO). MPCs have been historically shown to be more attractive to prospective buyers & have the chance to appreciate faster than standalone buildings. Minutes' walk from the city's finest preparatory schools: Upper Canada College, De La Salle, & St. Michael's. Move-in ready, just turn the key!

Inclusions: 1 locker included. Built-In Bosch oven; built-in cooktop; built-in refrigerator; built-in range hood vent; washer; dryer; all existing light fixtures. Rogers 1.5 Gbps internet service is included in the maintenance fees. Exclusions: Some photos have been virtually retouched.

Listing Contracted With: JDL REALTY INC. **Ph:** 905-731-2266



99 Foxbar Rd 1106		Sold: \$485,000
Toronto Ontario M4V 0B2		List: \$509,000
Toronto C02 Yonge-St. Clair Toronto % Dif: 95		
Taxes: \$2,307.51 / 2025	For: Sale	SPIS: No DOM: 35
Comm Element Condo	#Shares%:	Rms: 4
Apartment	Locker#:	Bedrooms: 1
Unit#: 06	Locker Lev/Unit:	Washrooms: 1
Corp#: TSCP / 2928	Locker Unit:	1x4xMain
	Level: 11	
Dir/Cross St: St. Clair Ave W & Avenue Rd		
Directions: St. Clair Ave W & Avenue Rd		
Prop Mgmt: DUKA Property Management 416-519-2927		

MLS#: C12689722 **Sold Date:** 02/16/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2022 Yr Built Source: Builder Apx Sqft: 500-599 Sqft Source: As Per Builder Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$526.95 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: No Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Front Gar/Gar Spcs: None / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.01	x 11.91	Combined W/Dining
2	Dining	Main	16.01	x 11.91	Combined W/Living
3	Kitchen	Main	16.01	x 11.91	Stainless Steel Appl
4	Prim Bdrm	Main	10.01	x 9.78	Large Closet

Client Remks: Welcome to Blue Diamond Condo. Well-Known Peaceful and Calm Neighbourhood. Bright and Spacious 1 bedroom (500sqf + 98sqf Balcony) with Laminate floor throughout. Custom Design Kitchen with Built-In Appliances. Clear North View. Step to Longo's, LCBO, cafes, boutique fitness, and some of the city's best restaurants. Easy TTC Access To Downtown Toronto. Perfect for someone who wants the prestige of St. Clair, the energy of Midtown, and the convenience of having literally everything at your door. You can also enjoy amenities such as Bike Storage, Community BBQ, Gym, Indoor Pool, Media Room, Party Room/Meeting Room, Concierge, Squash/Racquet Court, Recreation Room, Exercise Room, Game Room, Sauna, Visitor Parking, Guest Suites.

Inclusions: Fridge, stove, Dishwasher, Washer, and Dryer, Window Coverings and All ELFs.

Listing Contracted With: RIGHT AT HOME REALTY **Ph:** 905-695-7888

	150 Farnham Ave 406		Sold: \$520,000
	Toronto Ontario M4V 1H5		List: \$534,900
	Toronto C02 Yonge-St. Clair Toronto % Dif: 97		
	Taxes: \$2,541.27 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: 406	Bedrooms: 1	
Unit#: 3	Locker Lev/Unit:	Washrooms: 1	
Corp#: YCC / 72	Basement	1x4xFlat	
	Locker Unit:		
	Level: 4		
Dir/Cross St: Avenue Road and St. Clair			
Directions: S. of St. Clair; east of Avenue Rd			
Prop Mgmt: Pro House Management Limited			

MLS#: C12962772 **Sold Date:** 05/01/2026
PIN#: 110720054

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$625.69	Lndy Lev: Lower
Fireplace/Stv: N	A/C: Window Unit	Exterior: Brick
Heat: Water / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0
Apx Age: 51-99	UFFI:	Drive: Underground
Year Built: 1940	Elev/Lift: Yes	Park Type: None
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0
Apx Sqft: 600-699	Sale Price:	Tot Prk Spcs: 0
Lot Size Source: MPAC	Taxes Incl:	Park \$/Mo:
Sqft Source: MPAC and floor plans	Water Incl: Y	Prk Lvl/Unit:
Exposure: Nw	Heat Incl: Y	Bldg Amen:
Assessment:	Hydro Incl:	Com Elem Incl: Y
Spec Desig: Unknown	CAC Incl:	
Survey Type: None	Y Prkg Incl:	
Phys Hdcap-Eqp:	Energy Cert:	
	GreenPIS:	
	Prop Feat: Park, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	12.76	x 12.47	Hardwood Floor Casement Windows Crown Moulding
2	Dining	Flat	9.28	x 7.91	Hardwood Floor Crown Moulding
3	Kitchen	Flat	7.68	x 6.82	Ceramic Back Splash Tile Floor Casement Windows
4	Den	Flat	6.99	x 6.27	Hardwood Floor Casement Windows Crown Moulding
5	Br	Flat	15.62	x 11.81	Hardwood Floor 4 Pc Ensuite Double Closet

Client Remks: Welcome to The Dorchester, a rare opportunity to own a true piece of Toronto architectural history. This classic 1940 Art Deco building is quietly tucked into the prestigious Deer Park neighbourhood and offers a refreshing alternative to today's cookie-cutter condos. Surrounded by stately homes and tree-lined streets, this is elegant city living with real old world character. This spacious corner suite is full of original charm: rich hardwood floors, French and sliding doors, wainscoting, arched doorways, crown moulding, and striking black-framed casement windows that flood the space with natural light. The oversized bedroom includes a double closet and a full ensuite bath. The open-concept living and dining area features a versatile den or office nook, ideal for working from home. With a little ingenuity, there's space for a future Murphy bed. The kitchen is compact but bright, with ceramic tile floors, subway tile backsplash, a large window, and just the right amount of retro flair. Pot lights add a modern touch throughout, and the unit offers excellent in-suite storage plus a separate locker downstairs. It's just a ten minute walk to the St. Clair subway, Yonge Street shops and restaurants, and beautiful parks. If you're looking for space, character, and location, rather than gyms you'll never use, this is the one. It's an address and space you'll be proud to show your friends.

Inclusions: Fridge, stove, dishwasher, electric light fixtures and ceiling fans.
Listing Contracted With: REAL ESTATE HOMEWARD **Ph:** 416-698-2090



111 St Clair Ave W 624 Toronto Ontario M4V 1N5 Toronto C02 Yonge-St. Clair Toronto % Dif: 98 Taxes: \$3,144.50 / 2025 For: Sale SPIS: No DOM: 4			Sold: \$575,000 List: \$585,000
Condo Apt Apartment Unit#: 22 Corp#: TSCC / 2565	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 13	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yonge / St Clair West Directions: Avenue Rd to St Clair Ave Prop Mgmt: Kipling Residential Management			

MLS#: C13055298 **Sold Date:** 05/01/2026
PIN#: 765650282

Kitchens: 1 + 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 600-699 Sqft Source: Builder Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$776.67 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Primary Bedroom - Main Floor Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Sauna, Squash/Racquet Court Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.4	x 13.78	Combined W/Dining	Open Concept	Large Window
2	Dining	Flat	16.4	x 13.78	Combined W/Living	Open Concept	North View
3	Kitchen	Flat	16.4	x 13.78	Open Concept	Combined W/Dining	B/I Appliances
4	Prim Bdrm	Flat	10.07	x 10.01	Double Closet	Laminate	Sliding Doors
5	Den	Flat	9.51	x 8.53	Separate Rm	Laminate	Pass Through

Client Remks: Welcome to 111 St. Clair Avenue West, where luxury, convenience, and lifestyle come together in one of Toronto's most sought-after midtown addresses. Located in the iconic Imperial Plaza, this bright and thoughtfully designed suite features a functional open-concept layout with soaring 10-foot ceilings and expansive windows that fill the space with natural light. The well-proportioned living and dining areas offer a comfortable setting for both everyday living and entertaining, while the versatile den provides the perfect space for a home office, guest area, or additional living. Imperial Plaza offers an unmatched level of convenience, with Longo's and LCBO located directly within the building. Step outside and you're surrounded by some of Midtown Toronto's best restaurants, cafes, shops, and parks. With TTC streetcar service at your doorstep and the subway just minutes away, commuting throughout the city is effortless. Residents enjoy access to the renowned Empire Club, offering over 20,000 sq ft of resort-style amenities including a full fitness centre, indoor pool, whirlpool, yoga and spin studios, squash and basketball courts, golf simulator, theatre room, and party spaces. A 24-hour concierge provides added security and convenience. Perfect for first-time buyers, investors, or those seeking a refined urban lifestyle, this is a rare opportunity to own in one of Toronto's most distinguished buildings in the heart of Deer Park.

Listing Contracted With: EXP REALTY **Ph:** 866-530-7737



1 Deer Park Cres 701 Toronto Ontario M4V 3C4 Toronto C02 Yonge-St. Clair Toronto % Dif: 94 Taxes: \$2,918.32 / 2025 For: Sale SPIS: No DOM: 17			Sold: \$555,000 List: \$589,999
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#:	Bedrooms: 1	
Unit#: 1	Locker Lev/Unit:	Washrooms: 1	
Corp#: MTCC / 1219	Locker Unit:	1x4xMain	
Level: 7			
Dir/Cross St: Yonge St & St Clair Ave W			
Directions: North side of St. Clair West			
Prop Mgmt: Del Property Management 416-901-0941			

MLS#: C12604190 **Sold Date:** 12/21/2025
PIN#: 122190041

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump, Water / Other Apx Age: 16-30 Year Built: 1998 Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$977.62 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: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Other, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Interior Feat: Other	Balcony: Open 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 #: 2 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.77	x 10.99	O/Looks Dining	W/O To Balcony	North View
2	Dining	Main	18.77	x 10.99	Hardwood Floor	Open Concept	4 Pc Bath
3	Kitchen	Main	9.84	x 8.01	Breakfast Bar	Backsplash	Stainless Steel Appl
4	Prim Bdrm	Main	10.93	x 9.58	W/I Closet	North View	Large Window
5	Other	Main	14.4	x 6.59	Balcony	O/Looks Garden	North View

Client Remks: Tastefully renovated midtown perfection! This mature, vibrant and bustling neighbourhood is a merger of beautiful classic architecture seamlessly blended with new building and investment in residences, shopping, and commerce. And it's all about connection! This boutique sophisticated building has a luxury not found in most modern towers. The apartment was designed and constructed when bedrooms, living spaces and outdoor areas were all meant for comfort and to be usable. The space will appeal to an owner seeking real-sized living with full sized appliances - including a kitchen that can be used for ACTUALLY cooking, and rooms that fit furniture made to that livable scale. With 9' ceilings and a renovated and updated designer kitchen and bathroom, this one bedroom and one bathroom apartment needs nothing and is ready for its next lucky occupant to move right in and enjoy this remarkable space. It's rare to see an apartment come up on this quiet side of this building. Even though you're just a block from St. Clair Station at Yonge St., when you walk into this suite you'll feel a sense of calm - relaxing at home and overlooking serene inner courtyards that create a refreshing urban retreat. And yet, you can walk out the door and be where the action is within minutes. Groceries, shops, pharmacies, restaurants, parks, streetcar: it's all right there. Included is a generously sized exclusive use storage locker and a convenient, owned, Level 1 underground parking spot among the closest to the elevators. 1 Deer Park is a great community building within a great community. Step into comfort, convenience, and classic Toronto living. The next phase of your real estate journey starts here.

Inclusions: Refrigerator, Stove, Dishwasher, Washer and Dryer and Window Blinds and 1 indoor owned parking spot and 1 exclusive locker.
Listing Contracted With: FOX MARIN ASSOCIATES LTD. **Ph:** 416-322-5000



20 Avoca Ave 505 Toronto Ontario M4T 2B8 Toronto C09 Rosedale-Moore Park Toronto % Dif: 97 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 51			Sold: \$580,000 List: \$595,000
Co-Op Apt Apartment Unit#: 505 Corp#: N/A / 0	#Shares%: 20 Locker#: Locker Lev/Unit: Locker Unit: Level: 5	Rms: 5 Bedrooms: 1 Washrooms: 1 1x3xFlat	
Dir/Cross St: Yonge & St Clair Directions: Yonge & St Clair Prop Mgmt: First Service 416-964-7133			

MLS#: C12970608 **Sold Date:** 05/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: other Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$1,583.66 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Exterior Feat: Patio Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Exercise Room, Outdoor Pool, Recreation Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.9	x 11.98	W/O To Balcony	Se View	Hardwood Floor
2	Kitchen	Flat	9.19	x 6.99	B/I Dishwasher	B/I Range	Tile Floor
3	Bathroom	Flat	0	0	Tile Floor	3 Pc Bath	
4	Prim Bdrm	Flat	15.49	x 11.19	Hardwood Floor	Closet	O/Looks Park
5	Dining	Flat	9.78	x 7.19	Hardwood Floor	O/Looks Pool	

Client Remks: A quiet exposure over gardens with stunning south views over the city skyline. Floor-to-ceiling windows overlooking the pool, Balfour Park, and the city skyline enhance the views from every room. Approximately 718 sq ft, plus a 210 sq ft balcony. This beautifully maintained 1-bedroom, 1-bathroom suite is in perfectly kept original condition. Located in an oasis of calm with heated pool, sauna, exercise rooms and convenient 24/7 concierge. It is steps away from the shops, subway, library, services, cappuccino bars, and restaurants at Yonge and st Clair. This building is perfectly situated in the city, offering the best of urban living in a park-like setting. The friendly, welcoming community is another asset of this first-class co-op. Book clubs, tai chi, knitting groups, coffee get-togethers, movie nights, hobby room, men's club, walking groups, and more. Located close to the gardens and walking paths of Balfour Park, a morning or evening stroll is easily accessible. Generous visitor parking, concierge, 24/7 security, and management on site are further benefits of the Avoca Apartments. All-inclusive maintenance fees include property taxes, hydro, heat, A/C, cable TV, internet, common elements, and building insurance. There are no pets, rentals, or ensuite laundry allowed. No vacancy tax requirement is a benefit with owning this co-op.

Inclusions: Refrigerator, oven/cooktop, dishwasher, microwave.

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

		6 Jackes Ave 209		Sold: \$580,000	
		Toronto Ontario M4T 1E5		List: \$599,880	
		Toronto C09 Rosedale-Moore Park Toronto % Dif: 97			
		Taxes: \$3,340.60 / 2026 For: Sale SPIS: No DOM: 6			
Condo Apt		#Shares%:		Rms: 4	
Apartment		Locker#:		Bedrooms: 1	
Unit#: 9		Locker Lev/Unit: A		Washrooms: 1	
Corp#: tssc / 2804		Locker Unit: 10		1x3xMain	
		Level: 2			
Dir/Cross St: Yonge & Summerhill					
Directions: Yonge & Summerhill					
Prop Mgmt: I.C.C. Property Management					
MLS#: C12963970 Sold Date: 04/13/2026					
PIN#:					
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Jlte	
Fam Rm: N		Locker: Owned		Ens Lndry: Y	
Basement: None		Maint: \$694		Lndy Lev:	
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick / Stone	
Heat: Heat Pump / Gas		Central Vac: No		Gar/Gar Spcs: None / 0	
Apx Age: New		UFFI:		Drive: None	
Apx Sqft: 600-699		Elev/Lift:		Park Type: None	
Sqft Source: Owner		HST Applicable to Included In		Park/Drv Spcs: 0 Tot Prk Spcs: 0	
Exposure: W		Sale Price:		Park \$/Mo:	
Assessment:		Taxes Incl:		Prk Lvl/Unit:	
Spec Desig: Unknown		Water Incl:		Bldg Amen:	
Survey Type: None		Hydro Incl:		Bike Storage, Concierge, Exercise Room,	
Phys Hdcap-Eqp:		CAC Incl: Y		Party/Meeting Room, Rooftop Deck/Garden,	
		Bldg Ins Incl: Y		Visitor Parking	
		Prkg Incl:		Com Elem Incl: Y	
		Energy Cert:			
		GreenPIS:			
		Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Terraced			
		Interior Feat: Carpet Free			
		Security Feat: Concierge/Security			
#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	14.76	x 10.17	Hardwood Floor Open Concept
2	Living	Main	9.02	x 14.11	Hardwood Floor West View Juliette Balcony
3	Br	Main	9.84	x 11.15	Large Closet
Client Remks: Welcome to this beautifully upgraded residence at The Jack, where refined design meets everyday comfort in the heart of Midtown. Approximately \$50,000 has been invested in thoughtful upgrades, including the addition of a gorgeous oversized centre island that enhances both the functionality and style of the kitchen - perfect for entertaining, dining, and everyday living. The gourmet kitchen also features built-in appliances, quartz countertops, abundant cabinetry, a separate pantry, and exceptional island storage. This suite offers an impressive amount of storage rarely found in a 1-bedroom, including a linen closet and thoughtfully designed built-ins that maximize space without compromising style. The oversized living room provides outstanding flexibility, ideal for relaxing or creating a comfortable work-from-home setup. Located in the prestigious Summerhill neighbourhood, just steps to Yonge & Summerhill and within walking distance to Summerhill subway station, this address offers exceptional connectivity. Enjoy easy access to TTC transit, boutique shopping, cafes, gourmet grocers, and some of the area's most loved restaurants. The lifestyle here is rich and vibrant, with local favourites like Nuala Pilates, Nutbar, and Terroni, and the luxury shopping and dining of Yorkville just minutes away. Nearby parks and fitness studios further enhance the walkable, sophisticated urban lifestyle. Residents of The Jack enjoy state-of-the-art amenities including 24-hour concierge, elegant lobby, cutting-edge fitness centre, stylish party and lounge room, guest suites, and visitor parking. Widely regarded as one of the best managed and maintained condominium buildings in Toronto, it offers a level of care and quality that is immediately evident. An exceptional opportunity to live in one of Midtown's most sought-after residences, where luxury, convenience, and neighbourhood charm come together seamlessly. **Parking spot available for rent for \$300/Month					
Listing Contracted With: RARE REAL ESTATE Ph: 416-233-2071					



20 Avoca Ave 402 Toronto Ontario M4T 2B8 Toronto C09 Rosedale-Moore Park Toronto % Dif: 99 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 17		
Co-Op Apt Apartment Unit#: 02 Corp#: 0 / 0	#Shares%: 20 Locker#: Locker Lev/Unit: Locker Unit: Level: 4	Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xFlat
Dir/Cross St: Yonge/St Clair Directions: Yonge/St Clair Prop Mgmt: First Service: 416-964-7133		

MLS#: C13450172	Sold Date: 07/03/2026
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Truplan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$1,583.66 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Interior Feat: None	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: \$90 Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.9	x 12.01	W/O To Balcony Parquet Floor
2	Dining	Flat	9.78	x 7.32	Combined W/Living O/Looks Living
3	Kitchen	Flat	8.99	x 6.99	Open Concept Stainless Steel Appl Custom Counter
4	Prim Bdrm	Flat	15.49	x 11.09	Large Closet Parquet Floor
5	Other	Flat	29.99	x 7.71	Balcony

Client Remks: Bright 1-Bedroom, 1-Bathroom Suite Offering Approximately 704 Sf Of Beautifully Renovated Living Space. Open-Concept Layout Features Floor-To-Ceiling Windows In Every Room, There is a Large Kitchen Island in this renovated suite. 30 Ft Covered Balcony Spanning The Full Width Of The Suite overlooking trees on Pleasant Blvd and greenery of the Rosedale Ravine - Great For Entertaining. Short walk to the walking paths of the Rosedale Ravine, Rosehill Garden And David Balfour Park. The Ideal Retreat For Professionals Seeking To Downsize Without Compromising On Luxury Or Location .All-inclusive Maintenance Fee Includes Property Taxes, All Utilities, Rogers Internet And Cable TV. Join A Community Of Caring Residents In This Well-Managed, Highly Coveted Co-Op Building. Amenities Include 24-Hour Concierge, On-Site Property Management, Luxurious Outdoor Pool Surrounded By Mature Trees And Manicured Grounds, Exercise Room, Party/Meeting Room, Hobby Room, Library ,Laundry Facilities, EV Chargers, Car Wash Bay, Bike Storage And Visitor Parking. Steps To Yonge And St Clair Subway, Shops, Restaurants And Everyday Conveniences, Parks, Ravine Trails And Public Library. Enjoy An Exceptional Urban Lifestyle And Easy Access To TTC, Grocery Stores, Dining And Recreation Just Steps Away

Inclusions: Fridge, stove, B/I Microwave, dishwasher.

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



1 Balmoral Ave 313 Toronto Ontario M4V 3B9 Toronto C02 Yonge-St. Clair Toronto % Dif: 94 Taxes: \$3,521.59 / 2025 For: Sale SPIS: No DOM: 33			Sold: \$610,000 List: \$649,000
Condo Apt Apartment Unit#: 13 Corp#: MTCC / 1205	#Shares%: Locker#: Locker Lev/Unit: P3 Locker Unit: 140 Level: 03	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yonge-St. Clair Directions: Yonge-St. Clair Prop Mgmt: Del Property Management			

MLS#: C12877588 **Sold Date:** 04/14/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Year Built: 1998 Apx Sqft: 600-699 Sqft Source: 618 Sq. Ft. Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$922.54 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: Y 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: Carpet Free Security Feat: Concierge/Security, Smoke Detector	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 118 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Car Wash, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	8.17	x 8.01	Stainless Steel Appl Granite Counter Breakfast Bar
2	Living	Flat	11.42	x 10.33	Combined W/Dining Juliette Balcony Hardwood Floor
3	Dining	Flat	12.83	x 7.91	Combined W/Living Open Concept Hardwood Floor
4	Br	Flat	13.85	x 10.07	Large Closet Juliette Balcony Hardwood Floor
5	Foyer	Flat	6.59	x 4	

Client Remks: Welcome to 1 Balmoral, the Ultimate in Upscale Living! This Stunning Boutique Condo is Nestled in the Heart of the Coveted Rosedale/Summerhill Neighborhood, Steps Away From the Subway, Shops, Restaurants, Cafes, and Beautiful Balfour Park. You'll Love the Spacious 1 Bedroom Layout, With Floor-to-Ceiling 2 Juliette Balconies & Convenient Ensuite Laundry. Unit has been professionally painted and fully renovated in the past few years. Includes engineered hardwood flooring, beautiful granite kitchen counters and elegant light fixtures. Premium finishes and a fully updated bathroom create an elegant, turnkey living experience. 1 Underground parking space and separate large locker complete this package. This is an extremely well-managed, full service building offering top-tier amenities: 24 hr concierge, State-of-the-art gym, expansive party room, 2 guest suites, car wash, outdoor serene garden patio & ample of visitor underground parking.

Inclusions: Upgraded S/S Fridge (2025 yr), B/I S/S DW, S/S Stove, S/S Range Hood. Brand New (2026 yr)Stacked W/D. Curtains In Bedroom & All Existing Light Fixtures. 1 Underground Parking Spot & Locker. Utilities Include: Heat, Hydro and Water!

Listing Contracted With: HOMELIFE/CIMERMAN REAL ESTATE LIMITED **Ph:** 416-226-9770

	33 Delisle Ave 704 Toronto Ontario M4V 3C7 Toronto C02 Yonge-St. Clair Toronto % Dif: 90 Taxes: \$3,227.49 / 2025 For: Sale SPIS: No DOM: 8 Sold: \$590,000 List: \$659,000						
	Condo Apt Apartment Unit#: 4 Corp#: TSCC / 1478	#Shares%: Locker#: 82 Locker Lev/Unit: D Locker Unit: Level: 7	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4				
	Dir/Cross St: Yonge & St. Clair Directions: Avenue/ Saint Clair Prop Mgmt: First Service Residential. 416-413-4835						
MLS#: C12875526 Sold Date: 03/20/2026 PIN#:							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: exterior area 703.24 sq.ft Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$990.81 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: 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, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Built-In Oven, Carpet Free, Primary Bedroom - Main Floor					
		Balcony: Jlte 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 #: D2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.23	x 7.55	Limestone Flooring	Crown Moulding	Closet
2	Living	Main	19.69	x 11.48	Hardwood Floor	Combined W/Dining	Pot Lights
3	Dining	Main	19.98	x 11.48	Hardwood Floor	Crown Moulding	Juliette Balcony
4	Kitchen	Main	8.23	x 7.22	Limestone Flooring	B/I Appliances	Granite Counter
5	Den	Ground	9.97	x 7.97	Hardwood Floor	French Doors	Large Window
6	Prim Bdrm	Ground	11.75	x 10.99	Hardwood Floor	French Doors	Double Closet
Client Remks: Welcome to Suite 704 at 33 Delisle Avenue in the heart of prestigious Yonge & St. Clair. This bright , Elegant and well-maintained 1+Den suite offers approximately 700 sq ft of comfortable living space in a highly sought-after midtown location. 9' Vaulted Ceilings with Crown Moldings, Pot Lights. The functional Open Concept layout features a spacious living and dining area, a high-end kitchen with classic cabinetry, and a versatile den that can easily serve as a home office or reading space. The bedroom offers privacy and comfort, while the charming Juliet balcony allows for fresh air and natural light. This suite comes complete with the convenience of parking and a locker. Maintenance fees include water, cable TV, internet, providing excellent value and peace of mind. High-end Amenities: 24 Hr. Concierge, Indoor pool, Sauna, Gym, Party/Meeting Room. Lush Courtyard With Bbq' & Summer Relaxation areas, Visitors Parking. Residents enjoy a well-managed building limestone exterior and a convenient grand circular drive just steps to transit, shops, cafes, restaurants, and everything the vibrant Yonge & St. Clair neighborhood has to offer. Inclusions: B/I Paneled Amana Top Fridge/Freezer, Thermador Gas Cooktop, Thermador B/I Jenn Air Oven(8 Months old), B/I Micro, Miele Dw, Maytag Stackable Washer/Dryer. Al Elf's, All Window Coverings. Owned Locker & Parking Space. 92 Walk Score . Listing Contracted With: BEDFORD REALTY INC. Ph: 416-927-9898							

	20 Avoca Ave 602		Sold: \$675,000
	Toronto Ontario M4T 2B8		List: \$675,000
	Toronto C09 Rosedale-Moore Park Toronto % Dif: 100		
	Taxes: \$0 / 2026	For: Sale	SPIS: No
Co-Op Apt	#Shares%: 20	Rms: 4	
Apartment	Locker#: 602	Bedrooms: 1	
Unit#: 02	Locker Lev/Unit:	Washrooms: 1	
Corp#: 0 / 0	Locker Unit:	1x4	
	Level: 6		
Dir/Cross St: Yonge & St Clair			
Directions:			
Between Yonge and Mt. Pleasant. South of St. Clair. Access Property From St.Clair or Yonge.			
Prop Mgmt: First Service Residential PM: (416)964-7133			

MLS#: C12787862 **Sold Date:** 03/10/2026
PIN#:

Kitchens: 1	Pets Perm: No	Balcony: Open
Fam Rm: Y	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,583.66	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Fan Coil / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 700-799	Elev/Lift:	Park Type: Rental
Sqft Source: Floor Plan	Retirement: N	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: N	HST Applicable to: Included In	Park \$/Mo:
Assessment:	Sale Price:	Prk Lvl/Unit: \$90/month
Spec Desig: Unknown	Taxes Incl: Y Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl: Y Hydro Incl: Y	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: No	
	GreenPIS:	
	Prop Feat: Family Room	
	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Separate Heating Controls, Storage Area Lockers, Storage	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.9	x 12.01	Parquet Floor	Open Concept	W/O To Balcony
2	Dining	Main	9.71	x 7.32	Combined W/Living	Open Concept	Parquet Floor
3	Kitchen	Main	8.99	x 6.99	Open Concept	Breakfast Bar	Parquet Floor
4	Prim Bdrm	Main	15.49	x 11.09	Large Window	W/I Closet	Parquet Floor
5	Other	Main	29.99	x 7.71	Balcony		
6	Foyer	Main	4.27	x 3.94	Parquet Floor	Closet	

Client Remks: Spectacular Bright And Freshly Painted 1-Bedroom, 1-Bathroom Suite Offering Approximately 715 Sf Of Beautifully Renovated Living Space. Hardwood Flooring With This Picture-Perfect, Open-Concept Layout Features Panoramic Floor-To-Ceiling Windows In Every Room, A Large Granite Kitchen Counter Top Perfect For The Home Chef, Eating At Or Entertaining, And An Extra-Large 30 Ft Covered Balcony Spanning The Full Width Of The Suite With Wooden Floor Tiles - Great For Entertaining. Enjoy Breathtaking Treetop Views Of Rosedale Ravine, Rosehill Garden And David Balfour Park. The Ideal Retreat For Professionals Seeking To Downsize Without Compromising On Luxury Or Location. Maintenance Fee Includes Property Taxes, All Utilities, Rogers Internet And Cable TV. Join A Community Of Caring Residents In This Well-Managed, Highly Coveted Co-Op Building. Amenities Include 24-Hour Concierge, On-Site Property Management, Luxurious Outdoor Pool Surrounded By Mature Trees And Manicured Grounds, Exercise Room, Party/Meeting Room, Hobby Room, Library, Laundry Facilities, EV Chargers, Car Wash Bay, Bike Storage And Visitor Parking. Steps To Yonge And St Clair Subway, Shops, Restaurants And Everyday Conveniences, Parks, Ravine Trails And Public Library. Enjoy An Exceptional Urban Lifestyle And Easy Access To TTC, Grocery Stores, Dining And Recreation Just Steps Away.

Inclusions: Existing: Stainless Steel Refrigerator, Built-In Oven, Cooktop, Dishwasher And Microwave Range Hood, All Electric Light Fixtures, All Window Coverings.

Listing Contracted With: Royal LePage Real Estate Associates **Ph:** 905-278-8866



10 Delisle Ave 422 Toronto Ontario M4V 3C6 Toronto C02 Yonge-St. Clair Toronto % Dif: 95 Taxes: \$3,468.80 / 2025 For: Sale SPIS: No DOM: 18			Sold: \$680,000 List: \$715,000
Condo Apt Apartment Unit#: 22 Corp#: TSCC / 1591	#Shares%: Locker#: Locker Lev/Unit: Level 2 Locker Unit: 115 Level: 4	Rms: 5 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yonge/St Clair Directions: Yonge/ St Clair Prop Mgmt: Del Property Management - 4163233540			

MLS#: C13048078 **Sold Date:** 05/15/2026
PIN#: 125910180

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2004 Yr Built Source: MPAC Apx Sqft: 600-699 Sqft Source: Plans Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$814.66 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 80 Park \$/Mo: Prk Lvl/Unit: Level D Bldg Amen: Concierge, Exercise Room, Gym, Media Room, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	5.41	x 4.66	4 Pc Bath	Tile Floor	Closet
2	Dining	Flat	11.42	x 11.84	Combined W/Kitchen	Hardwood Floor	
3	Kitchen	Flat	8.5	x 8.83	Renovated	Breakfast Bar	Pot Lights
4	Living	Flat	13.42	x 10.99	Hardwood Floor	Large Window	W/O To Balcony
5	Br	Flat	13.16	x 9.42	Large Window	Large Closet	Hardwood Floor

Client Remks: Bright, freshly painted suite in a well-managed, premier building at Yonge & St. Clair. This thoughtfully updated unit features a brand new modern kitchen with breakfast bar, stainless steel appliances, sleek backsplash, and pot lights. The spacious living and dining area offers excellent flexibility for both entertaining and everyday living, with room for a home office or additional storage. Step out to a generously sized balcony with clear, open views. Unbeatable location with the TTC, top restaurants, and everyday essentials right at your doorstep, city living at its best.

Inclusions: Washer, Dryer, New Stainless Steel Fridge, Stove/Oven, Dishwasher, Built in Microwave, All ELFS and Window Coverings (with Remote)

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

	99 Foxbar Rd 2104		Sold: \$693,000
	Toronto Ontario M4V 0B2		List: \$715,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 97		
	Taxes: \$3,627.16 / 2025	For: Sale	SPIS: No DOM: 37
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 4	Locker Lev/Unit: D	Washrooms: 1	
Corp#: TSCC / 2928	Locker Unit: 101	1x4	
	Level: 21		
Dir/Cross St: Avenue Road & St Clair			
Directions:			
Paid visitor parking in the building or paid parking available on south and north side of St Clair			
Prop Mgmt: Duka Property Management			

MLS#: C12991818 **Sold Date:** 05/20/2026
PIN#: 769280212

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$761.67	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Other
Heat: Fan Coil / Gas	Central Vac: No	Gar/Gar Spcs: None / 0
Apx Age: 0-5	UFFI:	Drive:
Year Built: 2021	Elev/Lift:	Park Type: None
Apx Sqft: 700-799	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Sqft Source: 705	Sale Price:	Park \$/Mo:
Exposure: Nw	Taxes Incl:	Prk Lvl/Unit:
Assessment:	Water Incl:	Bldg Amen:
Spec Desig: Unknown	Hydro Incl:	Gym, Indoor Pool, Media Room, Party/Meeting
Survey Type: None	CAC Incl:	Room, Squash/Racquet Court, Visitor Parking
Phys Hdcap-Eqp:	Y Prkg Incl:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.43	x 5.25	Large Closet B/I Closet
2	Living	Lower	14.99	x 10.99	Combined W/Dining W/O To Balcony O/Looks Park
3	Dining	Main	14.99	x 10.99	Combined W/Living W/O To Balcony Open Concept
4	Kitchen	Main	7.35	x 7.35	Modern Kitchen O/Looks Dining B/I Appliances
5	Prim Bdrm	Main	12.17	x 11.75	Nw View Large Closet 4 Pc Bath
6	2nd Br	Main	12.17	x 10.33	Large Closet Window Flr to Ceil W/O To Balcony
7	Laundry	Main	2.76	x 2.59	B/I Appliances

Client Remks: Beautifully designed 2-bedroom, 1-bathroom corner suite offering 705 sq. ft. of refined living space, highlighted by expansive views over Forest Hill and Deer Park. Bright and airy, this light-filled residence enjoys windows on two sides and an ideal open-concept layout, seamlessly connecting the living and dining areas-perfect for effortless entertaining. The dining area comfortably seats four, while the living room opens to a large balcony overlooking Amsterdam Square Park and the lush tree canopy of Forest Hill. The modern, chic kitchen is thoughtfully designed for both style and function, while two generous bedrooms feature large closets and floor-to-ceiling windows, along with an additional private balcony. A spa-inspired bath completes this exceptional offering. Additional features include abundant built-in storage and a locker for added convenience. Residents enjoy access to the exceptional Imperial Club amenities, including a state-of-the-art fitness centre, indoor pool, squash and basketball courts, golf simulator, media and party rooms, and an outdoor terrace with BBQs. Enjoy 24/7 concierge service, visitor parking, guest suites, and onsite property management. With Longo's, Starbucks, and the LCBO at street level, and transit right at your doorstep, this is turnkey midtown living at its finest.

Inclusions: All existing appliances, light fixtures and window coverings and associated hardware, built-in shoe cubby and closet cabinet in foyer, bathroom mirror, washer, dryer, interior closet fittings.

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



10 Delisle Ave 417			Sold: \$705,000
Toronto Ontario M4V 3C6			List: \$725,000
Toronto C02 Yonge-St. Clair Toronto % Dif: 97			
Taxes: \$4,004.20 / 2025		For: Sale	SPIS: No
		DOM: 20	
Condo Apt	#Shares%:	Rms: 5	
1 Storey/Apt	Locker#:	Bedrooms: 1	
Unit#: 17	Locker Lev/Unit: 2	Washrooms: 2	
Corp#: TSCC / 1591	Locker Unit: 110	1x4xFlat, 1x3xFlat	
	Level: 4		
Dir/Cross St: Yonge & St Clair			
Directions: Yonge & St Clair			
Prop Mgmt: Del Property Management 416-323-3540			

MLS#: C12713774 **Sold Date:** 02/09/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 794 Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$934.35 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine Interior Feat: Other Security Feat: Alarm System, Security Guard, Concierge/Security, Smoke Detector	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 59 Park \$/Mo: Prk Lvl/Unit: D Bldg Amen: Bike Storage, Bus Ctr (Wifi Bldg), Concierge, Games Room, Gym, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Flat	8.01	x 7.71	French Doors	Hardwood Floor	Double Closet
2	Kitchen	Flat	8.66	x 8.01	Breakfast Bar	Hardwood Floor	Granite Counter
3	Dining	Flat	19.98	x 10.99	Combined W/Living	Hardwood Floor	
4	Living	Flat	19.98	x 10.99	Combined W/Dining	Hardwood Floor	Juliette Balcony
5	Br	Flat	13.98	x 9.48	4 Pc Ensuite	Broadloom	Double Closet

Client Remks: Extremely well designed one bedroom + den with no wasted space. Freshly painted throughout in neutral, warm tone. Light coloured engineered hardwood in main rooms. Den with elegant French doors, suitable for an office or nursery. Open concept kitchen features granite counters, breakfast bar, ample cupboards, paneled fridge, home smart dishwasher, brand new/never used smooth-top stove, 2025 bone colour backsplash, & brand new/never used built-in microwave. East facing suite has abundant sunlight. Living rm floor to ceiling Juliette/French doors provide loads of fresh air. Quaint dining area seats four. Spacious bedroom large enough for queen bed and has private adjoining 4 pc bath. Second bathrm has walk-in shower, new mirror & light fixture. Suite very clean & shows beautifully. Well-managed mid-rise building. Amenities include 24-hour uniformed concierge, gym, party & games rooms, library with Wi-Fi, car wash bay, landscaped courtyard with BBQ plus seating area. Enjoy all that Yonge + St Clair has to offer. Located in prestigious Deer Park steps to local shops, restaurants, subway, parks, ravine and hiking trails.

Inclusions: Bosch home smart dishwasher, 2025 b/in Frigidaire microwave, 2025 smooth range Frigidaire stove, paneled Frigidaire fridge. Stacking space saving washer/dryer, all elfs, all window coverings, pkg & locker.

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP **Ph:** 416-928-6833



61 St Clair Ave W 205 Toronto Ontario M4V 2Y8 Toronto C02 Yonge-St. Clair Toronto % Dif: 94 Taxes: \$3,355.69 / 2025 For: Sale SPIS: No DOM: 27			Sold: \$680,000 List: \$725,000
Condo Apt Apartment Unit#: 205 Corp#: MTCC / 543	#Shares%: Locker#: 9 Locker Lev/Unit: B3 Locker Unit: Room Level: 02	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge / St Clair Ave W Directions: Yonge / St Clair Ave W Prop Mgmt: Crossbridge Condominium			

MLS#: C12742432 **Sold Date:** 02/26/2026
PIN#: 115430014

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1980 Apx Sqft: 800-899 Sqft Source: 816 SF AS PER FLOOR PLAN Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,168.76 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Yes Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Storage	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 #: Unit #68 Park \$/Mo: Prk Lvl/Unit: Level 3 Bldg Amen: Concierge, Exercise Room, Gym, Indoor Pool, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.81	x 18.34	Double Closet Broadloom
2	Living	Main	12.7	x 14.8	W/O To Balcony Broadloom Window Flr to Ceil
3	Dining	Main	11.68	x 7.55	Combined W/Living Broadloom Window Flr to Ceil
4	Kitchen	Main	7.55	x 8.27	Stainless Steel Appl Updated Galley Kitchen
5	Prim Bdrm	Main	10.2	x 18.57	Double Closet Broadloom Window Flr to Ceil
6	Other	Main	10.79	x 7.48	Balcony Walk-Out O/Looks Garden

Client Remks: Granite Place - Prestigious One-Bedroom Suite in Iconic Midtown Residence Unique chance to be at Granite Place, a Four Seasons-built luxury building discreetly set back from St. Clair Avenue West and nestled amongst lush gardens and surrounded by mature trees with walkways, benches and an exclusive, newly developed south terrace. This bright and spacious 1-bedroom suite (approx. 816 sq ft) features floor-to-ceiling windows, an updated kitchen with stainless steel appliances, abundant closets throughout with organizational systems and shelving and an ensuite laundry room with cabinetry adding exceptional convenience. Enter in a welcoming, wide foyer and enjoy the balcony, which has walkouts from the combined living room/dining room and primary bedroom. One parking space and one large locker are included. This unbeatable location is just steps to the shops, cafes, and restaurants of Yonge & St. Clair, transit, and nearby parks. Enjoy world-class amenities: 24/7 concierge, indoor pool, whirlpool, separate men's and women's saunas, fitness centre, guest suite, and an elegant party room. A stunning new lobby and atrium are almost complete, creating an elegant, light-filled entry with lush interior gardens that further elevate this renowned address. Pets welcome - Maximum weight of 33 lbs.

Inclusions: Stainless steel fridge, stove, built-in dishwasher, stacked washer and dryer, all window coverings where present, all built-in's where present, all elf's where present, 1 car underground parking and 1 storage locker.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-921-1112

	10 Delisle Ave 705 Toronto Ontario M4V 3C6 Toronto C02 Yonge-St. Clair Toronto % Dif: 98 Taxes: \$4,215.35 / 2025 For: Sale SPIS: No DOM: 29		Sold: \$735,000 List: \$750,000				
	Condo Apt Apartment Unit#: 05 Corp#: TSCC / 1591	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 07	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x4, 1x2				
	Dir/Cross St: Yonge/St. Clair Directions: Lockbox Prop Mgmt: Del Property Mgmt						
	MLS#: C12634712 Sold Date: 01/13/2026 PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Other Apx Age: Apx Sqft: 700-799 Sqft Source: L/A Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,008.89 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship Interior Feat: None		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Front / Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Games Room, Party/Meeting Room, Recreation Room, Visitor Parking Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	22.15	x 10.5	Laminate	W/O To Balcony	Combined W/Dining
2	Living	Flat	22.15	x 10.5	Laminate	Crown Moulding	Combined W/Living
3	Kitchen	Flat	8.92	x 8.2	Granite Counter	Breakfast Bar	Laminate
4	Prim Bdrm	Flat	13.55	x 10.17	Broadloom	W/I Closet	4 Pc Ensuite
5	Den	Flat	8.33	x 8.1	Laminate	French Doors	Separate Rm
Client Remks: Bright & Spacious 1 Bedroom + Den, 1 Bath @ Yonge/St. Clair. Located In A Quiet & Well Maintained Building In A Highly Desirable Location. Premium and Upgraded Finishes Throughout. Open Concept Floorplan With A Great Layout. Updated Kitchen Includes Granite Counters, Backsplash & Track Lights. Combined/Living Dining Rooms Featuring Laminate, Large Windows & Walk-Out To Balcony. The Primary Bedroom Includes Soft & Plush Broadloom, Large Window & Walk-In Closet. Separate Den - Perfect For Working From Home. 2 Parking Spaces In Tandem - Rarely Offered With One Bedroom + Den. Great Location. Minutes to Transit, Parks, Casa Loma, ROM, Restaurants & The DVP.							
Inclusions: Fridge, Stove, Dishwasher, Microwave. Washer/Dryer. ELFs. Window Coverings.							
Listing Contracted With: HIGHGATE PROPERTY INVESTMENTS BROKERAGE INC. Ph: 416-800-4412							

	47 St Clair Ave W 1002		Sold: \$770,000
	Toronto Ontario M4V 3A5		List: \$785,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 98		
	Taxes: \$3,627 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 1002	Locker Lev/Unit:	Washrooms: 2	
Corp#: MTCC / 778	Locker Unit:	1x3, 1x4	
	Level: 10		
Dir/Cross St: Young and St.Clair			
Directions:			
Go east on St.Clair and before Young, turn right onto the driveway for 47. Go down alley.			
Prop Mgmt: Royale Grande Property Management 416-945-7902			

MLS#: C12673228
PIN#: 117780118

Sold Date: 01/27/2026

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,641.67	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Year Built: 1987	Elev/Lift:	Park Type: Owned
Apx Sqft: 900-999	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Lot Size Source: MPAC	Sale Price:	Park \$/Mo:
Sqft Source: MPAC	Taxes Incl:	Prk Lvl/Unit:
Exposure: E	Heat Incl: Y	Bldg Amen:
Assessment:	Hydro Incl: Y	Com Elem Incl: Y
Spec Desig: Unknown	Cable TV Incl: Y	
Survey Type: None	Bldg Ins Incl: Y	
Phys Hdcap-Eqp:	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	18.37	x 15.06	Laminate	W/O To Balcony
2	Dining	Main	9.25	x 7.48	Laminate	Dry Bar
3	Kitchen	Main	8.33	x 7.41	Tile Floor	
4	Prim Bdrm	Main	15.03	x 10.47	Laminate	W/I Closet 4 Pc Ensuite
5	2nd Br	Main	10.27	x 9.58	Laminate	East View

Client Remks: Welcome to 47 St. Clair at Westclair a beautiful boutique residence tucked away in Midtown Toronto. This spacious two bedroom, two bathroom east facing unit offers a combination of comfort, convenience and bright city views. The larger floor plan and generous room sizes blend quiet, comfortable living and space for all your activities. A galley style kitchen is poised for anyone to make it their own while bringing their home cooked meals into the larger dining room! Or pregame and make some drinks at the drybar then walk them through the sun soaked living room and chill on the walk out balcony. A walk-in closet in the primary bedroom leads through to a private four piece washroom providing any entertainer enough space to prep and get ready for the hopping dinner party. There's also a second full washroom just off the living area allowing guests or the in-laws some privacy if staying over. Parking, locker, and great amenities round out the full package. The Young and St.Cair area is no secret as to what there is to offer! TTC, grocery stores, coffee, pizza, restos, schools, and everything in between. The Badminton and Racquet Club of Toronto likely has a wait list so you can enjoy the overlooking view from the unit and then go play pickleball instead two blocks away! Rarely mentioned is the staff that work in the building are all long term employees at the Westclair and know almost everyone by name. They are all so friendly and courteous! Its a true Toronto community!

Inclusions: Fridge, Stove, Dishwasher, Stacked Washer/Dryer, All ELF's

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

	1231 Yonge St 301			Sold: \$765,000	
	Toronto Ontario M4T 2T8			List: \$798,000	
	Toronto C09 Rosedale-Moore Park Toronto % Dif: 96				
	Taxes: \$3,438.64 / 2025		For: Sale	SPIS: No	DOM: 57
	Condo Apt	#Shares%:	Rms: 4 + 1		
	Apartment	Locker#:	Bedrooms: 1 + 1		
	Unit#: 1	Locker Lev/Unit: 1	Washrooms: 1		
	Corp#: MTCC / 1230	Locker Unit: 45	1x4xMain		
		Level: 3			
	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	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$847.47	Ndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Electric	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Drive: Underground
Year Built: 1999	Elev/Lift: Yes Retirement: N	Park Type: Owned
Yr Built Source: MPAC	HST Applicable to Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Apx Sqft: 800-899	Sale Price:	#: 29
Sqft Source: 842 As Per MPAC	Taxes Incl: Water Incl: Y	Park \$/Mo:
Exposure: Nw	Heat Incl: Hydro Incl:	Prk Lvl/Unit: A
Assessment:	Cable TV Incl: CAC Incl:	Bldg Amen:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bike Storage, Party/Meeting Room, Rooftop
Survey Type: None	Cert Level: Energy Cert:	Deck/Garden, Visitor Parking
Phys Hdcap-Eqp: No	GreenPIS:	Com Elem Incl: Y
Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School		
Interior Feat: Carpet Free		

#	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



1 Deer Park Cres 903
Toronto Ontario M4V 3C4
 Toronto C02 Yonge-St. Clair Toronto % Dif: 96
Taxes: \$4,373.71 / 2025 **For:** Sale **SPIS:** No **DOM:** 59
Sold: \$765,000
List: \$798,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 03 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 1219 **Locker Unit:** 1x4xMain, 1x3xMain
Level: 9
Dir/Cross St: Yonge & St Clair
Directions: Yonge & St. Clair
Prop Mgmt: Del Property Management 416-901-0941

MLS#: C13048940 **Sold Date:** 06/25/2026
PIN#: 122190055

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,573.11 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 21 #: 22 Park \$/Mo: Prk Lvl/Unit: Level A / Level A Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Double Closet
2	Kitchen	Main	8.96	x 12.8	Stainless Steel Appl Pantry
3	Living	Main	10.04	x 14.44	W/O To Balcony Electric Fireplace
4	Dining	Main	8.86	x 14.44	Breakfast Bar
5	Prim Bdrm	Main	13.78	x 11.32	3 Pc Ensuite W/I Closet
6	2nd Br	Main	0	0	B/I Desk Double Closet 4 Pc Bath

Client Remks: Wonderfully managed clean, well maintained boutique building, just 58 units on St. Clair, steps from Yonge. This spacious 2-bedroom, 2-bath unit features high smooth ceilings, updated flooring, and a renovated primary ensuite. The thoughtfully designed layout is complemented by an impressive array of custom built-ins: a wall unit and entertainment centre in the living area, plus a full built-in desk and cabinetry in the second bedroom - ideal as a home office. A generous pantry adds everyday practicality. Two side-by-side parking spaces and a locker. Southeast-facing suite Building amenities include on-site security, rooftop patio, fitness centre, and party/meeting room.
Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Window coverings Electric light fixtures and fans.

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



47 St Clair Ave W 503
Toronto Ontario M4V 3A5
 Toronto C02 Yonge-St. Clair Toronto % Dif: 89
Taxes: \$3,627.16 / 2025 **For:** Sale **SPIS:** No **DOM:** 99
Sold: \$712,000
List: \$799,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 43C **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** LC **Washrooms:** 2
Corp#: MTCC / 778 **Locker Unit:** U10 1x3, 1x4
Level: 5
Dir/Cross St: West of Yonge Street
Directions: Yonge and St. Clair
Prop Mgmt: Royale Grand property Management

MLS#: C12779438 **Sold Date:** 05/21/2026
PIN#: 117780090

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Apx Sqft: 900-999 Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,633.91 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: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 10 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.76	x 4.07	Slate Flooring Led Lighting
2	Living	Main	23.49	x 17.16	Hardwood Floor W/O To Balcony Picture Window
3	Dining	Main	23.49	x 17.16	Combined W/Living Hardwood Floor Open Concept
4	Kitchen	Main	9.42	x 7.41	Galley Kitchen Stainless Steel Appl Slate Flooring
5	Prim Bdrm	Main	14.99	x 8.92	Hardwood Floor Large Closet Picture Window
6	Bathroom	Main	0	0	4 Pc Ensuite Stone Floor Soaker
7	2nd Br	Main	10.6	x 6.96	Hardwood Floor Double Closet Picture Window
8	Bathroom	Main	0	0	3 Pc Bath Stone Floor Separate Shower
9	Other	Main	0	0	Balcony South View West View

Client Remks: Hidden gem! The Westclair is set back from the street and coveted by its owners for its location and lifestyle. It is steps away from all the amenities and services of midtown Toronto, including streetcar, subway access, convenient grocery shopping, LCBO, restaurants, ravine, the beltline, and local sports clubs. This two-bedroom suite has recently been updated with brand-new engineered hardwood light oak floors, a new slide in range, counters, and sink, and more. South and west-facing balcony overlooks Granite Place and quiet south city views. The primary king-size bedroom has wall-to-wall closets and a walk-in closet, plus a 4 pc ensuite bathroom. Includes a second bedroom with double closet, a 3 pc guest bathroom, 24-7 on-site reception-security, one car underground parking and an oversized storage locker. Residents enjoy a rooftop terrace with expansive south views, BBQ., and a mid-level terrace and lounge. This suite offers excellent value and is move-in ready.

Inclusions: Refrigerator, dishwasher, over-range fan, stacked washer and dryer, Samsung slide-in range, all electric light fixtures, all built-in storage cabinets all window coverings (as is, where is).

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



47 St Clair Ave W 803 Toronto Ontario M4V 3A5 Toronto C02 Yonge-St. Clair Toronto % Dif: 97 Taxes: \$3,627.16 / 2025 For: Sale SPIS: No DOM: 11			Sold: \$825,000 List: \$848,000
Condo Apt Apartment Unit#: 5 Corp#: MTCC / 778	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 46 Level: 8	Rms: 6 Bedrooms: 2 Washrooms: 2 1x3, 1x4	
Dir/Cross St: Yonge and St Clair W Directions: West of Yonge South of St Clair Prop Mgmt: Royal Grande Property Management 416-945-7902			

MLS#: C12771722 **Sold Date:** 02/20/2026
PIN#: 117780108

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1987 Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Other Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,633.91 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Primary Bedroom - Main Floor	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 #: 28 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	15.81	x 17.39	W/O To Balcony Large Window Combined W/Dining
2	Dining	Flat	15.81	x 17.39	Open Concept Picture Window Combined W/Living
3	Kitchen	Flat	19.36	x 7.61	Combined W/Office
4	Breakfast	Flat	0	x 7.61	B/I Desk B/I Shelves Combined W/Office
5	Prim Bdrm	Flat	14.99	x 10.6	Large Window 4 Pc Ensuite
6	Br	Flat	10.5	x 10.04	Large Window Double Closet

Client Remks: Boutique Style, Low Density Condo offering a quite and private life style, Renovated Spacious 2 bedroom, 2 bathroom suite at 47 St Clair W. Functional 2 bedroom layout with open concept living/dining, balcony, renovated modern kitchen and bright bedrooms. Kitchen included extended cabinetry, currently set up as built in drawers, shelve and desk, perfect for home office or study nook. Steps to Subway, shops and dining in a serene St Clair Community.

Inclusions: Existing Kitchen appliances, washer/dryer, all window coverings, all electric light fixtures (All as is)

Listing Contracted With: HOME STANDARDS BRICKSTONE REALTY **Ph:** 905-771-0885



150 St Clair Ave W 106 Toronto Ontario M4V 1N5 Toronto C02 Yonge-St. Clair Toronto % Dif: 103 Taxes: \$0 / 2026 For: Sale SPIS: Yes DOM: 22			Sold: \$872,000 List: \$849,000
Co-Ownership Apt 1 Storey/Apt Unit#: 106 Corp#: 0 / 0	#Shares%: 1120 Locker#: Locker Lev/Unit: B Locker Unit: Level: 1	Rms: 8 Bedrooms: 2 + 1 Washrooms: 2 1x2, 1x3	
Dir/Cross St: Avenue Road/St Clair Ave W Directions: Avenue Road/St Clair Ave W Prop Mgmt: Richmond Community Management Services			

MLS#: C13052022 **Sold Date:** 05/20/2026
PIN#: 211890185

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Water / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Floor plans Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,930.54 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Intercom, Storage Area Lockers	Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	19	x 14.27	Hardwood Floor Pot Lights Fireplace
2	Dining	Flat	14.5	x 10.7	Hardwood Floor Combined W/Living Window
3	Kitchen	Flat	10.6	x 9.48	Hardwood Floor Stainless Steel Appl Window
4	Prim Bdrm	Flat	12.89	x 10.1	Hardwood Floor W/I Closet Ceiling Fan
5	2nd Br	Flat	9.68	x 9.28	Hardwood Floor Closet 2 Pc Ensuite
6	Office	Flat	6.99	x 6.89	Hardwood Floor Window

Client Remks: Suite 106 overlooks approximately 350 ft of nature: the trees and gardens of Amsterdam Park. A legacy building of the finest craftsmanship, Amsterdam Square Apartments offers a quality living experience that is of a bygone era. Solid masonry walls with sound barriers of felt and horsehair line the ceilings and floors and the old-school construction creates a unique sanctuary. Carved Illinois limestone, along with the finest in brick craftsmanship, elevates the building. Each suite has a wood-burning fireplace, creating a home of comfort and elegance. The suites were designed with light and airflow as a priority. #106 is in the north wing of the building, sheltered from St Clair Avenue with large windows opening south to the flowered courtyard, west to the park, and north to a quiet, gated walkway. An onsite caretaker provides meticulous care in the building, a highly responsive building manager assists, and the Board is active and dedicated. #106 is fully renovated with 2 bedrooms plus an office and 1.5 baths. The suite has outstanding closets and organizers. One bath and the kitchen have been reimaged by the renowned Reigo Bauer Architect with stainless steel appliances, quartz countertops, and a porcelain heated bathroom floor. The suite offers a transitional home of quality, convenience, and comfort. Location is +++. Everything you want and need is immediately within reach. Car ... not required.

Inclusions: All S/S Fridge, Oven, Hood Fan, Microwave, Bosch Dishwasher & Island. All Window Blinds & Electric Light Fixtures; 2 Bedroom Ceiling Fans; Mitsubishi Slim Line A/C. Taxes included in Maintenance Fee.

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



63 St Clair Ave W 804			Sold: \$825,000		
Toronto Ontario M4V 2Y9			List: \$879,000		
Toronto C02 Yonge-St. Clair Toronto % Dif: 94					
Taxes: \$3,740.27 / 2025		For: Sale	SPIS: No	DOM: 65	
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#:	Bedrooms: 1 + 1			
Unit#: 4	Locker Lev/Unit:	Washrooms: 1			
Corp#: YCC / 472	Locker Unit:	1x3			
	Level: 8				
Dir/Cross St: Yonge/St Clair Ave W					
Directions: South side of St Clair Ave W at Deer Park					
Prop Mgmt: First Service Residential					

MLS#: C13047864 **Sold Date:** 07/01/2026
PIN#: 114720062

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,630.45	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Water / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 900-999	Elev/Lift:	Park Type: Owned
Sqft Source: Mpac	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: N	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: B-51
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl: Y Hydro Incl: Y	Concierge, Exercise Room, Indoor Pool,
Phys Hdcap-Eqp:	Cable TV Incl: Y CAC Incl:	Party/Meeting Room, Visitor Parking
	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert: No	
	GreenPIS: No	
	Prop Feat: Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.04	x 4.36	Hardwood Floor W/W Closet
2	Living	Main	17.75	x 11.48	Hardwood Floor Open Concept W/O To Balcony
3	Dining	Main	10.07	x 8.5	Hardwood Floor Open Concept
4	Kitchen	Main	9.55	x 8.04	Tile Floor Quartz Counter Stainless Steel Appl
5	Den	Main	10.43	x 9.74	Hardwood Floor Large Window B/I Bookcase
6	Prim Bdrm	Main	17.75	x 10.79	Hardwood Floor W/W Closet W/O To Balcony

Client Remks: Rarely available 1+den suite at Granite Place offering over 900 square feet of interior living space with peaceful courtyard views of mature trees and landscaped gardens. Large balcony with walkouts from both the living room and the primary bedroom. The foyer is welcoming with ample storage and leads to spacious principal rooms ideal for everyday living and entertaining. The renovated kitchen has a timeless feel and features quartz countertops and stainless steel appliances. The generous primary suite includes wall-to-wall closets and balcony access. Separate den with built-in shelves, wall to wall windows and is large enough to function as a second bedroom, media room, or home office. The 3-piece bathroom has been updated with accessibility features. Convenient laundry facilities are located on each floor. Exceptional building amenities include an updated atrium and refreshed lobby. Prime Yonge & St. Clair location just steps to the subway, shops, restaurants, and everyday conveniences. Rare opportunity in a highly sought-after building in one of Toronto's most walkable and established neighbourhoods.

Inclusions: Stainless Steel Fridge, Dishwasher, Stove, Microwave. Window Coverings, Built-in Closet Organizers, Built-in Shelves in Den. Wall mount TV in den (as is). 1 parking spot (owned), 1 locker (exclusive). Fees are inclusive of all utilities and cable/internet with Rogers

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

	5 Rosehill Ave 311 Toronto Ontario M4T 3A6 Toronto C09 Rosedale-Moore Park Toronto % Dif: 91 Taxes: \$4,100 / 2025 For: Sale SPIS: No DOM: 7			Sold: \$850,000 List: \$935,000
	Condo Apt Apartment Unit#: 10 Corp#: MTCC / 1163	#Shares%: Locker#: Locker Lev/Unit: A-47 Locker Unit: Level: 2	Rms: 6 Bedrooms: 3 Washrooms: 2 1x3xMain, 1x4xMain	
Dir/Cross St: Yonge and Rosehill Ave Directions: Yonge and Rosehill Ave Prop Mgmt: ICC Property Management				

MLS#: C12959294 PIN#: 121630110		Sold Date: 04/13/2026					
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1996 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: agent data base Exposure: Nw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,362.05 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y 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, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Storage, Carpet Free Security Feat: Smoke Detector, Concierge/Security					
Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Tandem Spot/A3 Bldg Amen: Concierge, Party/Meeting Room, Rooftop Deck/Garden, Elevator Com Elem Incl: Y							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.5	x 18.41	Open Concept	Nw View	Bay Window
2	Dining	Main	16.5	x 18.41	Combined W/Living	Open Concept	
3	Kitchen	Main	9.48	x 9.15	Stainless Steel Appl	Modern Kitchen	Granite Counter
4	Prim Bdrm	Main	9.42	x 13.09	4 Pc Ensuite	Large Window	B/I Closet
5	2nd Br	Main	9.97	x 9.15	B/I Closet	Window	West View
6	3rd Br	Main	6.99	x 8.01	B/I Closet	Window	French Doors
7	Foyer	Main	0	0	Closet	Tile Floor	3 Pc Bath
Client Remks: Rare Opportunity In The Prestigious Rosehill Neighbourhood! Spacious 3 Bedroom, 2Bathroom Corner Suite In A Stylish Boutique Building. Bright, Well-Designed Layout Featuring A Large Living Area With Bay Windows And California Shutters, And A Modern Kitchen With Stainless Steel Appliances. Brand New Fully Upgraded Washrooms And New Floors In The Kitchen And Foyer. Generous Storage And Convenient Ensuite Laundry. Exceptional Value With Rare 2 Parking Spaces And A Large Private Storage Locker. Condo Fees Include All Utilities. Building Amenities Include: Concierge, Party Room, And Large Outdoor Courtyard. Prime Location Steps To Schools, Parks, Shopping, Restaurants, Subway And TTC. Spacious 3 Bedroom Condos In This Prime Location And Price Range Rarely Come Available. Inclusions: Tandem 2 Car Parking Spot Located Beside Entrance. Existing S/S Fridges, Stove, B/I Dishwasher, Microwave Hood Fan, Washer, Dryer, All Elf's, All Window Coverings, and Storage Locker.							
Listing Contracted With: RIGHT AT HOME REALTY Ph: 289-357-3000							



111 St Clair Ave W 610			Sold: \$930,000		
Toronto Ontario M4V 1N5			List: \$949,000		
Toronto C02 Yonge-St. Clair Toronto % Dif: 98					
Taxes: \$5,218.28 / 2025		For: Sale		SPIS: No	
				DOM: 35	
Condo Apt		#Shares%:		Rms: 5 + 1	
Apartment		Locker#:		Bedrooms: 2 + 1	
Unit#: 10		Locker Lev/Unit: 2		Washrooms: 2	
Corp#: TSCC / 2565		Locker Unit: 16		1x4xFlat, 1x3xFlat	
		Level: 6			
Dir/Cross St: Yonge & St. Clair					
Directions: Yonge & St. Clair					
Prop Mgmt: Forest Hill Kipling 647-342-4532					

MLS#: C12580770 **Sold Date:** 01/01/2026
PIN#: 765650269

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	None
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$991.99	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Drive:	
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	from previous listing	HST Applicable to	Included In	Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	S	Sale Price:		#:	53
Assessment:		Taxes Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Water Incl:		Prk Lvl/Unit:	D
Survey Type:	None	Heat Incl:		Bldg Amen:	
Phys Hdcap-Eqp:		Cable TV Incl:		Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Squash/Racquet Court	
		Bldg Ins Incl:	Y Prkg Incl:		
		Cert Level:			
		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		
		Interior Feat:	Carpet Free		
		Security Feat:	Security Guard		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Flat	10.5	x 10.83	South View	3 Pc Bath	W/I Closet
2	Br	Flat	10.93	x 9.97	Double Closet	Sliding Doors	Mirrored Closet
3	Den	Flat	10.93	x 8.04	Open Concept	Double Closet	Mirrored Closet
4	Living	Flat	13.22	x 20.34	Open Concept	Combined W/Dining	
5	Dining	Flat	13.22	x 20.34	Open Concept	Combined W/Living	
6	Kitchen	Flat	13.22	x 20.34	Centre Island	Stainless Steel Appl	

Client Remks: Welcome to the prestigious Imperial Plaza in Torontos sought-after Deer Park community. This rare 2 bedroom + den, 2 bathroom suite boasts soaring 10 ceilings and an airy open-concept layout perfect for modern living. The den offers an ideal work-from-home space or guest room. South-facing windows flood the suite with natural light and provide clear city views. Includes 1 underground parking & 1 locker. Unmatched amenities at the Imperial Club span over 20,000 sq.ft., full fitness centre, squash & basketball courts, indoor pool, spa facilities, golf simulator, theatre room, music studio, party/meeting rooms, guest suites & more. Everyday conveniences are right downstairs with Longo's, LCBO, and Starbucks in the building. Steps to St. Clair subway, TTC streetcar, and top shops, dining & schools. Luxury, lifestyle, and location all in one. This is the one you've been waiting for!

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Lights, 1 Parking and 1 Locker
Listing Contracted With: RETREND REALTY LTD **Ph:** 647-429-3322



1 Deer Park Cres 805
Toronto Ontario M4V 3C4
 Toronto C02 Yonge-St. Clair Toronto % Dif: 95
Taxes: \$5,014.68 / 2025 **For:** Sale **SPIS:** No **DOM:** 6
Sold: \$900,000
List: \$949,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** A16 **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: MTCC / 1219 **Locker Unit:** 16 1x4xMain, 1x3xMain
Level: 8
Dir/Cross St: Yonge St & St Clair Ave W
Directions: North side of St. Clair West
Prop Mgmt: Del Property Management 416-901-0941

MLS#: C13050430 **Sold Date:** 05/03/2026
Assignment: No **Fractional Ownership:** No **PIN#:** 122190051

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump, Water / Other Apx Age: 16-30 Year Built: 1998 Yr Built Source: MPAC Apx Sqft: 1200-1399 Sqft Source: MPAC Exposure: Sw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,781.12 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: Y 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, Rec Centre, School Interior Feat: Other	Balcony: Open 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 #: 6 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.41	x 10.76	Open Concept	Large Window	O/Looks Dining
2	Dining	Main	11.42	x 7.84	W/O To Balcony	Open Concept	Large Window
3	Kitchen	Main	16.99	x 8.01	Eat-In Kitchen	Backsplash	Tile Floor
4	Prim Bdrm	Main	13.75	x 10.5	W/I Closet	4 Pc Ensuite	Large Window
5	2nd Br	Main	12.66	x 9.42	Large Window	Large Closet	West View
6	Other	Main	10.66	x 6.5	Tile Floor	Open Concept	Balcony

Client Remks: There is a quiet confidence to a home that simply works. Welcome to Suite 805 at 1 Deer Park, where space, light, and thoughtful design come together in one of midtown's most established communities. Spanning over 1,200 square feet, this two bedroom, two bathroom residence offers a layout that feels both functional and inviting. A separate dine-in kitchen provides generous storage and room to gather, while the expansive living and dining areas create an easy, natural flow for everyday comfort. What truly sets this suite apart is the light. With south and west exposures, the home is consistently sun-filled throughout the day, even in the winter months. The private balcony offers a peaceful place to unwind, with open views that stretch toward the city skyline, including glimpses of the CN Tower. The atmosphere within the building is calm, quiet, and welcoming. A strong sense of community is felt among long-time, primarily owner-occupied residents, supported by an attentive concierge, management, and maintenance teams. With only 58 units in the building, the suite enjoys an added level of that boutique feel: including privacy and tranquility. Set in the heart of Deer Park, daily convenience is unmatched. Longo's, Starbucks, and LCBO are just across the street, while the Yonge and St. Clair corridor is a short walk away. Transit is effortless with streetcar service at your door and quick access to St. Clair Station. Surrounded by shops, cafes, restaurants, and greenspaces, this is a home that offers both connection and calm. A rare opportunity to settle into a space defined by light, livability, and a true sense of community.

Inclusions: Fridge, Stove, Dishwasher, Built in Microwave with Hoodfan, Clothing Washer & Dryer, All Blinds, Window Coverings & Hardware, All Electrical Light Fixtures, Tile Decking on Balcony, 1 Owned Parking Space, 1 Exclusive Locker.

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



111 St Clair Ave W 1821			Sold: \$989,000
Toronto Ontario M4V 1N5			List: \$999,000
Toronto C02 Yonge-St. Clair Toronto % Dif: 99			
Taxes: \$5,143 / 2025		For: Sale	SPIS: No
		DOM: 11	
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: 160	Bedrooms: 2	
Unit#: 14	Locker Lev/Unit: P3	Washrooms: 2	
Corp#: TSCC / 2565	Locker Unit: #160	1x4xMain, 1x3xMain	
	Level: 17		
Dir/Cross St: Avenue Rd/St. Clair West			
Directions: East Of Avenue Road			
Prop Mgmt: Forest Hill Kipling			

MLS#: C12860128 **Sold Date:** 03/20/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: 980 SF / Builder Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,035 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free, Other Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Indy Lev: Main Exterior: Concrete / Stone Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 86 Park \$/Mo: Prk Lvl/Unit: P2 #86 Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Squash/Racquet Court Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.57	x 8.17	Double Closet	Closet Organizers	Hardwood Floor
2	Living	Main	18.14	x 11.75	Open Concept	Picture Window	Pot Lights
3	Dining	Main	18.14	x 11.75	Combined W/Living	Nw View	Picture Window
4	Kitchen	Main	13.94	x 8.66	Stainless Steel Appl	Centre Island	Breakfast Bar
5	Prim Bdrm	Main	14.37	x 11.48	4 Pc Ensuite	His/Hers Closets	Large Window
6	2nd Br	Main	13.55	x 11.15	3 Pc Bath	Large Closet	West View

Client Remks: * Designer Renovated Northwest Corner Unit In Highly Coveted Imperial Plaza * Exceptional Open Concept Floor Plan Spanning 980 Square Feet Featuring Expansive Windows With Unobstructed City Views And Incredible Natural Light * Soaring 10 Ft Ceilings * \$125,000 Renovation By Renowned Designer Michelle Hanna * Gourmet Kitchen With Centre Island * Two Generous Bedrooms Offer Luxurious Spa Like Bathrooms & Custom Closets * One Premium Parking Space & One Locker Approximately 4' By 6' Included * Walking Distance To Yonge/ St. Clair Shops & Restaurants, Easy Streetcar And Subway Access * Interior Access To Longo's & LCBO - It Doesn't Get Better Than This! * Imperial Club Features 20,000 Square Feet Of First Class Amenities Including State Of The Art Gym, Pool, Yoga & Spin Studios, Squash, Golf Simulator, Screening Room, Sound Studio, Business Centre, Indoor/Outdoor Party Room, Outdoor Terrace With BBQs, 24 Hr Concierge *

Inclusions: Built-in Kitchen Appliances (Four Burner Cooktop, Wall Oven, Dishwasher, Microwave), Whirlpool Washer & Dryer, All Designer Light Fixtures, All Existing Drapes, Extensive Built-ins, All Custom Closets, All Bathroom Mirrors, Front Hall Mirror, Two Wall Mounted TVs, All Heating And Cooling Systems, 1 Owned Parking Space (Level C, Known As P2, #86), 1 Locker (Level D, #160).

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



10 Delisle Ave 308			Sold: \$1,000,000
Toronto Ontario M4V 3C6			List: \$1,078,000
Toronto C02 Yonge-St. Clair Toronto % Dif: 93			
Taxes: \$4,841 / 2025	For: Sale	SPIS: No	DOM: 20
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 08	Locker Lev/Unit: 2	Washrooms: 2	
Corp#: TSCC / 1591	Locker Unit: 85	1x4xFlat, 1x3xFlat	
	Level: 3		
Dir/Cross St: St Clair & Yonge			
Directions: St Clair & Yonge			
Prop Mgmt: Del Property Management Inc. 416-323-3540			

MLS#: C12804260 **Sold Date:** 03/11/2026
PIN#:

Kitchens: 1		Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N		Locker: Owned	Ens Lndry: Y
Basement: None		Maint: \$1,163.70	Lndy Lev: Main
Fireplace/Stv: N		A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Gas		Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:		UFFI:	Drive: Underground
Apx Sqft: 900-999		Elev/Lift:	Park Type: Owned
Sqft Source: MPAC		HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: N		Sale Price:	#: 37
Assessment:		Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown		Water Incl: Y	Prk Lvl/Unit: Level 4
Survey Type: None		Heat Incl: Y	Prk Lvl/Unit: Level 4
Phys Hdcap-Eqp:		Hydro Incl: Y	Bldg Amen:
		CAC Incl: Y	Concierge, Exercise Room, Games Room,
		Y Prkg Incl: Y	Party/Meeting Room
		Energy Cert:	Com Elem Incl: Y
		GreenPIS:	
		Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit	
		Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.42	x 11.52	Hardwood Floor	W/O To Terrace	O/Looks Garden
2	Dining	Main	12.5	x 10.83	Crown Moulding	Hardwood Floor	
3	Kitchen	Main	8.4	x 9.35	Breakfast Bar	Hardwood Floor	Granite Counter
4	Prim Bdrm	Main	17.42	x 10.14	4 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	Main	14.4	x 8.99	Double Closet	Hardwood Floor	O/Looks Garden
6	Foyer	Main	9.35	x 7.41	Closet	3 Pc Bath	Hardwood Floor

Client Remks: Fabulous mid-town location at The St. Clair. This bright and spacious 2-bedroom, 2-bathroom suite offers a desirable split floor plan with separate living and dining areas-ideal for both everyday living and entertaining. A private balcony overlooking the serene courtyard provides a peaceful spot for morning coffee or unwinding at the end of the day. The open kitchen features a breakfast bar, stainless steel appliances, undermount lighting, a newly updated countertop, and mirrored backsplash. Both bathrooms have been beautifully renovated, and the suite has been thoughtfully upgraded with new hardwood floors, a new washer and dryer, and a new heat pump for added comfort and efficiency. The primary bedroom includes a 4-piece ensuite and double closet. Steps to the subway, shops, and restaurants, this well-managed building offers excellent amenities including a 24-hour concierge, exercise room, billiards room, library, and party room. Includes 1 parking space and 1 locker.

Inclusions: Fridge, Stove B/I Dishwasher, B/I Microwave, Washer & Dryer, All Window Coverings and Electric Light Fixtures.
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. **Ph:** 416-236-1871



1 Balmoral Ave 716
Toronto Ontario M4V 3B9
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98
Taxes: \$5,489.70 / 2025 **For:** Sale **SPIS:** No **DOM:** 2
Sold: \$1,070,000
List: \$1,095,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 16 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCP / 1205 **Locker Unit:** 107 1x3xFlat, 1x4xFlat
Level: 7
Dir/Cross St: Yonge St / Balmoral Ave
Directions: Via Google Maps
Prop Mgmt: Del Property Management (416) 925-7202

MLS#: C12711412 **Sold Date:** 01/21/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1998 Yr Built Source: Other Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,447.43 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y 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: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: Marked as #62 on P2 Park \$/Mo: Prk Lvl/Unit: Level P2 #23 Bldg Amen: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.34	x 11.32	Combined W/Dining	W/O To Balcony	Hardwood Floor
2	Dining	Main	11.32	x 8.07	Combined W/Living	Hardwood Floor	
3	Kitchen	Main	10.01	x 10.01	Renovated	Stainless Steel Appl	Quartz Counter
4	Prim Bdrm	Main	14.5	x 10.33	W/I Closet	4 Pc Ensuite	Broadloom
5	2nd Br	Main	13.48	x 8.92	Double Closet	West View	Broadloom

Client Remks: Coveted west-facing suite in One Balmoral, a boutique, established and highly reputable condominium at Yonge and St. Clair. This two bedroom suite has been thoughtfully renovated, removing the wall between the kitchen and living/dining room to brighten and connect these spaces together. Custom cabinetry is topped with durable quartz counters with a waterfall feature, with expanded countertops creating a breakfast bar and a larger workspace for prepping dinner. The living and dining rooms are generous in size, allowing for practical furnishings to enjoy these living spaces. A walk out to the west-facing balcony is accessed from the living room, with quiet tree-top views over the gardens of homes on Balmoral and Farnham Avenues. The primary bedroom offers a "king-sized" suite, with custom UV blinds, a walk-in closet with customized interiors, and a marble-clad four-piece ensuite with a separate tub and shower. The second bedroom also is awarded with westerly views, and has a double closet and access to the three-piece bathroom directly across from it. Ensuite laundry with updated machines is tucked away within this second bathroom. One owned parking space is included, and access to an exclusive-use locker comes with the suite. This quiet and extremely well run building offers attentive 24-hour concierge, lots of guest parking, a renovated party room, two guest suites, and a well equipped exercise room. Step outside the building and experience the best of Toronto's mid-town living. David Balfour Park is within a five minute walk from the front door and connects into the Rosedale ravine systems. Connect to other pockets of the city via the Yonge subway line right outside the building. Restaurants, grocers, cafes and boutique shopping are available in walking distance in Summerhill, Rosedale or at Yonge and St. Clair. The community benefits will pay dividends while you enjoy this quiet, renovated suite in the coveted One Balmoral building.

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



45 Pleasant Blvd			Sold: \$1,040,000
Toronto Ontario M4T 1K2			List: \$1,095,000
Toronto C09 Rosedale-Moore Park Toronto			% Dif: 95
Taxes: \$6,100.56 / 2025	For: Sale	SPIS: No	DOM: 63
Condo Townhouse	#Shares%:	Rms: 6	
2-Storey	Locker#:	Bedrooms: 2 + 1	
Unit#: 1	Locker Lev/Unit: A	Washrooms: 3	
Corp#: TSCC / 1940	Locker Unit: 76	1x2xMain, 1x4xUpper,	
	Level: 2	1x3xUpper	
Dir/Cross St: Yonge & St Clair			
Directions: Yonge & St Clair			
Prop Mgmt: Performance Property Management			

MLS#: C12698272 **Sold Date:** 03/19/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$726.87	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Drive:
Apx Sqft: 1200-1399	Elev/Lift:	Park Type: Owned
Sqft Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Exposure: Sw	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: A/7 / A/8
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: None	Hydro Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	CAC Incl:	
	Y Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.96	x 16.96	Juliette Balcony
2	Dining	Main	13.06	x 8.23	Hardwood Floor
3	Kitchen	Main	15.06	x 12.17	Hardwood Floor
4	Prim Bdrm	Upper	15.06	x 15.72	W/O To Balcony
5	2nd Br	Upper	12.37	x 9.25	Eat-In Kitchen
6	Den	Upper	11.71	x 12.07	W/O To Balcony
					4 Pc Ensuite
					Closet
					Window
					Pot Lights
					Broadloom
					Broadloom

Client Remks: Welcome to this bright and beautifully appointed 2+1 bedroom, 3-bathroom townhome, located in highly sought after Summerhill. As a top-level, end-unit residence, it offers maximum privacy and exceptional natural light throughout. This home also includes two parking spaces and a locker-an outstanding bonus in this coveted neighbourhood. The main floor features an inviting open-concept layout perfect for modern living. The sun-filled living room boasts a charming Juliet balcony, while the combined kitchen and dining area is ideal for entertaining and offers a walkout to a private balcony. A convenient powder room completes this level. Upstairs, the serene primary retreat includes a spacious walk-in closet, a luxurious 4-piece ensuite, and its own private balcony-your own quiet escape in the city. A generous second bedroom, an additional full bathroom, and a versatile den with a skylight-perfect for a home office-provide flexible living options. Located just steps from the subway, acclaimed restaurants, boutique shops, parks, and all the amenities Summerhill is known for, this home blends comfort, style, and unbeatable convenience.

Inclusions: See Sch D.
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995

	1 Balmoral Ave 803		Sold: \$1,155,000
	Toronto Ontario M4V 3B9		List: \$1,175,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 98		
	Taxes: \$6,376.29 / 2025	For: Sale	SPIS: No DOM: 75
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 3	Locker Lev/Unit:	Washrooms: 2	
Corp#: MTCP / 1205	Level B, Unit 61	2x4xFlat	
	Locker Unit:		
	Level: 8		
Dir/Cross St: Yonge & St Clair			
Directions: Please use your GPS			
Prop Mgmt: Del Property Management - 416-925-7202 (On Site)			

MLS#: C12540546 **Sold Date:** 01/27/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$1,845.08	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Fan Coil / Electric	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age: 16-30	UFFI:	Drive: Underground
Year Built: 1998	Elev/Lift:	Park Type: Owned / Owned
Yr Built Source: MPAC	Under Contract: None	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Apx Sqft: 1200-1399	HST Applicable to: Included In	#: 61
Sqft Source: 1273 Square Feet	Sale Price:	#: 63
Exposure: Ne	Taxes Incl:	Park \$/Mo:
Assessment:	Water Incl: Y	Prk Lvl/Unit: Level B #65 / Level B #66
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Concierge, Exercise Room, Guest Suites,
Phys Hdcap-Eqp:	Bldg Ins Incl: Prkg Incl: Y	Party/Meeting Room, Visitor Parking
	Cert Level: Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Built-In Oven, Carpet Free, Countertop Range	
	Security Feat: Alarm System, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	10.47	x 5.31	Hardwood Floor Closet Pot Lights
2	Living	Flat	18.6	x 11.65	Hardwood Floor W/O To Balcony Crown Moulding
3	Dining	Flat	16.47	x 6.96	Hardwood Floor Open Concept W/O To Balcony
4	Kitchen	Flat	13.78	x 9.84	Marble Counter B/I Appliances Centre Island
5	Prim Bdrm	Flat	21.03	x 12.76	Hardwood Floor B/I Closet Crown Moulding
6	Bathroom	Flat	9.22	x 9.02	4 Pc Ensuite Ceramic Floor Pot Lights
7	2nd Br	Flat	16.47	x 6.96	Hardwood Floor Double Closet Crown Moulding
8	Bathroom	Flat	9.22	x 8.56	4 Pc Bath Soaker Ceramic Floor

Client Remks: Distinctly, One of One. Suite 803 is a sub-penthouse that offers all the hallmarks of fine living. 9-foot smooth ceilings throughout accented by crown mouldings, gallery-quality wall space, and floor-to-ceiling French doors that flood every living space with natural light through custom Hunter Douglas blinds. Hardwood flooring and solid wood Shaker doors throughout exude quality. The inviting foyer leads to the open concept living and dining rooms and a Chef-inspired kitchen with exquisite marble counters and curated appliances. The expansive primary bedroom easily supports a king-sized suite of furniture and features 3 double built-in custom closets. A sumptuous 4-piece primary ensuite features a mosaic tile floor, a large shower enclosure and classic double vanity with marble top. The spacious and inviting 2nd bedroom has a large double closet and could serve as your home office and den. The luxury continues with the main bath featuring an immersion tub with a rain shower, a large vanity and additional storage cabinet. All 6 floor-to-ceiling French doors provide access to 3 balconies that wrap this beautiful corner suite. This extraordinary living space comes with 2 deeded parking spaces that are just steps from a large, exclusive use locker. 1 Balmoral Avenue is a mid-rise building of only 133 suites with impeccable property management, a dedicated, long-serving Concierge team and support staff. 40 visitor parking spaces and 2 guest suites ensure your guests are comfortably accommodated. *Status Certificate is available*.

Inclusions: Stainless steel kitchen appliances: KitchenAid French door refrigerator; Miele cooktop; Miele built-in convection oven; Panasonic 'Genius' built-in microwave; Miele 'Futura Crystal' built-in dishwasher. Miele W1 clothes washer & Miele T1 clothes dryer. All electric light fixtures, all Hunter Douglas window blinds.

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



10 Delisle Ave 907 Toronto Ontario M4V 3C6 Toronto C02 Yonge-St. Clair Toronto % Dif: 94 Taxes: \$5,504.84 / 2025 For: Sale SPIS: No DOM: 68		
Condo Apt Apartment Unit#: 7 Corp#: TSCC / 1591	#Shares%: Locker#: Locker Lev/Unit: P2 Locker Unit: 193 Level: 9	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xFlat, 1x4xFlat
Dir/Cross St: Yonge/St. Clair Directions: Use GPS Prop Mgmt: Del Property Management 416-323-3540		

MLS#: C12640956 **Sold Date:** 02/24/2026
PIN#: 125910422

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Year Built: 2004 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: as per Builder's Plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,284.15 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: E/83 Bldg Amen: Concierge, Exercise Room, Media Room, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	5.77	x 4.79	Double Closet Hardwood Floor
2	Foyer	Flat	11.78	x 7.19	Hardwood Floor
3	Living	Flat	13.29	x 13.09	Open Concept Hardwood Floor W/O To Balcony
4	Dining	Flat	10.79	x 9.09	Combined W/Living Hardwood Floor Large Window
5	Kitchen	Flat	12.7	x 9.88	Renovated Hardwood Floor Window
6	Prim Bdrm	Flat	13.19	x 9.97	W/I Closet Broadloom 4 Pc Ensuite
7	2nd Br	Flat	14.37	x 8.07	Double Closet Broadloom 3 Pc Bath
8	Other	Flat	0	0	Balcony West View

Client Remks: Welcome to Suite 907 at The St. Clair, a well-appointed 1,104 sq.ft. west-facing residence offering an exceptional blend of space, light, and location in the coveted Yonge-St. Clair neighbourhood. This thoughtfully laid-out two-bedroom, two-bathroom suite showcases an expansive living and dining area with hardwood floors, picture windows, and a walk-out to an open balcony, offering unobstructed views, capturing sweeping city and sunset views. The renovated kitchen is generously proportioned and highly functional, seamlessly connected to the main living space and perfectly suited for both everyday living and entertaining. The primary bedroom serves as a calm retreat, complete with a walk-in closet and a private four-piece ensuite. The second bedroom offers excellent flexibility for guests, a home office, or den, and is complemented by a separate three-piece bath. Ensuite laundry, underground parking, and an exclusive locker add to the suite's everyday convenience. Residents enjoy access to a full-service 24-hour concierge, fitness and media rooms, party and meeting spaces with walk-outs to a landscaped patio and parkette, and Green P visitor parking. Just steps to the St. Clair subway, Loblaws, fine dining, cafes, and boutique shopping, with Yorkville and downtown minutes away. A rare and refined offering in a landmark building-a private urban oasis in one of Toronto's most connected neighbourhoods.

Inclusions: Stainless Steel Whirlpool Refrigerator, Stainless Steel Stove, Stainless Steel Samsung Microwave, Frigidaire Dishwasher, Stacked Washer and Dryer, Window Coverings, Electric Light Fixtures, Broadloom Where Laid, One TV Bracket in Living.*Pet Policy: 2 Dogs Any Size Or 2 Cats. **Other is Balcony

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



33 Delisle Ave 809 Toronto Ontario M4V 3C7 Toronto C02 Yonge-St. Clair Toronto % Dif: 90 Taxes: \$7,209.07 / 2025 For: Sale SPIS: No DOM: 72		
Condo Apt Apartment Unit#: 9 Corp#: TSCC / 1478	#Shares%: Locker#: Locker Lev/Unit: D Locker Unit: 105 Level: 8	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x5xFlat, 1x3xFlat
Dir/Cross St: Yonge and St. Clair Directions: Follow Your GPS Prop Mgmt: First Service Residential		

MLS#: C12968266 **Sold Date:** 06/18/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 16-30 Apx Sqft: 1200-1399 Sqft Source: 1225 Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,696.18 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Built-In Oven, Countertop Range, Primary Bedroom - Main Floor, Sauna, Storage Area Lockers Security Feat: Carbon Monoxide Detectors, Security Guard, Concierge/Security	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: C48 #: D59 Park \$/Mo: Prk Lvl/Unit: C / C Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.3	x 14.3	Hardwood Floor	Gas Fireplace	Bay Window
2	Dining	Flat	12.3	x 11.29	Hardwood Floor		
3	Kitchen	Flat	8.01	x 8.6	Marble Floor	Open Concept	Granite Counter
4	Den	Flat	10.01	x 11.29	Hardwood Floor	Open Concept	
5	Prim Bdrm	Flat	10.99	x 14.99	Broadloom	4 Pc Ensuite	W/I Closet
6	Br	Flat	11.58	x 10.99	Broadloom	French Doors	W/W Closet

Client Remks: Welcome to 33 Delisle Avenue, Suite 809. This lovely suite is 1225 square feet with a floor plan with no wasted space. With a gracious flow, it has an open concept kitchen with gas stovetop, newer appliances, granite counters. Both bedrooms can accommodate a king-size bed, have lots of closet space and storage, including in the laundry room. 2 bathrooms, a 5-piece in the master bedroom and 3-piece closely located near the second bedroom and front hall. Suite 809 has a bright and sunny south exposure and a high view overlooking the courtyard. There is one locker and one parking. The building offers excellent amenities with an indoor pool, women/men change rooms with saunas, well-equipped exercise room, part room with a full kitchen for catering and entertainment and separate room for dining or holding meeting; large courtyard with barbeques, gazebos and area for sunning. The building also has ample visitors parking. Living at 33 Delisle offers a mid-town, urban lifestyle, steps from the subway, a variety of shops and convenience stores, restaurants, cafes, workout facilities, walking trails, parks, schools and places of worship.

Inclusions: Stovetop, built-in Oven, fridge, microwave, dishwasher, washer and dryer, all electric light fixtures, window coverings
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



99 Foxbar Rd 302 Toronto Ontario M4V 2G5 Toronto C02 Yonge-St. Clair Toronto % Dif: 95 Taxes: \$6,198.60 / 2025 For: Sale SPIS: No DOM: 51			Sold: \$1,230,000 List: \$1,289,000
Condo Apt 1 Storey/Apt Unit#: 2 Corp#: TSCC / 2928	#Shares%: Locker#: Locker Lev/Unit: P4 Locker Unit: 04 Level: 3	Rms: 4 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x5xMain	
Dir/Cross St: St. Clair and Avenue Rd Directions: St. Clair and Avenue Rd Prop Mgmt: Forest Hill Kipling			

MLS#: C12837904 **Sold Date:** 04/23/2026
PIN#: 769280012

Kitchens: 1 Fam Rm: N Basement: Unfinished Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2020 Yr Built Source: Builder Apx Sqft: 1200-1399 Lot Size Source: MPAC Roof: Flat Foundation: Concrete Sqft Source: 1200 as per builders plan Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite+Exclusive Maint: \$1,363.09 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: Y Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Other	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Private Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: E52 Park \$/Mo: Prk Lvl/Unit: P5 Bldg Amen: Bike Storage, Gym, Indoor Pool, Media Room, Party/Meeting Room, Community BBQ Com Elem Incl:
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Shoreline: Mixed
Shoreline Exp: All

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.57	x 21.98	Combined W/Dining Heated Floor Window Flr to Ceil
2	Dining	Main	20.57	x 21.98	Combined W/Kitchen Hardwood Floor Window Flr to Ceil
3	Kitchen	Main	20.57	x 21.98	2 Pc Bath Stainless Steel Appl Hardwood Floor
4	Prim Bdrm	Main	12.14	x 15.09	3 Pc Ensuite W/I Closet Sliding Doors
5	2nd Br	Main	10.5	x 11.15	Hardwood Floor Window

Client Remks: Welcome to Unit 302 at 99 Foxbar - an exceptional corner residence in the prestigious Foxbar Collection, where refined design meets effortless urban living. Bathed in natural light from expansive windows, this bright and beautifully appointed suite offers a seamless blend of sophistication and comfort. The upgraded quartz countertops, premium Bosch appliances, and dramatic waterfall island create a chef-inspired kitchen that is as functional as it is striking - perfect for entertaining or quiet evenings at home. A generous pantry provides the storage every modern homeowner appreciates. The thoughtfully designed layout flows into a spacious primary retreat featuring a luxurious 5-piece ensuite - your private sanctuary to unwind and recharge. Residents enjoy exclusive access to over 20,000 sq. ft. of resort-style amenities at the renowned Imperial Club, including an indoor pool, hot tub, steam rooms, fitness facilities, and elegant lounges. Everyday convenience is elevated with direct underground access to Longo's, LCBO, and Starbucks - making errands effortless in every season. Unit 302 at 99 Foxbar is more than a residence; it's a lifestyle defined by elegance, convenience, and timeless luxury in one of Toronto's most sought-after neighbourhoods.

Inclusions: Parking Spots, 1 Locker. Full-Size D/W, W/D, Fridge, Freezer, Hood Fan, Range, Oven. Internet Incl In Monthly Maintenance Fee! Calcutta Marble, S.S Plumbing Fixtures, Large Custom Island.

Listing Contracted With: ROYAL LEPAGE REALTY PLUS **Ph:** 905-828-6550



1430 Yonge St 601
Toronto Ontario M4T 1Y6
 Toronto C02 Yonge-St. Clair Toronto % Dif: 94
Taxes: \$7,760 / 2025 **For:** Sale **SPIS:** No **DOM:** 56

Sold: \$1,250,000
List: \$1,325,000

Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 1 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 1932 **Locker Unit:** 59 1x4xFlat, 1x3xFlat
Level: 6

Dir/Cross St: South of St. Clair
Directions: Use GPS
Prop Mgmt: First Service Residential 416-929-7194

MLS#: C12924536 **Sold Date:** 05/21/2026
PIN#: 129320043

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2007 Yr Built Source: MPAC Apx Sqft: 1200-1399 Lot Size Source: MPAC Sqft Source: Houssmax Plans Exposure: Ne Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,849.77 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, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: C/16 Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.84	x 3.81	Double Closet
2	Living	Flat	29.13	x 13.22	East View
3	Dining	Flat	29.13	x 13.22	Combined W/Living
4	Den	Flat	9.81	x 8.43	Track Lights
5	Kitchen	Flat	9.48	x 9.15	Granite Counter
6	Prim Bdrm	Flat	13.85	x 9.94	W/I Closet
7	2nd Br	Flat	11.42	x 10.37	Double Closet
8	Other	Flat	0	0	Balcony East View
9	Other	Flat	0	0	Balcony Ne View

Client Remks: Welcome to "The Clairmont" at Yonge and St. Clair, a rarely offered, beautifully proportioned two bedroom plus den residence offering approximately 1,300 square feet of refined interior living, paired with exceptional outdoor space. A thoughtfully designed layout with a gracious foyer leads into an expansive open concept living and dining area, wrapped in windows and anchored by a walk-out to an extraordinary private terrace of approximately 690 square feet-perfect for seamless indoor-outdoor living and entertaining. A separate balcony, approx 98 sq.ft., adds an additional outdoor retreat. The chef's kitchen features a centre island, abundant cabinetry, and quality appliances, overlooking the principal living space. The intelligent split-bedroom plan offers privacy, with a spacious primary suite complete with walk-in closet and ensuite bath, while the second bedroom is well-positioned near a full bath. A separate den provides flexibility for a home office or additional living space, as confirmed in the floor plan. Soaring ceilings, rich hardwood floors, and floor-to-ceiling windows enhance the sense of space and light throughout. Includes parking and use of an out-of-suite storage locker. A full-service, luxury building offering 24-hour concierge, visitor parking, fitness centre, sauna, party room, and a beautifully landscaped terrace. Steps to Yonge & St. Clair vibrant shops, restaurants, parks, and TTC. Minutes to downtown.

Inclusions: Frigidaire S/S Refrigerator, AEG Gas Stove-Top, AEG Oven, Panasonic Microwave, Bosch S/S Dishwasher, Faber Exhaust Fan, Stacked Washer and Dryer, Window Coverings, Electric Light Fixtures, BBQ (Gas Line installed on Terrace)

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

	40 Rosehill Ave 604		Sold: \$1,401,500
	Toronto Ontario M4T 1G5		List: \$1,400,000
	Toronto C09 Rosedale-Moore Park Toronto % Dif: 100		
	Taxes: \$6,198.60 / 2025		For: Sale
			SPIS: No
	DOM: 70		
	Condo Apt	#Shares%:	Rms: 6
	Apartment	Locker#: 3	Bedrooms: 2
	Unit#: 4	Locker Lev/Unit: P1	Washrooms: 2
	Corp#: MTCC / 773	Locker Unit:	1x4, 1x2
		Level: 6	
Dir/Cross St: Yonge / St. Clair			
Directions: North side of Rosehill Avenue, east of Yonge.			
Prop Mgmt: Whitehill Residential Corporation 647-956-6828			

MLS#: C12799560 **Sold Date:** 04/29/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: Y	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$2,481.81	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age: 31-50	UFFI:	Drive: Underground
Apx Sqft: 1400-1599	Elev/Lift: Yes Retirement:	Park Type: Owned
Sqft Source: as per floor plans	HST Applicable to Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Se	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl: Water Incl: Y	Prk Lvl/Unit: A/16
Spec Desig: Unknown	Heat Incl: Hydro Incl:	Bldg Amen:
Survey Type: None	Cable TV Incl: CAC Incl:	Concierge, Exercise Room, Indoor Pool,
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Party/Meeting Room, Sauna, Visitor Parking
	Cert Level: Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.34	x 12.5	Open Concept	Window Flr to Ceil	South View
2	Dining	Main	11.25	x 9.51	Open Concept	B/I Bookcase	Window Flr to Ceil
3	Family	Main	12.34	x 9.51	W/O To Balcony	Window Flr to Ceil	Combined W/Solarium
4	Kitchen	Main	11.81	x 10.01	Eat-In Kitchen	B/I Appliances	Breakfast Bar
5	Prim Bdrm	Main	16.24	x 12.01	Window Flr to Ceil	W/I Closet	4 Pc Ensuite
6	2nd Br	Main	11.65	x 10.17	Combined W/Den	East View	2 Pc Bath
7	Laundry	Main	8.56	x 6	Laundry Sink	B/I Appliances	B/I Shelves
8	Other	Main	15.49	x 14.01	Sliding Doors	South View	O/Looks Park

Client Remks: For those accustomed to the calm prestige of Rosedale & Forest Hill, this exceptional Midtown residence offers something increasingly rare: glorious park views, serenity, scale & effortless access to the best of Toronto-all within a discreet boutique setting. Perfectly positioned at the vibrant hub of Yonge & St. Clair & home to only 42 suites, with just 4 per floor - this has a level of peace, privacy & community that feels more like a refined address than a typical condo. Even more remarkable: a back-door entrance with easy access to the subway allows you to step from home to transit in seconds. Inside, this open concept, exceptional home is impressively proportioned for luxury & flexibility. From the moment you enter through the double-door foyer, it announces its scale & sophistication. Tall clgs, flr-to-clg windows, & a prized corner position flood the suite with natural light throughout the day, while the views - south & east over David Balfour Park - are nothing short of captivating. The layout is beautifully designed for both elegant entertaining & everyday comfort. A huge LR room & open DR accommodate substantial furniture with ease, ideal for hosting friends, family, or intimate gatherings. The Kit is sleek & functional, featuring integrated apps & a Bkfst Bar that connects seamlessly to the surrounding living. Both the 2 BR, now a truly enviable home ofc, customised with thoughtful b/ins, & the Fam Rm, enjoy sweeping south/park views, elevating both everyday work & daily living. The slim-line Balc, with sliding doors & transparent glass provides clear views & lots of fresh air. The Pr BR is a private sanctuary, featuring a wicc with custom organizers & a stunning spa bath. Additional highlights include the ens lau with space to iron & multiple b/ins are a rare feature for condo living: an o/size, entirely private concrete locker with a steel fire door, perfect for secure stg of luggage, golf clubs & seasonal items.

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



10 Delisle Ave 814 Toronto Ontario M4V 3C6 Toronto C02 Yonge-St. Clair Toronto % Dif: 101 Taxes: \$6,885 / 2025 For: Sale SPIS: No DOM: 10			Sold: \$1,470,000 List: \$1,450,000
Condo Apt Apartment Unit#: 14 Corp#: TSCP / 1591	#Shares%: Locker#: Locker Lev/Unit: D Locker Unit: 202 Level: 8	Rms: 6 Bedrooms: 2 Washrooms: 2 1x5xFlat, 1x4xFlat	
Dir/Cross St: West of Yonge St/N. of St. Clair Directions: Use GPS Prop Mgmt: Del Property Management 416-323-3540			

MLS#: C12941768 **Sold Date:** 04/10/2026
PIN#: 125910413

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Year Built: 2004 Yr Built Source: MPAC Apx Sqft: 1200-1399 Lot Size Source: MPAC Sqft Source: Houssmax Exposure: Ne Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,510.55 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, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School Interior Feat: None Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: D/47 Bldg Amen: Concierge, Exercise Room, Games Room, Media Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	8.33	x 7.68	Double Closet
2	Living	Flat	24.51	x 15.49	Electric Fireplace
3	Dining	Flat	24.51	x 15.49	Combined W/Living
4	Kitchen	Flat	10.24	x 8.83	Eat-In Kitchen
5	Breakfast	Flat	8.83	x 8.6	Combined W/Kitchen
6	Prim Bdrm	Flat	17.09	x 10.99	W/I Closet
7	2nd Br	Flat	12.34	x 9.58	Double Closet
8	Other	Flat	29.66	x 25.43	W/O To Terrace

Client Remks: Welcome to Suite 814 at The St. Clair-a distinctive residence combining generous interior space with exceptional outdoor living in the heart of Yonge and St. Clair. This split bedroom plan offers approximately 1336 square feet of well proportioned interior living space, along with an additional 760 square feet (approx) expansive terrace, making it ideal for both everyday comfort and elegant entertaining. A welcoming foyer leads into a spacious living and dining room filled with natural light from a wall of windows, offering a walkout to a private balcony and the terrace. The adjoining kitchen is well appointed with ample cabinetry and counter space, opening into a bright breakfast area that overlooks and connects seamlessly to the extraordinary terrace. The oversized private terrace is a true highlight, impressively extending the living space with ample room for dining, lounging, and gardening, all set against open skyline views. The primary bedroom is a peaceful retreat featuring generous proportions, a walk in closet, and a spacious ensuite bath. A well sized second bedroom is privately positioned with easy access to a second full bath, making it ideal for guests or a home office. Residents enjoy access to a full service 24 hour concierge, fitness and media rooms, party and meeting spaces with walk-outs to a landscaped patio and parkette, and Green P visitor parking. Just steps from St. Clair subway, Loblaws, fine dining, cafes, and boutique shopping, with Yorkville and downtown just minutes away, this is a refined offering in a landmark building and a private urban oasis in one of Toronto's most connected neighbourhoods.

Inclusions: Amana Refrigerator, LG Stove, Frigidaire Microwave, Bosch Dishwasher, Whirlpool Stacked Washer and Dryer, Broadloom Where Laid, Electric Light Fixtures, Window Coverings, Electric Fireplace *Smoke Free Bldg. *Pet Policy: 2 Dogs Any Size Or 2 Cats. **Other is Terrace **No BBQ's permitted

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



20 Avoca Ave 1406
Toronto Ontario M4T 2B8
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 97
Taxes: \$0 / 2025 **For:** Sale **SPIS:** No **DOM:** 83
 Co-Op Apt **#Shares%:** 30 **Rms:** 5
 Apartment **Locker#:** Rm 2 **Bedrooms:** 2
Unit#: 06 **Locker Lev/Unit:** Bsmt **Washrooms:** 2
Corp#: N/A / 0 **Locker Unit:** 54 1x4xMain, 1x3xMain
Level: 14
Dir/Cross St: Yonge Street / St Clair Avenue East
Directions: Off St Clair, East of Yonge
Prop Mgmt: First Service Residential 416-964-7133

MLS#: C12564168 **Sold Date:** 02/11/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Plans Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$2,353.16 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Electric Car Charger, Grnbelt/Conserv, Public Transit, Ravine Interior Feat: Bar Fridge, Built-In Oven	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: \$90 Prk Lvl/Unit: Bldg Amen: Car Wash, Concierge, Exercise Room, Outdoor Pool, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.13	x 12.76	Combined W/Dining	Window Flr to Ceil	W/O To Balcony
2	Dining	Main	9.58	x 10.4	Combined W/Living	O/Looks Park	Hardwood Floor
3	Kitchen	Main	9.55	x 10.4	Stainless Steel Appl	Renovated	Breakfast Bar
4	Prim Bdrm	Main	11.35	x 16.34	4 Pc Ensuite	W/I Closet	Window Flr to Ceil
5	2nd Br	Main	9.88	x 12.93	Murphy Bed	W/O To Balcony	Double Closet

Client Remks: A completely turn key corner suite soaring above the treetops with clear south and west views of the city skyline and David Balfour Park. This beautifully renovated residence features two bedrooms, two full bathrooms, and a thoughtful layout that offers approximately 1180 square feet of interior living space with exceptional natural light throughout. The open concept living and dining area is surrounded by floor to ceiling windows and multiple walkouts to a generous wraparound balcony, creating a seamless indoor outdoor flow, ideal for morning coffee or evening sunsets. The fully renovated kitchen is both stylish and functional with top of the line appliances, upgraded finishes, and excellent storage. The spacious primary bedroom includes a walk in closet and an updated ensuite bath, while the second bedroom features a Murphy bed, double closet and walk-out to the balcony. Additional highlights include custom draperies and blinds, custom closets throughout, and abundant in suite storage. Residents of this well managed co-op enjoy exceptional amenities including a 24hr concierge, outdoor pool, gym, hobby room, library, party room, laundry facilities, EV charging stations, bike storage, and ample visitor parking. One exclusive use storage locker is included and underground rental parking is available. Ideally situated steps from the Yonge and St Clair subway, shops, cafes, dining, the public library, and nearby ravine trails, this suite offers an effortless lifestyle in one of midtown's most coveted park side communities. Maintenance fees include property taxes, utilities, cable TV, internet, building insurance, and common elements. Avoca Apartments Limited does not permit pets, rentals, or ensuite laundry.

Inclusions: Liebherr panelled refrigerator, Jennair induction cooktop, Hoodfan, Jennair built-in oven, under counter Jennair microwave, Jennair dishwasher, Marvel wine fridge, wall mounted Panasonic TV, wall mounted media unit, all mirrors, all existing window coverings, all existing electrical light fixtures, murphy bed.

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

	40 Rosehill Ave 503 Toronto Ontario M4T 1G5 Toronto C09 Rosedale-Moore Park Toronto % Dif: 91 Taxes: \$6,221.22 / 2025 For: Sale SPIS: No DOM: 47			Sold: \$1,450,000 List: \$1,590,163																																																																		
	Condo Apt Apartment Unit#: 3 Corp#: MTCC / 773		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: 11-B Level: 5		Rms: 6 Bedrooms: 2 Washrooms: 2 1x5xFlat, 1x2xFlat																																																																	
	Dir/Cross St: Yonge/St.Clair Directions: Just South of Yonge/St.Clair Prop Mgmt: Whitehill Residential																																																																					
	MLS#: C12823302 Sold Date: 04/14/2026 PIN#:																																																																					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Year Built: 1988 Yr Built Source: Other Apx Sqft: 1400-1599 Sqft Source: Per Seller Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,481.81 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: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Countertop Range, Built-In Oven, Storage		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y																																																																	
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th><th></th><th></th></tr><tr><td>1</td><td>Foyer</td><td>Flat</td><td>12.24</td><td>x 6</td><td>Hardwood Floor</td><td>Closet</td><td>Double Doors</td></tr><tr><td>2</td><td>Living</td><td>Flat</td><td>20.34</td><td>x 20.67</td><td>Hardwood Floor</td><td>Large Window</td><td>Open Concept</td></tr><tr><td>3</td><td>Dining</td><td>Flat</td><td>11.81</td><td>x 8.53</td><td>Hardwood Floor</td><td>Open Concept</td><td>O/Looks Living</td></tr><tr><td>4</td><td>Kitchen</td><td>Flat</td><td>10.83</td><td>x 10.17</td><td>Modern Kitchen</td><td>Custom Backsplash</td><td>Breakfast Area</td></tr><tr><td>5</td><td>Prim Bdrm</td><td>Flat</td><td>11.48</td><td>x 16.08</td><td>Heated Floor</td><td>W/I Closet</td><td>5 Pc Bath</td></tr><tr><td>6</td><td>2nd Br</td><td>Flat</td><td>10.5</td><td>x 11.15</td><td>Closet</td><td>Large Window</td><td></td></tr><tr><td>7</td><td>Laundry</td><td></td><td>8.86</td><td>x 5.91</td><td>B/I Shelves</td><td>Laundry Sink</td><td></td></tr></table>							#	Room	Level	Length (ft)	Width (ft)	Description			1	Foyer	Flat	12.24	x 6	Hardwood Floor	Closet	Double Doors	2	Living	Flat	20.34	x 20.67	Hardwood Floor	Large Window	Open Concept	3	Dining	Flat	11.81	x 8.53	Hardwood Floor	Open Concept	O/Looks Living	4	Kitchen	Flat	10.83	x 10.17	Modern Kitchen	Custom Backsplash	Breakfast Area	5	Prim Bdrm	Flat	11.48	x 16.08	Heated Floor	W/I Closet	5 Pc Bath	6	2nd Br	Flat	10.5	x 11.15	Closet	Large Window		7	Laundry		8.86	x 5.91	B/I Shelves	Laundry Sink	
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Client Remks: Style, Location And Livability In One Of Toronto's Most Desirable, Vibrant and Walkable Neighbourhoods. This "Boutique" Condo With Only 42 Units Is Steps To Yonge/St Clair, Summerhill, Forest Hill, Parks And The Subway. The Area Is Surrounded By Everyday Essentials And Lifestyle Attractions. Within Minutes You Will Find Popular Restaurants, Cafes And Boutique Shops, Along With Grocery Stores And Pharmacies. Toronto Lawn Tennis Club And The Badminton & Racquet Club Of Toronto Also Call The Area Home. Featuring A Bright Open Concept Floor Plan - This Condo Is A True Must See. Spacious 2 Bed + 2 Bath. 1,513 Sq Ft. This Space Is Perfect For Those Downsizing And Those Craving Refined, Low Maintenance Living. This well Maintained Building Offers Residents Peace Of Mind With A Secure Entry, A 24 Hour Concierge, Underground Parking, A Large Private Storage Room, An Indoor Pool, Fitness Area And Sauna. Inclusions: Offering The Space & Grandeur Of A Home, With All Of The Conveniences Of A Condo. Existing Refrigerator, Cook Top, Built-In Microwave/Oven, Washer & Dryer, All Electrical Light Fixtures, Window Coverings, Built-In Shelving, One Underground Parking Space And One Storage Locker.																																																																						
Listing Contracted With: STRATA REAL ESTATE Ph: 416-720-8080																																																																						



61 St Clair Ave W 605			Sold: \$1,600,000
Toronto Ontario M4V 2Y8			List: \$1,625,000
Toronto C02 Yonge-St. Clair Toronto % Dif: 98			
Taxes: \$8,460.86 / 2025	For: Sale	SPIS: No	DOM: 36
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#: 18	Bedrooms: 2	
Unit#: 05	Locker Lev/Unit: C	Washrooms: 2	
Corp#: MTCC / 543	Locker Unit: 18	1x3xMain, 1x5xMain	
	Level: 06		
Dir/Cross St: Avenue Road & St. Clair Avenue West			
Directions: Avenue Road & St. Clair Avenue West			
Prop Mgmt: First Service Residential			

MLS#: C12722314	Sold Date: 02/27/2026
Assignment: No	Fractional Ownership: No PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$2,336.55	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air, Water / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 1600-1799	Elev/Lift: Yes Retirement: N	Park Type: Owned / Owned
Sqft Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: N	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl: Water Incl: Y	Prk Lvl/Unit: A33
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Bldg Amen:
Survey Type: None	Cable TV Incl: Y CAC Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Storage	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.28	x 12.63	Hardwood Floor	W/O To Balcony	Open Concept
2	Dining	Main	12.96	x 12.76	Parquet Floor	East View	Open Concept
3	Kitchen	Main	12.7	x 10.04	Parquet Floor	Stainless Steel Appl	Breakfast Bar
4	Breakfast	Main	13.48	x 6.99	Hardwood Floor	Combined W/Laundry	Open Concept
5	Prim Bdrm	Main	17.29	x 13.98	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	Main	20.64	x 10.33	Hardwood Floor	Large Closet	W/O To Balcony
7	Den	Main	12.5	x 10.24	Hardwood Floor	East View	Open Concept

Client Remks: A Unique Opportunity To Own In One Of Toronto's Most Distinct And Luxurious Addresses Discreetly Set Back From St. Clair Avenue - Granite Place! This Timeless, 1732 Square Foot, Two-Bedroom Plus Den Residence Showcases Fine Interior Finishes Throughout. Fully-Reconfigured Using Only The Finest Of Materials, The Engaging Principal Rooms Promote Social Circulation And Provide A Unique Ambiance Which Is Hard To Replicate As The Garden Setting Exudes Serenity. The Living Room seamlessly Integrates Into An Oversized, Picturesque Private Balcony, Perfect For Summertime Enjoyment! The Brand New Contemporary Eat-In Kitchen Includes Top Of The Line Appliances, Ample Storage & A Convenient Custom Banquette. The Indulgent Primary Bedroom Retreat Features Two Walk-In Closets, An Opulent, Upgraded Spa-Like Five-Piece Ensuite Bathroom With Heated Floors And Access To A Secondary Private Balcony. The Large Second Bedroom Is Perfect For Families, Guests Or Those In Need Of A Flexible Home Office. The Residence Includes A Proper Dedicated Ensuite Laundry Room - A Bonus For All Down-Sizers. Just Steps To Shopping & Restaurants Of Yonge & St. Clair, Summerhill & Forest Hill. Easy Access To St. Clair Subway Station, Winston Churchill & David Balfour Parks. World Class Amenities Include Full-Time Concierge, Indoor Tranquil Salt-Water Pool, Whirlpool, Separate Men's And Women's Finnish Sauna, Fitness Center With Exercise Room & Yoga Studio And A Luxurious Party Room Which Will Ensure Entertaining Is Effortless. The Granite Place Is In The Process Of Completing A Brand New Interior Atrium (Spring/Summer 2026) Which Will Include Modern Finishes And A Cozy Fireplace. The Surrounding, Immaculate Luscious Gardens Feature Newly Planted Additions Amongst Maturing Trees.

Inclusions: Includes All Stainless Steel Appliances, Fridge, Stove, Microwave, Dishwasher, Washer & Dryer, All Lighting Fixtures, Window Coverings, Parking & Locker.

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



1430 Yonge St 509
Toronto Ontario M4T 1Y6
 Toronto C02 Yonge-St. Clair Toronto % Dif: 100
Taxes: \$9,019 / 2025 **For:** Sale **SPIS:** No **DOM:** 75

Sold: \$1,699,000
List: \$1,699,000

Condo Apt **#Shares%:** Rms: 5
 Apartment **Locker#:** 42 **Bedrooms:** 3
Unit#: 9 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: TSCC / 1932 Mezzanine (M) 2x3xMain, 1x3xMain
Locker Unit:
Level: 5

Dir/Cross St: Yonge St & St.Clair Ave W
Directions: Located on the west side of Yonge St, just south of St. Clair Ave W.
Prop Mgmt: Crossbridge Condominium Services

MLS#: C13008120 **Sold Date:** 06/30/2026
Assignment: No **PIN#:** 129320236

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 11-15 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1600-1799 Lot Size Source: MPAC Sqft Source: Floor plans Exposure: S Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,158.25 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Countertop Range, Auto Garage Door Remote, Separate Hydro Meter, Storage Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lyndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 64 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Party/Meeting Room, Community BBQ, Other Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	22.83	x 11.42	Double Closet Combined W/Laundry Hardwood Floor
2	Living	Main	21.65	x 10.6	South View Fireplace W/O To Balcony
3	Dining	Main	17.49	x 10.93	Hardwood Floor Pot Lights W/O To Balcony
4	Kitchen	Main	12.01	x 8.66	Double Sink Granite Counter B/I Appliances
5	Prim Bdrm	Main	13.91	x 13.16	W/I Closet 4 Pc Ensuite W/O To Balcony
6	2nd Br	Main	14.76	x 10.01	Hardwood Floor 3 Pc Ensuite South View
7	3rd Br	Main	12.07	x 10.07	Hardwood Floor B/I Desk North View

Client Remks: Rarely available at The Clairmont in the heart of Summerhill, this expansive 3-bedroom, 3-bath residence offers approximately 1,760 sq ft of refined living space. Created by combining two suites, the layout provides exceptional scale, flow, and flexibility. Located on the coveted executive 5th floor with higher ceilings, the suite features both south and north exposures with wide, unobstructed skyline views and three private balconies. The principal living spaces are thoughtfully designed with hardwood flooring, extensive wall paneling, crown mouldings, and coffered ceiling detail in the dining room. The living room is anchored by a gas fireplace with custom built-ins and walkout to a south-facing balcony. The upgraded kitchen is equipped with granite countertops and premium appliances including Sub-Zero fridge, Miele dishwasher, and KitchenAid gas range and ovens. The primary suite offers a quiet retreat with walk-in closet, 4-piece ensuite, and private balcony. The second bedroom features its own 3-piece ensuite, while the third bedroom functions well as an office with custom built-in desk and storage, or even a complete dining room. All bathrooms are upgraded with floor-to-ceiling travertine marble and matching fixtures. Additional features include ensuite laundry, 1 parking space, 1 locker, and gas BBQ line on balcony. Freshly painted throughout. Full-service building with 24-hour concierge, gym, party room, visitor parking, bicycle storage, and two BBQ terraces. Steps to subway, shops, restaurants, top schools and parks such as Oriole Park, David A. Balfour Park, and Ramsden Park.

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

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



61 St Clair Ave W 1602			Sold: \$2,510,000
Toronto Ontario M4V 2Y8			List: \$2,049,000
Toronto C02 Yonge-St. Clair Toronto % Dif: 122			
Taxes: \$9,041.50 / 2025	For: Sale	SPIS: No	DOM: 6
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: AL33	Bedrooms: 2	
Unit#: 02	Locker Lev/Unit: B1	Washrooms: 2	
Corp#: MTCC / 543	Locker Unit:	1x4xMain, 1x6xMain	
	Level: 15		
Dir/Cross St: Yonge & St Clair			
Directions: Yonge & St Clair			
Prop Mgmt: First Service Residential 416-922-0196			

MLS#: C12876076 **Sold Date:** 03/18/2026
PIN#: 115430116

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Encl
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$2,422	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: None / 0
Apx Age:	UFFI:	Drive: Underground
Year Built: 1980	Elev/Lift:	Park Type: Owned
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Apx Sqft: 1800-1999	Sale Price:	Park \$/Mo:
Lot Size Source: MPAC	Taxes Incl:	Prk Lvl/Unit: B2
Sqft Source: Floor plan	Water Incl: Y	Bldg Amen:
Exposure: S	Heat Incl: Y Hydro Incl: Y	Com Elem Incl: Y
Assessment: 2025	Cable TV Incl: CAC Incl: Y	
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	
Survey Type: None	Cert Level:	
Phys Hdcap-Eqp:	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.8	x 9.25	Coffered Ceiling Wainscoting Double Closet
2	Living	Main	24.2	x 16.9	Wainscoting Crown Moulding Window Flr to Ceil
3	Dining	Main	18.89	x 9.44	Formal Rm Crown Moulding Large Window
4	Kitchen	Main	23.56	x 8.78	Eat-In Kitchen Quartz Counter Crown Moulding
5	Laundry	Main	5.33	x 3.78	Combined W/Kitchen Tile Floor
6	Prim Bdrm	Main	22.48	x 10.74	6 Pc Ensuite His/Hers Closets Window Flr to Ceil
7	Bathroom	Main	11.69	x 5.91	6 Pc Bath Pot Lights Linen Closet
8	2nd Br	Main	15.32	x 11.64	Crown Moulding Pot Lights Window Flr to Ceil
9	Bathroom	Main	7.95	x 4.93	4 Pc Bath Tile Floor
10	Other	Main	25.3	x 7.72	Tile Floor South View

Client Remks: Perched on the 16th floor in one of Midtown Toronto's most distinguished addresses, this exceptional south facing corner suite at Granite Place offers a rare combination of scale, timeless design, and truly irreplaceable vies of the city skyline. With approximately 1,825 square feet of beautifully proportioned living space and unobstructed views, the suite captures a sweeping urban panorama from sunrise through sunset - best enjoyed from the remarkable 25-foot terrace that seamlessly extends your living space. A grand foyer with a double coat closet introduces the home with a sense of arrival. Beyond, the expansive living room is framed by floor-to-ceiling windows that capture the city skyline. The generous layout allows the living and formal dining areas to flow effortlessly together, creating a refined yet comfortable setting for entertaining. The eat-in kitchen is exceptionally spacious and thoughtfully designed, featuring quartz counters and backsplash, abundant cabinetry, and a walk-in pantry with dedicated laundry. Privately tucked away, the indulgent primary suite enjoys floor-to-ceiling windows, remarkable storage with multiple closets, and a large six-piece ensuite. The second bedroom, with double doors and built-ins, offers flexibility as a guest room, den, or sophisticated home office. Located at the vibrant intersection of Yonge-St. Clair, this well-managed building offers full-service living with concierge, indoor pool, fitness facilities, and a newly refurbished atrium entrance. Parking and locker included - a rare opportunity for effortless Midtown living.

Inclusions: Refrigerator, cook top stove, dishwasher, built-in microwave, washer, dryer, all electric light fixtures and all window coverings.
Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. **Ph:** 416-966-0300



20 Avoca Ave 1404 Toronto Ontario M4T 2B8 Toronto C09 Rosedale-Moore Park Toronto % Dif: 102 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 19		
Co-Op Apt Apartment Unit#: 04 Corp#: n/a / 0	#Shares%: 50 Locker#: Locker Lev/Unit: Locker Unit: Level: 13	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 2x3xMain
Dir/Cross St: Yonge/St Clair Directions: Yonge/St Clair Prop Mgmt: First Service 416-964-7133		

MLS#: C13151934 **Sold Date:** 06/08/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: Truplan Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$3,959.15 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Electric Car Charger, Grnbelt/Conserv, Public Transit, Ravine Interior Feat: None	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: \$90 Prk Lvl/Unit: Bldg Amen: Car Wash, Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.83	x 19.16	South View	W/O To Balcony	East View
2	Dining	Main	22.83	x 19.16	Combined W/Living	Window Flr to Ceil	Parquet Floor
3	Kitchen	Main	16.57	x 10.33	East View	W/O To Balcony	Eat-In Kitchen
4	Prim Bdrm	Main	14.24	x 18.77	South View	W/O To Balcony	3 Pc Ensuite
5	2nd Br	Main	13.68	x 14.6	W/I Closet	South View	W/O To Balcony
6	Den	Main	15.26	x 10.6	East View	W/O To Balcony	Parquet Floor

Client Remks: Rarely offered large 3 bedroom suite at Toronto's finest Co-op. Stunning Southeast views over the Rosedale Ravine, Balfour Park and city skyline. Generous foyer entrance leads to a large bright living room/ dining room with floor to ceiling glass and a walkout to a 682 sq ft wraparound balcony, providing extra living space with 7' width on two sides of the entire suite. There are 2 bedrooms and a third den/bedroom. The suite boasts good storage with 10 closets and an extra large storage locker in the building. There are 5 walkouts to the balcony which provide access for outdoor dining and seating to enjoy the views. Two full bathrooms, one renovated. The location provides an oasis of calm with the lush gardens, outdoor heated pool, sauna, 2 exercise rooms and 24/7 concierge. It is steps away from the shops, subway, library, services, cappuccino bars, and restaurants at Yonge and St Clair. The building is perfectly situated in the city, offering the best of urban living in a park-like setting. The friendly, welcoming community is another asset of this first-class co-op. Book clubs, tai chi, knitting groups, coffee get-togethers, movie nights, cards and games night, hobby room, men's club, walking groups, and more. Located close to the gardens and walking paths of Balfour Park and the Rosedale Ravine, a morning or evening stroll is easily accessible. Generous visitor parking and management on site are further benefits of the Avoca Apartments. All-inclusive maintenance fees include property taxes, hydro, heat, A/C, cable TV and internet.

Inclusions: Fridge, stove, dishwasher, microwave, all window coverings, all electric light fixtures.

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



61 St Clair Ave W 1002
Toronto Ontario M4V 2Y8
 Toronto C02 Yonge-St. Clair Toronto % Dif: 100
Taxes: \$9,162.15 / 2025 **For:** Sale **SPIS:** No **DOM:** 1

Sold: \$2,250,000
List: \$2,250,000

Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** AL-8 **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 543 **Locker Unit:** 1x5xFlat, 1x4xFlat
Level: 10

Dir/Cross St: W. of Yonge St.
Directions: Use GPS
Prop Mgmt: First Service Residential

MLS#: C12997176 **Sold Date:** 04/15/2026
PIN#: 115430079

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 1800-1999 Lot Size Source: MPAC Sqft Source: Approx 1823 sq.ft. Houssmax Exposure: Sw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,584.36 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: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: A/41 / A/39 Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	10.01	x 7.51	Mirrored Ceiling
2	Living	Flat	26.51	x 24.08	Parquet Floor
3	Dining	Flat	26.51	x 24.08	Parquet Floor
4	Kitchen	Flat	10.01	x 9.15	Parquet Floor
5	Breakfast	Flat	9.15	x 8.66	Parquet Floor
6	Prim Bdrm	Flat	18.67	x 12.99	Parquet Floor
7	2nd Br	Flat	16.34	x 11.75	Parquet Floor
8	Other	Flat	25.59	x 8.01	Parquet Floor

Client Remks: Prime unobstructed south views of the city skyline and west views!! Suite 1002 at Granite Place offers an exceptional opportunity to own a spacious residence of approximately 1823 square feet in the heart of Yonge and St. Clair. This two bedroom suite features a well designed layout with generous principal rooms, an eat in kitchen with breakfast area, and a seamless living and dining space ideal for both everyday living and entertaining. A walk out to the balcony reveals unobstructed south and west views, filling the suite with natural light and showcasing beautiful sunsets. The primary bedroom is a true retreat with ample closet space and a five piece ensuite. A second bedroom is well proportioned and complemented by an additional full bath. The suite is carpet free with timeless parquet flooring and includes ensuite laundry and an exclusive locker for added convenience. There are two underground parking spaces and one out-of-suite locker included. Residents enjoy first rate amenities including 24 hour concierge, indoor pool and hot tub, yoga studio, recreation room with kitchen, visitor parking, and more. Set in a vibrant and highly sought after neighbourhood, steps to shops, restaurants, Longos, transit, and the subway, this is refined city living in a well established and impeccably managed building.

Inclusions: Samsung Refrigerator, Whirlpool Stove, Maytag Dishwasher (non-functional), GE Washer, Fisher+Paykel Dryer, Electric Light Fixtures, Window Coverings *Pet Policy: 1 Dog & 1 Cat Or 2 Cats/33 Lbs Max

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



70 Rosehill Ave 204 Toronto Ontario M4T 2W7 Toronto C09 Rosedale-Moore Park Toronto % Dif: 107 Taxes: \$19,500.69 / 2025 For: Sale SPIS: No DOM: 9		
Condo Apt Apartment Unit#: 04 Corp#: MTCC / 646	#Shares%: Locker#: 41s Locker Lev/Unit: Locker Unit: Level: 2	Rms: 7 Bedrooms: 2 Washrooms: 3 1x2xFlat, 1x6xFlat, 1x4xFlat
Dir/Cross St: Yonge & St. Clair Directions: Yonge & St. Clair Prop Mgmt: FIRST SERVICE RESIDENTIAL (ON SITE) 416 968 3092		

MLS#: C13056736 **Sold Date:** 05/08/2026
PIN#: 116460012

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 2250-2499 Foundation: Brick, Concrete Sqft Source: Plans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$3,831.05 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: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: None Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 49 #: 50 Park \$/Mo: Prk Lvl/Unit: B / B Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	7.41	x 14.17	Elevator	Hardwood Floor	2 Pc Bath
2	Living	Flat	15.09	x 21.59	Fireplace	Hardwood Floor	South View
3	Dining	Flat	14.17	x 18.41	Hardwood Floor		
4	Kitchen	Flat	12.17	x 11.52			
5	Family	Flat	14.34	x 11.09	W/O To Balcony		
6	Prim Bdrm	Flat	16.99	x 14.34	W/O To Balcony	6 Pc Ensuite	W/I Closet
7	2nd Br	Flat	11.32	x 16.01	4 Pc Ensuite		
8	Laundry	Flat	6.66	x 11.25			

Client Remks: Offered for the first time in over 20 years, this cherished residence presents a rare opportunity to enjoy as is, or reimagine as a bespoke, luxurious retreat within the highly coveted Rosehill. Nestled in one of Toronto's most prestigious boutique condominiums at Yonge & St. Clair, this premier suite in the sought-after South Tower awaits. Elegant and timeless, the expansive residence spans nearly 2,400 square feet of thoughtfully designed interior space, complemented by multiple walk-outs that seamlessly connect indoor and outdoor living. A spacious formal living and dining area, anchored by a wood-burning fireplace and framed by floor-to-ceiling windows, offer fabulous space to entertain. The generous kitchen enjoys a full size family room with expansive walkouts, and separate ensuite laundry room. The private primary suite is a tranquil retreat, featuring two walk-in closets, a luxurious six-piece ensuite, and direct access to a large balcony. The second bedroom offers ample storage with double closets, oversized windows, a four-piece ensuite and loads of storage. With two private elevator entrances and a versatile layout that can be tailored to suit individual lifestyles, this residence offers both immediate comfort and extraordinary potential. The Rosehill is renowned for its exceptional amenities, including gatehouse security, 24-hour concierge, valet parking, an indoor pool with outdoor sundeck, a fully equipped fitness centre, library, and elegant party room-delivering a lifestyle of ease and distinction. Ideally located with transit, fine dining, and upscale shopping just steps away, this is a truly rare offering-an exceptional home with enduring value and limitless possibilities.

Inclusions: KitchenAid Refrigerator/Freezer, KitchenAid Oven & B/I Microwave, Jennair Cooktop, KitchenAid Dishwasher, GE Washing Machine, GE Dryer, All ELF's, Dining Room Chandelier, All Window Coverings.

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



63 St Clair Ave W Suite 1002 Toronto Ontario M4V 2Y9 Toronto C02 Yonge-St. Clair Toronto % Dif: 94 Taxes: \$13,733 / 2025 For: Sale SPIS: Yes DOM: 56		
Sold: \$2,721,000 List: \$2,899,000		
Condo Apt 1 Storey/Apt Unit#: 02 Corp#: YCC / 472	#Shares%: Locker#: 2930 Locker Lev/Unit: 2X2B Locker Unit: B2 Level: 10	Rms: 13 Bedrooms: 4 Washrooms: 4 1x3xFlat, 1x3xFlat, 1x2xFlat, 1x4xFlat
Dir/Cross St: Yonge & St Clair Directions: Yonge & St Clair Prop Mgmt: Crossbridge Condominium Services Ltd. 416-922-0196		

MLS#: C12913192 **Sold Date:** 05/19/2026
PIN#: 114720075

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 2500-2749 Sqft Source: other Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$3,996.41 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 49 #: 15 Park \$/Mo: Prk Lvl/Unit: 1B / 1B Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	13.58	x 13.16	Large Closet	Closet	
2	Kitchen	Flat	12.66	x 12.6	Breakfast Bar	Granite Counter	French Doors
3	Powder Rm	Flat	6.27	x 4.76			
4	Dining	Flat	12.01	x 10.99	Window		
5	Living	Flat	22.67	x 18.41	B/I Bookcase	Combined W/Sunroom	W/O To Balcony
6	Office	Flat	15.85	x 12.01	B/I Bookcase	Coffered Ceiling	Window
7	Sunroom	Flat	16.99	x 7.35	W/O To Balcony	B/I Bookcase	Combined W/Living
8	Prim Bdrm	Flat	16.67	x 14.07	3 Pc Ensuite	Marble Counter	W/O To Balcony
9	Other	Flat	10.99	x 7.35	Combined w/Primary	Pocket Doors	W/O To Balcony
10	2nd Br	Flat	14.24	x 10.33	B/I Bookcase	B/I Closet	Closet Organizers
11	3rd Br	Flat	14.24	x 9.84	Closet Organizers	Window Flr to Ceil	3 Pc Bath
12	Laundry	Flat	9.74	x 7.51	B/I Closet	Laundry Sink	

Client Remks: Rare offering at Granite Place. South, West, and North views from the 10th floor, enjoying nearly 2,600 square feet of living space. Gaze across the treetops to the CN Tower and onward to the lake. Watch the incoming weather, the changing skyline, and the twinkling night lights. The Suite feels like a large home with room for entertaining, art, and a lifetime of collectibles. The Foyer welcomes you into this elegant and open space. The transitional style combines traditional comfort with expansive, open, and light-filled living. The living room opens wide to the sunroom with balcony walkouts in both rooms. The long closet-lined hallway to the primary creates a private retreat with a large sitting area, dressing room, and ensuite bath, as well as a large dedicated balcony. The 3rd and 4th bedrooms are set in the south wing, both with enchanting views and a dedicated 4-piece bath. The suite has 4 Bedrooms, currently used as 2 plus 2 large offices, and 4 bathrooms*. Closets are abundant throughout with organizational systems and shelving. 2 large lockers are also included for exclusive use. 2 Parking spots are owned and in a prime location on the A level near the entrance. The laundry room has a wash sink, large storage cupboards, and even a dedicated entrance. Granite Place offers a gentele lifestyle set away from the rumble of St Clair behind in a mature, treed, and private park setting, with an attentive concierge staff, pool, gyms, sauna, event room, and a recently completed and highly anticipated renovated lobby. Plue, Recently upgraded fibre optic speed service.

Inclusions: All appliances and window coverings. Property being sold "as is"

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



70 Rosehill Ave 406
Toronto Ontario M4T 2W7
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 93
Taxes: \$16,770.89 / 2025 **For:** Sale **SPIS:** No **DOM:** 213
Sold: \$2,750,000
List: \$2,950,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: MTCC / 646 **Locker Unit:** 1x7, 1x3, 1x2
Level: 5
Dir/Cross St: Yonge St./ St Clair Ave.
Directions: East of Yonge, west of Mount Pleasant
Prop Mgmt: First Service Residential (On-Site): 416-968-3092

MLS#: C12550832 **Sold Date:** 06/18/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 31-50 Apx Sqft: 2000-2249 Sqft Source: as per floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$3,199.43 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: Sauna Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: A16 #: A17 Park \$/Mo: Prk Lvl/Unit: P2a, #16 / P2a, #17 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	16.24	x 7.35	Elevator	Closet	Hardwood Floor
2	Living	Main	15.75	x 10.24	Fireplace	Hardwood Floor	South View
3	Dining	Main	15.75	x 11.52	South View	Juliette Balcony	Hardwood Floor
4	Family	Main	17.75	x 16.77	Combined W/Den	Hardwood Floor	2 Pc Bath
5	Kitchen	Main	16.01	x 11.25	B/I Appliances	Open Concept	Hardwood Floor
6	Prim Bdrm	Main	18.41	x 13.16	W/O To Balcony	His/Hers Closets	W/I Closet
7	Bathroom	Main	11.25	x 10.17	7 Pc Ensuite	Sauna	Double Sink
8	2nd Br	Main	16.01	x 12.66	B/I Bookcase	Hardwood Floor	3 Pc Ensuite
9	Bathroom	Main	8.33	x 4.49	3 Pc Ensuite	Stone Floor	Separate Shower
10	Laundry	Main	8.99	x 4.43	B/I Appliances	B/I Shelves	Separate Rm
11	Other	Main	11.58	x 8.23	W/O To Balcony	North View	
12	Locker	Main	9.97	x 7.97	Separate Rm	Concrete Floor	Enclosed

Client Remks: Commanding spectacular, uninterrupted skyline & south facing park views, this approximately 2,100 sq. ft. dazzling renovation exemplifies refined city living at Yonge & St Clair. Set within one of the area's most coveted, full-service buildings, it offers exceptional privacy, white-glove amenities, & direct elevator access into the suite-an elegant rarity that sets the tone for the lifestyle within. A dramatic, open-concept layout in the entertaining area is well separate from the private quarters, with wall-to-wall glass infusing the principal rooms with natural light & breathtaking views of David Balfour Pk. The expansive LR & DR flow seamlessly for glamorous entertaining or intimate evenings by the wood-burning fireplace. There is ample space for a baby grand piano, & sliding doors to a Juliette balc inviting the outdoors in. Every finish speaks of quiet sophistication: rich hardwood underfoot, bespoke millwork, custom built-ins including ceiling speakers for music & subtle architectural detailing throughout. The open living, dining & family room areas transition effortlessly into a sleek, contemporary chef's kit with stone surfaces & integrated cabinetry, providing both visual harmony & high functionality. The DR easily accommodates 10-12 guests, making it ideal for elegant dinner parties. The open concept allows the DR & Fam Rm to be used interchangeably. The private wing is equally impressive. The king-size PR suite enjoys direct access to a secluded balcony & offers expansive wardrobe space, with both a double closet & a generous walk-in. Its 7 pc spa-like bath features a deep soaking tub, separate shower, dual sink vanity, & a priv sauna-an indulgent retreat after a day in the city. The 2nd BR, fitted with extensive built-ins & its own 3 pc ensuite, is ideal for guests or home ofc. A discreet powder rm, rare ensuite laundry rm, & remarkable in-suite storage further enhance comfort & convenience.

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



61 St Clair Ave W 1102 Toronto Ontario M4V 2Y8 Toronto C02 Yonge-St. Clair Toronto % Dif: 100 Taxes: \$9,042 / 2025 For: Sale SPIS: No DOM: 70			Sold: \$3,199,000 List: \$3,199,000
Condo Apt Apartment Unit#: 02 Corp#: MTCC / 543	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 11	Rms: 6 Bedrooms: 2 Washrooms: 2 1x5, 1x4	
Dir/Cross St: Yonge-St. Clair Directions: Yonge-St. Clair Prop Mgmt: Crossbridge Condominium			

MLS#: C12910150 **Sold Date:** 06/01/2026
PIN#: 115430086

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Baseboard / Electric, Gas Apx Age: Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 1600-1799 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Se Assessment: 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,422.32 A/C: Other Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Built-In Oven	Balcony: Terr 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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.22	x 7.58	Hardwood Floor Double Closet
2	Living	Main	24.28	x 17.98	Overlook Water Hardwood Floor Pot Lights
3	Dining	Main	17.49	x 10.93	Combined W/Living Hardwood Floor South View

Client Remks: Stunning Designer Renovation with One of the Best Views in Town This exceptional two-bedroom residence at 61 St Clair West offers nearly 1800 sqf of thoughtfully redesigned living space, blending timeless elegance with modern luxury. Located in one of midtowns most sought-after buildings, the suite showcases breathtaking, unobstructed views over the city skyline truly some of the best in Toronto. Just steps from St. Clair's top restaurants, shops, cafes, and transit, this home combines convenience with refined living. Every detail has been elevated with top-of-the-line materials and finishes. The custom kitchen features Miele appliances, The expansive layout includes oversized living and dining areas, perfect for entertaining, while the spacious primary retreat boasts a large walk-in closet and a spa-inspired ensuite.

Listing Contracted With: HOME STANDARDS BRICKSTONE REALTY **Ph:** 905-771-0885

	63 St Clair Ave W 1405		Sold: \$3,295,000
	Toronto Ontario M4V 2Y9		List: \$3,295,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 100		
	Taxes: \$11,967.36 / 2025	For: Sale	SPIS: No DOM: 5
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#: B153	Bedrooms: 3	
Unit#: 05	Locker Lev/Unit:	Washrooms: 3	
Corp#: MTCC / 543	Locker Unit:	1x4xFlat, 1x3xFlat,	
	Level: 13	1x2xFlat	
Dir/Cross St: Avenue/St. Clair			
Directions:			
From Avenue Rd and St Clair, head east to Granite Pl. Turn right and proceed to building #63.			
Prop Mgmt: Crossbridge Condominium Services			

MLS#: C12935742 **Sold Date:** 04/04/2026
PIN#: 114720096

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$3,635	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Water / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 2250-2499	Elev/Lift:	Park Type: Owned
Sqft Source: Plans	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Exposure: Se	Sale Price:	#: 31
Assessment:	Taxes Incl:	#: 37
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Y Hydro Incl: Y	Prk Lvl/Unit: A / A
Phys Hdcap-Eqp:	Cable TV Incl: Y CAC Incl: Y	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl: Y	Exercise Room, Indoor Pool, Recreation Room, Sauna
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	28.35	x 22.74	South View	Parquet Floor	Window Flr to Ceil
2	Dining	Flat	14.07	x 13.32	Window Flr to Ceil	South View	Open Concept
3	Kitchen	Flat	18.57	x 10.17	W/O To Balcony	Stainless Steel Appl	Stone Counter
4	Prim Bdrm	Flat	17.59	x 15.42	4 Pc Ensuite	W/I Closet	Broadloom
5	2nd Br	Flat	18.34	x 14.76	Window Flr to Ceil	B/I Bookcase	Combined W/Den
6	3rd Br	Flat	19.09	x 12.4	B/I Bookcase	Broadloom	Recessed Lights

Client Remks: Perched high above St. Clair with spectacular south-facing views, this exquisite 3-bed, 3-bath residence at Granite Place offers over 2,300 sq. ft. of living space. From the moment you step inside, there's a sense of calm - sunlight pouring in and spaces that invite both gathering and unwinding. The south-facing views are captivating at any hour, with the Toronto skyline serving as your daily backdrop. Two private balconies offer choice moments: morning coffee to the east as the city wakes, and evening wind-downs overlooking the city lights and lake views to the south. The layout flows effortlessly. Hardwood floors, refined millwork, and generous principal rooms create a sense of understated elegance. The living room, anchored by a fireplace, is made for both quiet nights and easy entertaining, while the dining area - tucked into a corner of glass - turns every meal into an occasion. The eat-in kitchen is warm and functional, with stone counters, custom tile work, and space to linger over breakfast before stepping out to the second balcony. The primary suite is its own sanctuary featuring his and hers walk-in closets and a 4-piece ensuite with its own make-up counter! A spacious second bedroom offers wrap around windows with exciting views, plenty of storage with wall-to-wall built-ins, floor-to-ceiling windows, and a natural nook for reading or working above the city. A flexible third bedroom or family room adapts beautifully for guests, a media space, or a quiet escape. With two parking spaces, a locker, and full-service amenities - including a concierge, an indoor pool, gym, guest suites, a newly-renovated lobby and more - everything is designed to make daily life feel seamless. Just outside your door, Yonge & St. Clair offers the best of midtown: cafes, shops, parks, and transit - all a short stroll away. This is a home for someone who values space, light, and protected views of the city skyline and lake - elevated living in every sense.

Inclusions: Fridge, Microwave, Oven/stove, Washer, Dryer, Sconces, Chandelier, All Heating and Cooling Equipment, All Electric Light Fixtures, Existing Window Coverings. Unit and All appliances in AS IS condition.

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